

Amelia Concourse
Community Development District

August 21, 2018

Amelia Concourse

Community Development District

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

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

August 15, 2018

Board of Supervisors
Amelia Concourse
Community Development District

Dear Board Members:

The Amelia Concourse Community Development District Meeting is scheduled for **Tuesday, August 21, 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. Affidavit of Publication
- IV. Public Hearing to Adopt the Fiscal Year 2019 Budget
 - A. Consideration of Resolution 2018-04, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2019
 - B. Consideration of Resolution 2018-05, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2019
- V. Approval of the Minutes of the May 15, 2018 Meeting
- VI. Acceptance of the Fiscal Year 2017 Audit
- VII. Consideration of Proposal from Aquatic Systems to Maintain the Phase II Lakes
- VIII. Consideration of Resolution 2018-06, Designating a Date, Time and Location for a Landowners Meeting & Election
- IX. Discussion of CDD Fencing
- X. Other Business
- XI. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Manager – Discussion of the Fiscal Year 2019 Meeting Schedule
 - D. Operations Manager – Report
- XII. Financial Reports
 - A. Balance Sheet and Statement of Revenues & Expenditures
 - B. Approval of Check Register
 - C. Assessment Receipt Schedule
- XIII. Audience Comments / Supervisor's Requests
- XIV. Next Scheduled Meeting – TBD at the Amelia Concourse Amenity Center
- XV. Adjournment

Enclosed under the third order of business is the affidavit of publication.

The fourth order of business is the public hearing to adopt the budget for Fiscal Year 2019. Enclosed for your review and approval are copies of the budget, resolution 2018-04 and resolution 2018-05.

Enclosed under the fifth order of business is a copy of the minutes of the May 15, 2018 meeting.

The sixth order of business is acceptance of the Fiscal Year 2017 audit. A copy of the audit report is enclosed for your review.

The seventh order of business is consideration of proposal from Aquatic Systems to maintain the Phase II lakes. A copy of the proposal is enclosed for your review and approval.

The eighth order of business is consideration of resolution 2018-06, designating a date, time and location for a landowners meeting and election. A copy of the resolution is enclosed for your review and approval.

The ninth order of business is discussion of CDD fencing. Any backup documentation will be provided under separate cover.

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

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
August 21, 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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THIRD ORDER OF BUSINESS

FLORIDA'S OLDEST WEEKLY NEWSPAPER

NEWS LEADER

AMELIA ISLAND • FERNANDINA BEACH • NASSAU COUNTY

Published Weekly

511 Ash Street/P.O. Box 16766 (904) 261-3696
Fernandina Beach, Nassau County, Florida 32034

STATE OF FLORIDA
COUNTY OF NASSAU:

Before the undersigned authority personally appeared

Robert O. Fiege

Who on oath says that he is the Production Director of the Fernandina Beach News-Leader, a weekly newspaper published at Fernandina Beach in Nassau County, Florida; that the attached copy of advertisement, being a DISPLAY LEGAL NOTICE in the matter of

**AMELIA CONCOURSE COMMUNITY
DEVELOPMENT DISTRICT**

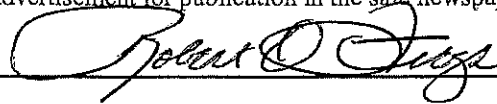
**Notice of Public Hearings, And Regular Meeting
August 21, 2018**

Was published in said newspaper in the issues of

8/01 & 8/08/2018

LEGAL DISPLAY


Affiant further says that the said Fernandina Beach News-Leader is a newspaper published at Fernandina Beach, in said Nassau County, Florida and that the said newspaper has heretofore been continuously published in said Nassau County, Florida, each week and has been entered as second class mail matter at the post office in Fernandina Beach in said Nassau County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and Affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

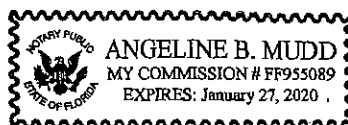


Sworn to and subscribed before me
This 10th day of August, A.D. 2018.



Angeline B. Mudd, Notary Public

 Personally Known



AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2018/2019 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

UPCOMING PUBLIC HEARINGS, AND REGULAR MEETING

The Board of Supervisors ("Board") for the Amelia Concourse Community Development District ("District") will hold the following two public hearings and a regular meeting:

DATE: August 21, 2018
TIME: 11:00 a.m.
LOCATION: 85200 Amaryllis Court
Fernandina Beach, Florida 32034

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2018 and ending September 30, 2019 ("Fiscal Year 2018/2019"). The second public hearing is being held pursuant to Chapters 170, 190 and 197, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2018/2019; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. Pursuant to Section 170.07, *Florida Statutes*, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use Description	Total # of Units	FY 2018 Gross Per Unit	FY 2018 Total Gross Assessments	FY 2019 Gross Per Unit	FY 2019 Total Gross Assessments
Single Family	458	\$689.17	\$315,639.86	\$771.65	\$353,416

¹ Includes collection fees and discounts (7.5%).

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Nassau County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2018/2019.

For Fiscal Year 2018/2019, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2018. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property, which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

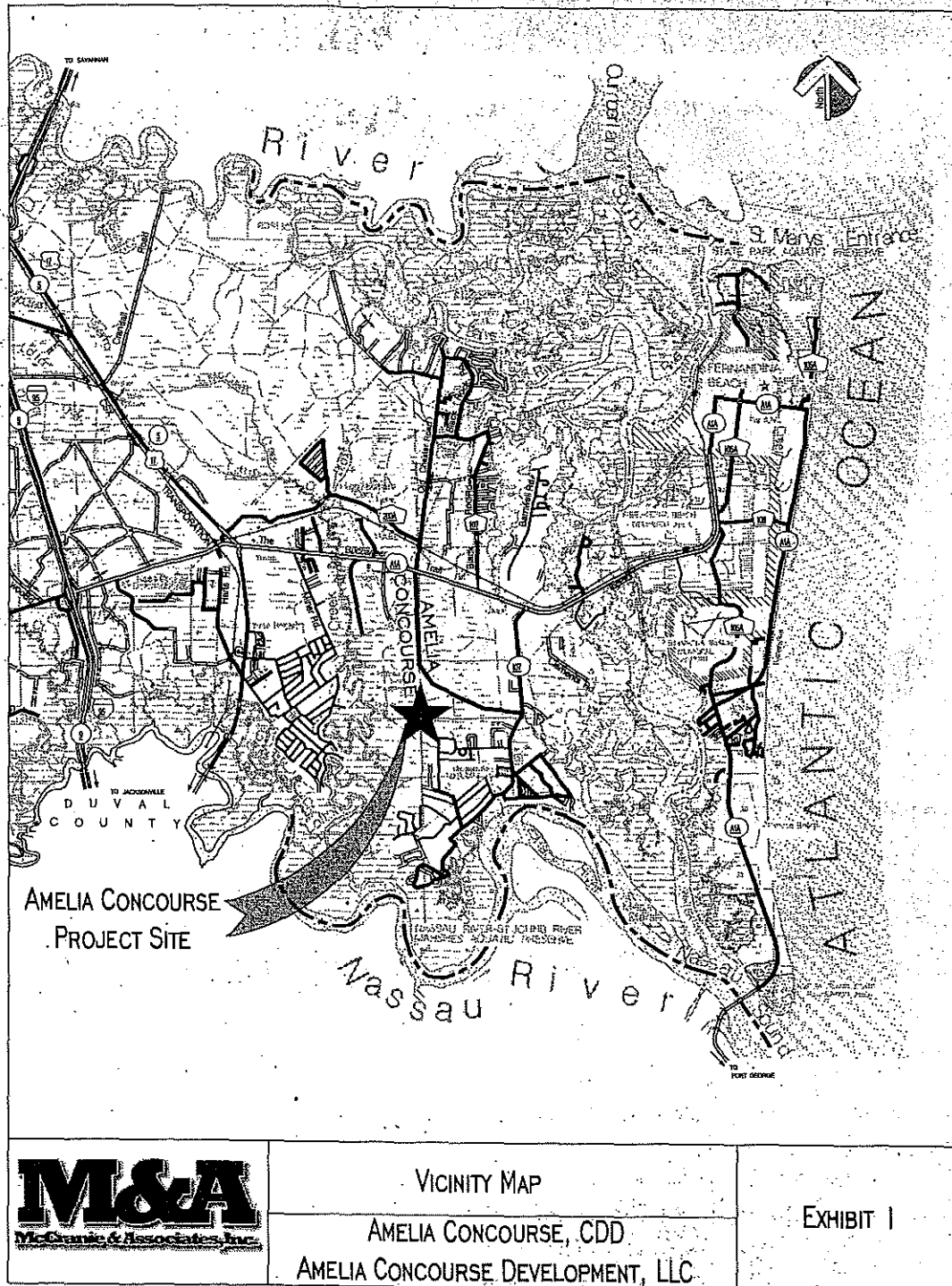
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (904) 940-5850 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment

speech impaired, please contact the Florida Relay Service by dialing 1-800-368-6868 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

David deNagy,
District Manager



FOURTH ORDER OF BUSINESS

*Approved Budget
Fiscal Year 2019*



*Amelia Concourse
Community Development District
August 21, 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 7/31/18</i>	<i>Projected Next 2 Months</i>	<i>Total Projected 9/30/18</i>	<i>Approved Budget FY 2019</i>
Revenues					
Assessments/SPE Funding	\$293,545	\$300,656	\$0	\$300,656	\$284,147
Interest Income	\$0	\$191	\$38	\$229	\$0
Rental Revenue/Miscellaneous Revenue	\$500	\$509	\$0	\$509	\$500
Carryforward Surplus	\$0	\$0	\$44,530	\$44,530	\$44,530
TOTAL REVENUES	\$294,045	\$301,356	\$44,568	\$345,924	\$329,177
Expenditures					
<u>Administrative</u>					
Supervisors	\$6,000	\$2,400	\$1,200	\$3,600	\$6,000
FICA Expense	\$459	\$184	\$244	\$428	\$459
Travel	\$300	\$0	\$300	\$300	\$300
Engineering	\$5,000	\$150	\$30	\$180	\$15,000
Attorney Fees	\$20,000	\$5,342	\$1,068	\$6,411	\$20,000
Annual Audit	\$5,500	\$3,875	\$0	\$3,875	\$3,875
Dissemination	\$3,500	\$3,167	\$633	\$3,800	\$3,500
Assessment Roll	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Property Appraiser	\$0	\$2,090	\$0	\$2,090	\$0
Trustee Fees	\$8,000	\$3,367	\$0	\$3,367	\$8,000
Arbitrage	\$1,200	\$1,200	\$0	\$1,200	\$1,200
Management Fees	\$43,260	\$36,050	\$7,210	\$43,260	\$45,000
Information Technology	\$1,500	\$1,258	\$252	\$1,510	\$1,500
Telephone	\$150	\$76	\$15	\$92	\$150
Postage	\$350	\$532	\$106	\$639	\$350
Insurance	\$9,161	\$8,398	\$0	\$8,398	\$9,344
Printing and Binding	\$1,000	\$1,189	\$238	\$1,427	\$1,000
Legal Advertising	\$2,700	\$5,065	\$1,013	\$6,078	\$1,500
Other Current Charges	\$450	\$354	\$71	\$425	\$450
Office Supplies	\$150	\$181	\$36	\$217	\$150
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
TOTAL ADMINISTRATIVE	\$113,855	\$80,054	\$12,417	\$92,471	\$122,953
FIELD:					
Contract Services:					
Landscape Maintenance	\$21,471	\$17,565	\$3,513	\$21,078	\$26,000
Lake Maintenance	\$5,952	\$3,159	\$632	\$3,791	\$6,442
Management Company	\$5,799	\$5,790	\$0	\$5,790	\$6,959
Subtotal Contract Services	\$33,222	\$26,514	\$4,145	\$30,658	\$39,401
Repairs & Maintenance:					
Repairs & Maintenance	\$11,000	\$9,130	\$1,826	\$10,956	\$14,500
Irrigation Repairs	\$1,000	\$129	\$26	\$154	\$800
Subtotal Repairs and Maintenance	\$12,000	\$9,259	\$1,852	\$11,111	\$15,300

Amelia Concourse

Community Development District

General Fund

<i>Description</i>	<i>Adopted Budget FY 2018</i>	<i>Actual Thru 7/31/18</i>	<i>Projected Next 2 Months</i>	<i>Total Projected 9/30/18</i>	<i>Approved Budget FY 2019</i>
Utilities:					
Electric	\$16,000	\$13,640	\$2,728	\$16,368	\$16,800
Water & Sewer	\$19,000	\$13,795	\$2,759	\$16,554	\$22,500
Subtotal Utilities	\$35,000	\$27,435	\$5,487	\$32,922	\$39,300
Amenity Center:					
Insurance	\$15,807	\$15,150	\$0	\$15,150	\$16,559
Amenity Staffing	\$9,248	\$7,371	\$1,474	\$8,845	\$11,097
Pool Maintenance	\$13,119	\$8,008	\$1,602	\$9,610	\$15,743
Pool Chemicals	\$5,215	\$6,093	\$1,219	\$7,311	\$7,500
Pool Permits	\$515	\$528	\$0	\$528	\$530
Cable	\$180	\$152	\$30	\$183	\$185
Janitorial	\$3,394	\$4,400	\$880	\$5,280	\$4,073
Facility Maintenance	\$15,310	\$1,728	\$346	\$2,074	\$15,310
Project Completion	\$0	\$110,182	\$0	\$110,182	\$0
Subtotal Amenity Center	\$62,788	\$153,611	\$5,550	\$159,162	\$70,996
Reserves:					
Capital Outlay	\$20,180	\$2,600	\$0	\$2,600	\$0
Capital Reserve Fund	\$17,000	\$17,000	\$0	\$17,000	\$41,227
Subtotal Reserves	\$37,180	\$19,600	\$0	\$19,600	\$41,227
TOTAL FIELD EXPENDITURES	\$180,190	\$236,419	\$17,034	\$253,453	\$206,224
TOTAL EXPENDITURES	\$294,045	\$316,473	\$29,451	\$345,924	\$329,177
Excess Revenues	\$0	(\$15,117)	\$15,117	\$0	\$0

	FY 2018	FY 2019
Net Assessment	\$ 293,545	\$ 284,147
Collection & Discounts (7%)	\$ 22,095	\$ 21,387
Gross Assessment	\$ 315,640	\$ 305,534
No. of Units	458	458
Gross Per Unit Assessment	\$ 689	\$ 667.11

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	\$ 537	\$ 6,442

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

Amelia Concourse
Community Development District
General Fund Budget

Facility Maintenance

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>Approved Budget FY 2019</i>
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Revenues

<i>Special Assessments ⁽¹⁾</i>	\$116,683	\$116,683
<i>Interest Income</i>	\$0	\$0
<i>Other Revenue Sources</i>	\$398,667	\$399,467

<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>	\$116,683
<i>Plus Collection Fees & Discounts (7%)</i>	\$8,168
<i>Gross Assessment</i>	\$124,851

(1) Represents Assessments for Phase 1 platted lots only. Assessments on Phase 2 & 3 have been eliminated for 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 7/31/18</i>	<i>Total Projected 9/30/18</i>	<i>Approved Budget FY 2019</i>
Revenues				
<i>Special Assessments</i>	\$246,100	\$255,648	\$255,648	\$241,250
<i>Interest Income</i>	\$240	\$198	\$250	\$240
<i>Carry Forward Surplus</i>	\$101,867	\$101,867	\$101,867	\$53,084
<i>TOTAL REVENUES</i>	\$348,207	\$357,713	\$357,765	\$294,574
Expenditures				
<u>Series 2016</u>				
<i>Interest - 11/01</i>	\$101,550	\$101,550	\$101,550	\$97,200
<i>Interest - 05/01</i>	\$101,550	\$101,550	\$101,550	\$97,200
<i>Principal - 05/01</i>	\$40,000	\$40,000	\$40,000	\$45,000
<i>Principal Prepayment - 05/01</i>	\$0	\$60,000	\$60,000	\$55,174
<i>TOTAL EXPENDITURES</i>	\$243,100	\$303,100	\$303,100	\$294,574
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	\$53,032	\$53,084	\$0

Interest

11/1/18

\$100,350

BOND DEBT SERVICE

Amelia Concourse Community Development District
Capital Improvement Revenue Bonds, Series 2016

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2018			98,550	98,550	98,550
05/01/2019	45,000	6.000%	98,550	143,550	
11/01/2019			97,200	97,200	240,750
05/01/2020	45,000	6.000%	97,200	142,200	
11/01/2020			95,850	95,850	238,050
05/01/2021	50,000	6.000%	95,850	145,850	
11/01/2021			94,350	94,350	240,200
05/01/2022	50,000	6.000%	94,350	144,350	
11/01/2022			92,850	92,850	237,200
05/01/2023	55,000	6.000%	92,850	147,850	
11/01/2023			91,200	91,200	239,050
05/01/2024	60,000	6.000%	91,200	151,200	
11/01/2024			89,400	89,400	240,600
05/01/2025	60,000	6.000%	89,400	149,400	
11/01/2025			87,600	87,600	237,000
05/01/2026	65,000	6.000%	87,600	152,600	
11/01/2026			85,650	85,650	238,250
05/01/2027	70,000	6.000%	85,650	155,650	
11/01/2027			83,550	83,550	239,200
05/01/2028	75,000	6.000%	83,550	158,550	
11/01/2028			81,300	81,300	239,850
05/01/2029	80,000	6.000%	81,300	161,300	
11/01/2029			78,900	78,900	240,200
05/01/2030	85,000	6.000%	78,900	163,900	
11/01/2030			76,350	76,350	240,250
05/01/2031	90,000	6.000%	76,350	166,350	
11/01/2031			73,650	73,650	240,000
05/01/2032	95,000	6.000%	73,650	168,650	
11/01/2032			70,800	70,800	239,450
05/01/2033	100,000	6.000%	70,800	170,800	
11/01/2033			67,800	67,800	238,600
05/01/2034	105,000	6.000%	67,800	172,800	
11/01/2034			64,650	64,650	237,450
05/01/2035	115,000	6.000%	64,650	179,650	
11/01/2035			61,200	61,200	240,850
05/01/2036	120,000	6.000%	61,200	181,200	
11/01/2036			57,600	57,600	238,800
05/01/2037	125,000	6.000%	57,600	182,600	
11/01/2037			53,850	53,850	236,450
05/01/2038	135,000	6.000%	53,850	188,850	
11/01/2038			49,800	49,800	238,650
05/01/2039	145,000	6.000%	49,800	194,800	
11/01/2039			45,450	45,450	240,250
05/01/2040	155,000	6.000%	45,450	200,450	
11/01/2040			40,800	40,800	241,250
05/01/2041	160,000	6.000%	40,800	200,800	
11/01/2041			36,000	36,000	236,800
05/01/2042	170,000	6.000%	36,000	206,000	
11/01/2042			30,900	30,900	236,900
05/01/2043	180,000	6.000%	30,900	210,900	
11/01/2043			25,500	25,500	236,400
05/01/2044	195,000	6.000%	25,500	220,500	
11/01/2044			19,650	19,650	240,150
05/01/2045	205,000	6.000%	19,650	224,650	

BOND DEBT SERVICE

Amelia Concourse Community Development District
Capital Improvement Revenue Bonds, Series 2016

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2045			13,500	13,500	238,150
05/01/2046	220,000	6.000%	13,500	233,500	
11/01/2046			6,900	6,900	240,400
05/01/2047	230,000	6.000%	6,900	236,900	
11/01/2047					236,900
	3,285,000		3,741,600	7,026,600	7,026,600

Amelia Concourse

Community Development District

Amelia Concourse SPE, LLC

<i>Description</i>	<i>Adopted Budget FY 2018</i>	<i>Actual Thru 7/31/18</i>	<i>Total Projected 9/30/18</i>	<i>Approved Budget FY 2019</i>
Revenues				
Bondholder Funding	\$122,292	\$101,928	\$109,833	\$157,400
TOTAL REVENUES	\$122,292	\$101,928	\$109,833	\$157,400
Expenditures				
Annual Corporate Fees	\$150	\$144	\$144	\$150
Bank Charges	\$250	\$895	\$895	\$250
CDD Assessments/Transfer Out	\$87,892	\$0	\$0	\$110,000
Contingency	\$5,000	\$0	\$0	\$5,000
Insurance - Liability	\$1,500	\$1,182	\$1,182	\$1,500
Professional Fees	\$0	\$753	\$753	\$0
Engineering	\$7,500	\$0	\$5,000	\$7,500
Management Fees	\$5,000	\$12,500	\$15,000	\$18,000
Legal Fees	\$0	\$4,480	\$4,480	\$0
Property Taxes	\$15,000	\$0	\$0	\$15,000
TOTAL EXPENDITURES	\$122,292	\$19,954	\$27,454	\$157,400
EXCESS REVENUES	\$0	\$81,974	\$82,379	\$0

Amelia Concourse

Community Development District

Capital Reserve

<i>Description</i>	<i>Adopted Budget FY 2018</i>	<i>Actual Thru 7/31/18</i>	<i>Total Projected 9/30/18</i>	<i>Approved Budget FY 2019</i>
<i><u>Revenues:</u></i>				
Interest	\$175	\$996	\$1,195	\$175
Capital Reserve Funding - Transfer In	\$20,659	\$0	\$20,659	\$41,227
Carry Forward Surplus	\$55,879	\$67,285	\$67,285	\$89,139
<i>Total Revenues</i>	<i>\$76,713</i>	<i>\$68,281</i>	<i>\$89,139</i>	<i>\$130,541</i>
<i><u>Expenditures</u></i>				
Capital Outlay	\$0	\$0	\$0	\$0
<i>Total Expenditures</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>
<i>Excess Revenues (Expenditures)</i>	<i>\$76,713</i>	<i>\$68,281</i>	<i>\$89,139</i>	<i>\$130,541</i>

A.

RESOLUTION 2018-04

THE ANNUAL APPROPRIATION RESOLUTION OF THE AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018, AND ENDING SEPTEMBER 30, 2019; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2018, submitted to the Board of Supervisors (“**Board**”) of the Amelia Concourse Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2018 and ending September 30, 2019 (“**Fiscal Year 2018/2019**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Amelia Concourse Community Development District for the Fiscal Year Ending September 30, 2019."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2018/2019, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND(S)	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2018/2019 or within 60 days following the end of the Fiscal Year 2018/2019 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 21ST DAY OF AUGUST, 2018.

ATTEST:

**AMELIA CONCOURSE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____

B.

RESOLUTION 2018-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2018/2019; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Amelia Concourse Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Nassau County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2018 and ending September 30, 2019 (“**Fiscal Year 2018/2019**”), attached hereto as **Exhibit “A,”** and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2018/2019; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B,”** and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit “B;”** and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits “A” and “B,”** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits “A” and “B.”** Pursuant to the terms of the June 14, 2010 Tri-Party Agreement, the District agreed not to impose annual maintenance assessments on the unplatted and undeveloped property owned by the SPE located within the District (the “SPE Property”) but

instead will request funds from the Trustee on a quarterly basis as indicated on Exhibits “A” and “B.” The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years.

- B. Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B.”** Assessments directly collected by the District are due in full on December 1, 2018; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2018, 25% due no later than February 1, 2019 and 25% due no later than May 1, 2019. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2018/2019, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.
- C. Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 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.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 21st day of August, 2018.

ATTEST:

**AMELIA CONCOURSE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By:_____

Its:_____

Exhibit A: Budget

Exhibit B: Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

FIFTH ORDER OF BUSINESS

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, May 15, 2018 at 11:00 a.m. at the Amelia Concourse Amenity Center, 85200 Amaryllis Court, Fernandina Beach, Florida 32034.

Present and constituting a quorum were:

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

Also present were:

Daniel Laughlin	District Manager
Jason Walters	District Counsel (by phone)
Dave deNagy	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 of the February 20, 2018 Meeting

There were no corrections to the minutes

On MOTION by Mr. Marvin seconded by Ms. Malloch with all in favor the minutes of the February 20, 2018 Meeting were approved.

FOURTH ORDER OF BUSINESS

Consideration of the Capital Reserve Study

Mr. Marvin asked have talked about this in the past? Can you refresh my memory?

Mr. deNagy responded we've talked about the capital reserve study and we finally have one done for the District. It's recommended with the assets we have within the District. The study was done so that we can amortize our costs in the future to be able to cover any maintenance and improvements we have for our capital assets, in particular the amenity center, pool and so forth. On page 2-1 there should be an outline of the cash flow. This is what we're going to base our budget on going forward. If you go through the study you'll see a list of all the assets. Each year there is an amount that's set aside for upgrades or improvements to the different assets we have here in the District. We will talk about it a little bit more when we get into the budget.

Mr. Marvin asked how much annually are we talking about contributing to this?

Mr. deNagy there is a column for the annual contribution. That is what we put in the O&M budget each year. The estimate of expenses each year is more of a guideline. We might add or take away things that aren't listed.

Mr. Marvin asked so we're talking about \$6,000 this year?

Mr. deNagy responded \$6,000 plus \$35,000 so we have \$41,000 we will be putting in our O&M budget.

Mr. Marvin stated tell me what the catch up is.

Mr. deNagy stated we haven't set any money aside. We have money in our O&M budget right now for capital outlay and reserves. Any money that is left over will go into our capital reserve fund so we should have money at the end of the year in addition to that catch up that he has there.

Mr. Marvin stated I just don't understand what the \$6,000 catch up means.

Mr. deNagy stated when we met with Charlie we didn't have any reserves set aside on our balance sheet so he put a prefunding of the reserve for starters.

Mr. Marvin asked we don't have to budget the \$6,000 do we?

Mr. deNagy responded we don't have to but I would advise that we do. As we go through the next couple of years we may find that we need the study updated if we purchase new assets for example that need to be added. It's good to look at it every three to five years to see if it needs to be updated.

On MOTION by Mr. Marvin seconded by Ms. Malloch with all in favor the capital reserve study was approved.

FIFTH ORDER OF BUSINESS**Consideration of Resolution 2018-02,
Approving the Proposed Budget and Setting
a Public Hearing Date for Adoption**

Mr. deNagy stated there is a copy of the budget in the agenda packet, however, I've since updated the budget. We've gotten a couple of new numbers that I want to talk about. We're looking at a small increase of about \$89 a year. The current assessment for O&M is \$689 per unit and that's across all 458 units. The assessments, given they are approved today would go up to \$772 a year. The O&M assessments are coupled with the debt or payback of the bonds here in Amelia Concourse and that gives you a total overall assessment that is billed each year in November on the Nassau County property tax bill. As we go through the budget you can see administrative has an increase from \$114,000 this year to \$123,000 in FY19. Your field expenditures are increasing from \$180,000 up to \$206,000. On the third page there is an outline of the changes to the budget. Starting with admin we see an increase of \$10,000 for engineering services. We consulted with Dan. He's done a lot of extra work here in the District and is anticipating some continued work so he's upped his budget by \$10,000.

Mr. Marvin asked the additional engineering services would be dealing with the County on various matters and so forth?

Mr. deNagy responded that's correct; anything that is outside the work that is done under the bonds. There is also a small increase of \$1,740 for your management company GMS. We haven't had an increase since 2009. There are a couple of reductions among advertising costs and audit costs totaling \$2,800 so overall just over a \$9,000 increase in admin costs. The big increase in field costs is the capital reserves. We're taking out the capital outlay budget. The capital outlay budget is designed to pay for improvements that are outside the reserve study but since we're going to the reserve study in FY19 we're just going to account for all of those capital improvements in our reserve study. We have an increase of \$24,227, but a decrease in outlay of \$20,180, so really there's just a small increase in our capital from what we currently have in our budget. The next line item is a component of the management company, pool maintenance, janitorial and amenity staffing. This is First Coast CMS. That overall increase totals \$6,312.

Mr. Shiver stated we're proposing adding an additional staff member during the week to be able to assist with reservations and things along those lines so that is what that is for.

Mr. deNagy stated the next couple of line items where we're seeing changes are landscape maintenance; a small increase there of \$4,500. We got a new bid from Martex a couple of days ago for \$23,000 for FY19. Repairs and maintenance is one of the most difficult line items to forecast. Repairs are nothing we can plan for. We don't have a lot of recurring items but we do recommend to keep some dollars in there so there is a small increase there of \$3,500. Water and sewer we're seeing an increase in our projections for this year so we're increasing it by \$3,500. Pool chemical projections are showing an increase so there's a small increase there for FY19 of just under \$2,300. There are some minor changes to insurance, lake maintenance and so forth. Just for reference, we're adding two bonds for lake maintenance so we're putting those dollars in the FY19 budget when they come online.

Mr. Marvin asked have we turned over the lakes to the CDD for maintenance yet?

Mr. Shiver responded the proposal they just sent over was to take them on. We haven't done them yet but they are going to be performing a special treatment here in the next week because it needs it.

Mr. Powell asked what triggers that then? Normally it would be the plat.

Mr. Marvin stated I would expect it would be from the as-builts accepted by the county. What it is, it's about time for us to do that. I was going to ask Dan where he stands on that.

Mr. Powell stated both of those have been completed.

Mr. Marvin asked when will we start taking care of those lakes?

Mr. Walters stated the trigger is when the permit changes from a construction permit to a maintenance permit and if Dan's not there I don't know if that has occurred.

Mr. Marvin asked will you please get with Dan and find out where we stand on this matter and let us know independently because it's time for the CDD to start maintaining these lakes.

Mr. deNagy responded we will do that. That's the overview of the proposed FY19 budget. Again, the annual increase is just a little over \$83 a year, which amounts to just under \$7 a month.

Ms. Natalie Voytac stated I have a couple of questions. My first is about the landscape maintenance proposed increase of \$4,500. What is included in that? We don't have any new property to maintain.

Mr. deNagy responded that is more a cost of living increase than for additional services.

Ms. Natalie Voytac stated that seems like a substantial increase. Is that something that is up to going out to bid? I feel like contracts have been steadily increasing.

Mr. deNagy stated keep in mind what we're paying currently is \$21,500. They're going to \$23,000 so there's really only about a \$1,500 increase. The other money serves as a buffer in case we need landscape extras.

Mr. Marvin stated I think part of what happens, whether it seems right or wrong, is when you start taking on bigger pieces of land for maintenance, like the frontage along the main road, you just incur some additional costs from time to time.

Mr. Shiver stated we're budgeting beyond their contract just because we've been leaning on them heavily to take care of some things like trimming and moving the palm trees, trimming oak trees that are around the facility, re-sodding lake banks, things like that.

A resident asked when that contract comes up you still don't bid them out?

Mr. deNagy responded we bid it out every three or four years. I think we're happy with Martex at this juncture.

Ms. Natalie Voytac stated my next question is about staffing and adding on the weekday staff person. I don't necessarily feel like that's required for this small facility that we have.

Mr. Shiver stated Debbie has been taking care of all of the reservations and things along those lines in the past and now we're going to be doing it so in order to do that we're going to have a staff person on site. This is just a budget number. This isn't what we're going to actually charge. This is to make sure we have our costs covered and we can always reduce the hours that staffing is here. We don't have to do it twelve months out of the year. We can do it during the summer months.

Ms. Natalie Voytac stated it seems like a substantial increase.

Mr. Shiver stated it is. It's not a rate increase. It's what we came up with if we were going to staff somebody here every single week for twelve months a year.

Ms. Natalie Voytac stated I just think the necessity for that isn't there. Someone already working in GMS' office could easily handle it via email.

Mr. Shiver stated ever since we started staffing on the weekends we're bombarded by questions for new access cards, etc that Debbie had been taking care of. I feel based on the way this community is growing and what we deal with at other communities it would be beneficial to have someone during the week.

Mr. Marvin stated we see this same situation in other communities and find that having a staff person available for people with questions and reservations is very beneficial because as the number of people grow, so does the number of questions. Particularly when you have a lot of new people coming in.

Ms. Natalie Voytac stated we've never had anybody before and now we have someone new last year and this year. If they're already in there on the weekend couldn't they be trained to make the reservations and access cards in that time period?

Mr. Shiver responded we will train that person and what you may find is it's not necessary but we won't know that until we get further into the season. The common complaint is "I work weekends or during the week" so it's hard to please.

Mr. Marvin stated Tony, just be prepared to respond to her at future meetings.

Mr. Harvey Greenberg asked is the capital reserve study on the website or available for us to look at?

Mr. deNagy responded if it isn't on there now we will post it.

Mr. Harvey Greenberg stated I know a couple of you are aware at the pumping station for JEA they decided to do a little of pruning. They have come back since to remove any hazardous debris that they left around. I know you reached out to them to try to find out what was actually being done. Do we have any sort of definitive response?

Mr. Laughlin responded I spoke to them on the phone and they are scheduled to come back out.

Mr. Marvin asked could you tell me what we're talking about here?

Mr. Laughlin responded JEA came out and took out what they said were some dying shrubs and trees. They're going to come back and they're supposed to put new bushes in.

Mr. Harvey Greenberg asked do we have any idea when that might be anticipated?

Mr. Laughlin responded he didn't give me an exact date. I was planning to keep calling.

Mr. Marvin stated the two of you could get together after the meeting and maybe you could touch base with them, find out when and let him know.

Ms. Natalie Voytac asked when was the last time that we had an increase in the O&M assessments?

Mr. deNagy responded I'd have to look back and let you know.

Ms. Natalie Voytac stated I feel like we had one either last year or the year before and it just seems like a ten percent increase again a year or two later is a lot. Could you get back to me on that?

Mr. deNagy responded I can do that. Keep in mind the tighter we keep our budget, the more likelihood there is for increases. I'm hoping with the reserves the way we're set up right now may help us reign in assessments for a couple of years.

A resident asked why wouldn't they be going down with more homes going in?

Mr. Laughlin responded it's assessed from the beginning with all of the built out homes. The developer pays the difference prior to a home being built.

On MOTION by Mr. Marvin seconded by Ms. Malloch with all in favor Resolution 2018-02, approving the proposed budget for fiscal year 2019 and setting a public hearing date for August 21, 2018 at 11:00 a.m. at the Amelia Concourse Amenity Center was approved.

Mr. deNagy stated with the increase, mailed notices will go out so every resident here will receive a notice of the increase and the public hearing that we're going to have here in August.

Ms. Natalie Voytac asked when they have the public hearing is there any opportunity for the budget to change?

Mr. deNagy responded there is. It can go down, but it cannot go any higher than what we're setting today.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2018-03, Changing the Designated Registered Agent

Mr. Walters stated the registered agent has always been an attorney in my office but I just want to make sure that my name was listed as the registered agent for service of process, notices, things like that.

Mr. Marvin asked it was someone else?

Mr. Walters responded yes I believe it was Jonathan Johnson who previously worked with the District so it's changing from him to me.

On MOTION by Ms. Malloch seconded by Mr. Marvin with all in favor resolution 2018-03 was approved.

SEVENTH ORDER OF BUSINESS**Other Business**

Mr. Marvin stated I want to make sure we follow up on mowing the lake banks. Tony, what were you talking about with the clean up?

Mr. Shiver responded we've received from some of the residents of construction debris. We already pay the maintenance vendor to take care of the existing lake clean up. However, because we're so close to having three and four brought online there is a tremendous amount of construction debris in those ponds that is just sitting there so we've asked the vendor to go ahead and address that for us as a one time thing. I believe it's in pond three.

Mr. Marvin asked how much money are we talking about?

Mr. Shiver responded \$200.

Mr. Marvin stated to anybody listening to the story it's the builder.

Mr. Powell stated I don't have a problem speaking to the builder to pick that up.

Mr. Marvin stated you all work that out outside of this meeting.

EIGHTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Mr. Marvin asked when does Dream Finders close on the next phase?

Mr. Powell responded Dan is I believe 95% done with engineering. The County requires you to submit the engineering plans as well as the preliminary plat. The preliminary plat was created in 2007 originally. It should be done in the next two weeks and then we will submit both of them for review and Dan provided us a schedule with their review time and I think it's a couple months. The closing happens once it's fully permitted. I would say four to five months.

B. Engineer

Mr. Laughlin stated I will speak to Dan about taking over the lakes.

C. Manager – Report on the Number of Registered Voters (280) / General Election Discussion

Mr. Laughlin stated there are 280 registered voters within the District. We have a general election coming up and there will be two seats available to the residents if you would like to run. I have some sheets here with information on how you do it. The qualifying period is June 18 through the 22nd. You can go on the Nassau County Supervisor of Elections website.

Mr. Jae asked will you tell me which two seats are subject to the general election and the third seat would be subject to the landowners election?

Mr. Laughlin responded seats two and three are up for general election, which would be Glen and Deb. Seat 5 is up for landowner election, which is Scott Campbell's.

Mr. Marvin asked when do those elections occur?

Mr. Laughlin responded November 6th.

D. Operations Manager - Report

Mr. Shiver stated both pools were treated for stains around the floor returns. We did a heavy treatment a few months ago and it's starting to fade those stains and the pool is looking much better. Wolf Fencing repaired the fence along Amelia Concourse that was damaged from Irma due to the tree falling in. All of the sconce lighting around the facility was replaced due to flaking paint. The door to the amenity room was painted. All of the toilet paper holders were replaced due to rusting. We replaced all of the soap dispensers and upgraded them to foam. We were having problems with soap running down the wall. The onsite office for the attendant has now been fully furnished and we are now staffing on the weekends. The fielding will be pressure washed within the next two weeks and that includes the columns around the amenity center.

NINTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet and Statement of Revenues & Expenditures

Mr. Laughlin stated you have your balance sheet and income statement as of March 31, 2018 in your agenda package.

B. Approval of Check Register

Mr. Laughlin stated the check run totals \$24,691.56.

On MOTION by Mr. Marvin seconded by Ms. Malloch with all in favor the Check Register totaling \$24,691.56 was approved.

C. Assessment Receipt Schedule

TENTH ORDER OF BUSINESS

Audience Comments / Supervisor's Requests

Audience Comments

A resident stated it has been reported by some perspective buyers as well as some of the new buyers that there is a pool and amenity center which will be opening at some point in the last phase. Is there any truth to this?

Mr. Powell responded not that I'm aware of. The construction plans that we've had since 2007 haven't changed. The only reason Dan is updating it is due to JEA's standards.

A resident asked I know I read something in the minutes that phase three will not start building until 70% of phase two is complete. Is that correct?

Mr. Powell responded I think the 70% you're referring to is the number that was used for the maintenance bond. There is no number that triggers the sales based on that phase. We have to have a maintenance bond for phase two saying that the developer for phase one covers until the entire place is 75% sold out.

Ms. Malloch stated the maintenance bond on the roads.

A resident stated I'd hate to see this phase not be complete and start another phase and drive the home values down.

Mr. Powell stated that's not our goal. We'd be competing with ourselves too.

ELEVENTH ORDER OF BUSINESS

**Next Scheduled Meeting – August 21, 2018 at
11:00 a.m. at the Amelia Concourse Amenity
Center**

Mr. Laughlin stated our next meeting is August 21st at 11:00 here at the amenity center, which will be our budget adoption meeting.

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

SIXTH ORDER OF BUSINESS

**Amelia Concourse
Community Development District**

ANNUAL FINANCIAL REPORT

September 30, 2017

Amelia Concourse Community Development District

ANNUAL FINANCIAL REPORT

Fiscal Year Ended September 30, 2017

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Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Amelia Concourse Community Development District
Nassau County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of Amelia Concourse Community Development District as of and for the year ended September 30, 2017, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Accounting Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Fort Pierce / Stuart



To the Board of Supervisors
Amelia Concourse Community Development District

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Amelia Concourse Community Development District, as of September 30, 2017, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management Discussion and Analysis be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated June 27, 2018 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Amelia Concourse Community Development District's internal control over financial reporting and compliance.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 27, 2018

Amelia Concourse Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2017

Management's discussion and analysis of Amelia Concourse Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by the private-sector. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position are reported in three categories; 1) net investment in capital assets, 2) restricted and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities funded by the District include general government, physical environment, culture and recreation, transportation and interest on long-term debt.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

Amelia Concourse Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2017

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual**, is provided for the District's General Fund and SPE Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as balances of spendable resources available at the end of the year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the statement of revenues, expenditures, and changes in fund balances provide reconciliations to facilitate this comparison between governmental funds and governmental activities.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets, and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights:

The following are the highlights of financial activity for the year ended September 30, 2017.

- The District's total assets were exceeded by total liabilities by \$(6,757,803) (net position). Unrestricted net position was \$(5,993,420). Restricted net position was \$56,609. Net investment in capital assets was \$(820,992).
- Governmental activities revenues totaled \$461,584 while governmental activities expenses totaled \$1,046,901.

**Amelia Concourse Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2017**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District.

	Governmental Activities	
	2017	2016
Current assets	\$ 345,686	\$ 453,612
Other non-current assets	54,656	54,656
Restricted assets	1,103,897	3,597,166
Capital assets, net of depreciation	4,846,343	3,014,942
Total Assets	<u>6,350,582</u>	<u>7,120,376</u>
Current liabilities	3,878,385	3,862,862
Non-current liabilities	9,230,000	9,430,000
Total Liabilities	<u>13,108,385</u>	<u>13,292,862</u>
Net investment in capital assets	(820,992)	(730,368)
Net position-restricted	56,609	54,184
Net position-unrestricted	<u>(5,993,420)</u>	<u>(5,496,302)</u>
Total Net Position	<u>\$ (6,757,803)</u>	<u>\$ (6,172,486)</u>

The increase in capital assets and decrease in restricted assets is related to the capital asset additions in the current year paid from capital projects funds.

The decrease in net position is the result of the lack of funding for the debt service payments due in the current year.

**Amelia Concourse Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2017**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District.

	Governmental Activities	
	2017	2016
Program Revenues		
Charges for services	\$ 303,342	\$ 326,385
Operating grants and contributions	130,210	75,326
General Revenues		
Investments earnings	5,312	1,547
Other revenues	22,720	760,652
Total Revenues	<u>461,584</u>	<u>1,163,910</u>
Expenses		
General government	124,146	338,762
Physical environment	208,682	212,986
Interest on long-term debt	714,073	650,125
Total Expenses	<u>1,046,901</u>	<u>1,201,873</u>
Change in Net Position	(585,317)	(37,963)
Net Position - Beginning of Year	<u>(6,172,486)</u>	<u>(6,134,523)</u>
Net Position - End of year	<u>\$ (6,757,803)</u>	<u>\$ (6,172,486)</u>

The decrease in other revenues is the receipt of rental income and land sale proceeds in the prior year.

The reduction in general government expenses is related to the reduction in SPE related expenses.

**Amelia Concourse Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2017**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2017 and 2016.

Description	Governmental Activities	
	2017	2016
Land and improvements	\$ 719,533	\$ 719,533
Construction in progress	2,990,291	1,075,299
Infrastructure	431,434	430,751
Recreation facilities	1,526,077	1,519,727
Accumulated depreciation	<u>(820,992)</u>	<u>(730,368)</u>
Total Capital Assets (Net)	<u>\$ 4,846,343</u>	<u>\$ 3,014,942</u>

During the year depreciation was \$90,624, and additions of \$1,922,025 in construction in progress, infrastructure and recreational facilities.

General Fund Budgetary Highlights

The budget was exceeded by actual expenditures primarily because actual capital outlay expenditures were more than anticipated.

There were no amendments to the September 30, 2017 General Fund Budget.

Debt Management

Governmental Activities debt includes the following:

- In July 2007, the District issued \$7,350,000 Series 2007 Capital Improvement Revenue Bonds. The bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. The District has \$425,000 in matured bonds outstanding and the remaining balance outstanding at September 30, 2017 was \$6,045,000.
- In June 2016, the District issued \$3,385,000 Series 2016 Capital Improvement Revenue Bonds. The bonds were issued to financial the acquisition, construction, equipping and installation of certain improvement for the benefit of Phase II of the District improvements. The balance outstanding at September 30, 2017 was \$3,385,000.

**Amelia Concourse Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2017**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Economic Factors and Next Year's Budget

The District's financial conditions has changed since prior years; however, the future of the project remains uncertain. In June 2016, the District issued 2016 Capital Improvement Revenue Bonds amounting to \$3,385,000. However, the District is still in default on the Series 2007 Bonds outstanding balance. The impact of the sale of certain land cannot be determined at this time and the District remains obligated with respect to the principal and interest on the Series 2007 and 2016 Bonds.

Request for Information

The financial report is designed to provide a general overview of Amelia Concourse Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Amelia Concourse Community Development District, Governmental Management Services, 475 West Town Place, St. Augustine, FL 32092.

Amelia Concourse Community Development District
STATEMENT OF NET POSITION
September 30, 2017

	Governmental Activities
ASSETS	
Current Assets	
Cash and cash equivalents	\$ 285,579
Investments	53,846
Accounts receivable	9
Assessment receivables	410
Deposits	2,475
Prepaid expenses	3,367
Total Current Assets	<u>345,686</u>
Non-Current Assets	
Restricted assets	
Investments	1,103,897
Land held for resale	54,656
Capital assets, not being depreciated	
Land and improvements	719,533
Construction in progress	2,990,291
Capital assets, being depreciated	
Recreation facilities and amenities	1,526,077
Infrastructure	431,434
Less: accumulated depreciation	<u>(820,992)</u>
Total Non-Current Assets	<u>6,004,896</u>
Total Assets	<u>6,350,582</u>
LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	9,246
Accrued interest	239,635
Matured bonds payable	425,000
Matured interest payable	2,976,944
Unearned revenues	27,560
Bonds payable	200,000
Total Current Liabilities	<u>3,878,385</u>
Non-Current Liabilities	
Bonds payable	<u>9,230,000</u>
Total Liabilities	<u>13,108,385</u>
NET POSITION	
Net investment in capital assets	(820,992)
Restricted for special purpose entity	56,609
Unrestricted	<u>(5,993,420)</u>
Total Net Position	<u>\$ (6,757,803)</u>

See accompanying notes.

Amelia Concourse Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2017

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>		Net (Expense)
		<u>Charges for</u>	<u>Operating</u>	<u>Revenues and</u>
		<u>Services</u>	<u>Grants and</u>	<u>Changes in</u>
			<u>Contributions</u>	<u>Net Position</u>
Primary government				Governmental
Governmental Activities				Activities
General government	\$ (124,146)	\$ 88,222	\$ 130,210	\$ 94,286
Physical environment	(208,682)	97,704	-	(110,978)
Interest on long-term debt	(714,073)	117,416	-	(596,657)
Total Governmental Activities	<u>\$ (1,046,901)</u>	<u>\$ 303,342</u>	<u>\$ 130,210</u>	<u>(613,349)</u>
General Revenues				
Investment earnings				5,312
Miscellaneous revenues				<u>22,720</u>
Total General Revenues				<u>28,032</u>
Change in Net Position				(585,317)
Net Position - October 1, 2016				<u>(6,172,486)</u>
Net Position - September 30, 2017				<u>\$ (6,757,803)</u>

See accompanying notes.

Amelia Concourse Community Development District
BALANCE SHEET
GOVERNMENTAL FUNDS
September 30, 2017

	General	Special Purpose Entity	Debt Service	Capital Projects	Governmental Funds
ASSETS					
Cash and cash equivalents	\$ 252,566	\$ 33,013	\$ -	\$ -	\$ 285,579
Investments	53,846	-	-	-	53,846
Accounts receivable	9	-	-	-	9
Assessments receivables	173	-	237	-	410
Deposits	2,475	-	-	-	2,475
Prepaid expenses	3,367	-	-	-	3,367
Land held for resale	-	54,656	-	-	54,656
Restricted assets					
Investments, at fair value	-	-	961,332	142,565	1,103,897
Total Assets	<u>\$ 312,436</u>	<u>\$ 87,669</u>	<u>\$ 961,569</u>	<u>\$ 142,565</u>	<u>\$ 1,504,239</u>
LIABILITIES AND FUND BALANCES					
Liabilities:					
Accounts payable and accrued expenses	\$ 5,746	\$ 3,500	\$ -	\$ -	\$ 9,246
Unearned revenues	-	27,560	-	-	27,560
Matured bonds payable	-	-	425,000	-	425,000
Matured interest payable	-	-	2,976,944	-	2,976,944
Total Liabilities	<u>5,746</u>	<u>31,060</u>	<u>3,401,944</u>	<u>-</u>	<u>3,438,750</u>
Fund Balances:					
Nonspendable					
Deposits and prepaid expenses	5,842	-	-	-	5,842
Restricted					
Capital projects	-	-	-	142,565	142,565
Special purpose	-	56,609	-	-	56,609
Unassigned	300,848	-	(2,440,375)	-	(2,139,527)
Total Fund Balances	<u>306,690</u>	<u>56,609</u>	<u>(2,440,375)</u>	<u>142,565</u>	<u>(1,934,511)</u>
Total Liabilities and Fund Balances	<u>\$ 312,436</u>	<u>\$ 87,669</u>	<u>\$ 961,569</u>	<u>\$ 142,565</u>	<u>\$ 1,504,239</u>

See accompanying notes.

Amelia Concourse Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2017

Total Governmental Fund Balances	\$ (1,934,511)
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets not being depreciated, land and improvements, \$719,533, and construction in progress, \$2,990,291, used in governmental activities are not current financial resources and therefore, are not reported at the fund level.	3,709,824
Capital assets being depreciated, infrastructure, \$431,434 and recreation facilities and amenities, \$1,526,077, net of accumulated depreciation, \$(820,992), used in governmental activities are not financial resources and therefore, are not reported at the fund level.	1,136,519
Long-term liabilities, including bonds payable, are not due and payable in the current period and; therefore, are not reported at the fund level.	(9,430,000)
Accrued interest expense for long-term debt is not a current financial use and; therefore, is not reported at the fund level.	<u>(239,635)</u>
Net Position of Governmental Activities	<u><u>\$ (6,757,803)</u></u>

See accompanying notes.

Amelia Concourse Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES - GOVERNMENTAL FUNDS
For the Year Ended September 30, 2017

	General	Special Purpose Entity	Debt Service	Capital Projects	Totals Governmental Funds
Revenues					
Special assessments	\$ 185,926	\$ -	\$ 117,416	\$ -	\$ 303,342
Bondholder contributions	-	130,210	-	-	130,210
Investment earnings	143	-	3,331	1,838	5,312
Miscellaneous revenues	22,720	-	-	-	22,720
Total Revenues	<u>208,789</u>	<u>130,210</u>	<u>120,747</u>	<u>1,838</u>	<u>461,584</u>
Expenditures					
Current					
General government	106,601	17,545	-	-	124,146
Physical environment	118,058	-	-	-	118,058
Capital outlay	215,702	-	-	1,706,323	1,922,025
Debt service					
Principal	-	-	150,000	-	150,000
Interest	-	-	546,352	-	546,352
Other debt service costs	-	-	137,009	-	137,009
Total Expenditures	<u>440,361</u>	<u>17,545</u>	<u>833,361</u>	<u>1,706,323</u>	<u>2,997,590</u>
Excess of revenues over expenditures	<u>(231,572)</u>	<u>112,665</u>	<u>(712,614)</u>	<u>(1,704,485)</u>	<u>(2,536,006)</u>
Other financing sources (uses)					
Operating transfers in	110,240	-	-	20,766	131,006
Operating transfers out	(20,659)	(110,240)	(107)	-	(131,006)
Total Other Financing Sources (Uses)	<u>89,581</u>	<u>(110,240)</u>	<u>(107)</u>	<u>20,766</u>	<u>-</u>
Net change in fund balances	(141,991)	2,425	(712,721)	(1,683,719)	(2,536,006)
Fund Balances - October 1, 2016	<u>448,681</u>	<u>54,184</u>	<u>(1,727,654)</u>	<u>1,826,284</u>	<u>601,495</u>
Fund Balances - September 30, 2017	<u>\$ 306,690</u>	<u>\$ 56,609</u>	<u>\$ (2,440,375)</u>	<u>\$ 142,565</u>	<u>\$ (1,934,511)</u>

See accompanying notes.

Amelia Concourse Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2017

Net Change in Fund Balances - Total Governmental Funds	\$ (2,536,006)
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Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures, \$1,922,025. However, in the Statement of Activities, the cost of those assets are allocated over their estimated useful lives as depreciation, \$(90,624). This is the amount that capital outlays exceeded depreciation in the current period.	1,831,401
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Repayments of bond principal are expenditures at the fund level, but the repayments reduce long-term liabilities in the Statement of Net Position.	150,000
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In the Statement of Activities, interest is accrued on outstanding bonds; whereas in the fund level interest expenditures are reported when due. This is the change in accrued interest in the current period.	<div style="border-top: 1px solid black; display: inline-block;">(30,712)</div>
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Change in Net Position of Governmental Activities	<div style="border-top: 1px solid black; border-bottom: 3px double black; display: inline-block;">\$ (585,317)</div>
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See accompanying notes.

Amelia Concourse Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL - GENERAL FUND
For the Year Ended September 30, 2017

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Special assessments	\$ 293,545	\$ 293,545	\$ 185,926	\$ (107,619)
Investment earnings	-	-	143	143
Miscellaneous revenues	500	500	22,720	22,220
Total Revenues	<u>294,045</u>	<u>294,045</u>	<u>208,789</u>	<u>(85,256)</u>
Expenditures				
Current				
General government	107,396	107,396	106,601	795
Physical environment	165,990	165,990	118,058	47,932
Capital outlay	-	-	215,702	(215,702)
Total Expenditures	<u>273,386</u>	<u>273,386</u>	<u>440,361</u>	<u>(166,975)</u>
Excess of revenues over expenditures	<u>20,659</u>	<u>20,659</u>	<u>(231,572)</u>	<u>(252,231)</u>
Other financing sources (uses)				
Transfer in	-	-	110,240	110,240
Transfer out	<u>(20,659)</u>	<u>(20,659)</u>	<u>(20,659)</u>	<u>-</u>
Total other financing sources/(uses)	<u>(20,659)</u>	<u>(20,659)</u>	<u>89,581</u>	<u>110,240</u>
Net change in fund balances	-	-	(141,991)	(141,991)
Fund Balances - October 1, 2016	<u>-</u>	<u>-</u>	<u>448,681</u>	<u>448,681</u>
Fund Balances - September 30, 2017	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 306,690</u>	<u>\$ 306,690</u>

See accompanying notes.

Amelia Concourse Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL - SPECIAL PURPOSE ENTITY
For the Year Ended September 30, 2017

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Bondholder contributions	<u>\$ 122,292</u>	<u>\$ 122,292</u>	<u>\$ 130,210</u>	<u>\$ 7,918</u>
Expenditures				
Current				
General government	<u>34,400</u>	<u>34,400</u>	<u>17,545</u>	<u>16,855</u>
Excess of revenues over expenditures	<u>87,892</u>	<u>87,892</u>	<u>112,665</u>	<u>24,773</u>
Other financing sources (uses)				
Transfer out	<u>(87,892)</u>	<u>(87,892)</u>	<u>(110,240)</u>	<u>(22,348)</u>
Net change in fund balances	-	-	2,425	2,425
Fund Balances - October 1, 2016	<u>-</u>	<u>-</u>	<u>54,184</u>	<u>54,184</u>
Fund Balances - September 30, 2017	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 56,609</u></u>	<u><u>\$ 56,609</u></u>

See accompanying notes.

Amelia Concourse Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2017

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on July 10, 2006, by Ordinance 2006-58 of Nassau County, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing or re-constructing, enlarging or extending, equipping, operating and maintaining water management, bridges or culverts, district roads, landscaping, street lights and other basic infrastructure projects within or without the boundaries of the Amelia Concourse Community Development District. The District is governed by a five-member Board of Supervisors who are elected for four year terms. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Amelia Concourse Community Development District (the primary government) as a local unit of special-purpose government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters. To be includable within the District's financial statements, the component unit must be financially accountable or the exclusion of the nature and significance of their relationship with the District would cause the financial statements to be misleading or incomplete. Blended component units must be financially accountable to the District; there must be a financial burden/benefit relationship and the entity, although legally separate, must operate like a fund of the District.

Based upon the application of the above-mentioned criteria as set forth in Governmental Accounting Standards Board, the District has identified one blended component unit.

The blended component unit is a legally separate entity. It is reported as a Special Revenue Fund. The blended component unit of the District is as follows:

Amelia Concourse Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2017

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

1. Reporting Entity (Continued)

Amelia Concourse SPE, LLC – The Company is a Special Purpose Entity (the “SPE”) that owns, manages, maintains, and will sell and/or dispose of the Property for the benefit of the District. The District, pursuant to an agreement between the Company, the District, and the U.S. Bank National Association (the “Trustee”), will not impose annual maintenance assessments on the Property but instead will receive funding per request from the Trustee on a quarterly basis. Should funding cease or become delinquent for sixty days, the District holds the right to impose maintenance assessments and take all actions necessary, including foreclosure. In such a scenario, the Company waive any rights, arguments, claims or defenses of the Company in foreclosure proceedings and agree in no way to prevent the District from taking action. Whenever the Company receives cash from the sale of any portion of the Property, all monies will be remitted to the Trustee to apply pursuant to the Trust Indenture.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

a. Government-wide Financial Statements

Government-wide financial statements report all non-fiduciary information about the reporting government as a whole and its blended component unit. These statements include all the governmental activities of the primary government and its component unit. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments, developer contributions, intergovernmental revenues and interest. Program revenues are netted with program expenses in the Statement of Activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

Amelia Concourse Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2017

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

Governmental Funds

The District implemented the Governmental Accounting Standards Board Statement 54 – *Fund Balance Reporting and Governmental Fund Type Definitions*. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent. The classifications include non-spendable, restricted, committed, assigned and unassigned.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Committed Fund Balance – This classification consists of amounts that can only be used for specific purposes pursuant to the constraints imposed by a formal action of the government's highest level of decision making authority.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Amelia Concourse Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2017

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – When restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of "available spendable resources". Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of "available spendable resources" during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. In addition, the proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

Amelia Concourse Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2017

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Special Purpose Entity Fund – The Special Purpose Entity Fund is a Special Revenue Fund that accounts for the activities of the SPE, a blended component unit of the government. The SPE owns, manages, maintains, and will sell and/or dispose of the Property for the benefit of the District.

Debt Service Funds – The Debt Service Fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Funds – Accounts for construction of infrastructure improvements within the district.

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as infrastructure and improvements, and non-current governmental liabilities, such as general obligation bonds, be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Liabilities, and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

Amelia Concourse Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2017

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity (Continued)

a. Cash and Investments (Continued)

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash equivalents include time deposits and certificates of deposit with original maturities of three months or less and held in a qualified public depository as defined by Section 280.02, Florida Statutes.

b. Restricted Assets

Certain assets of the District and a corresponding liability or portion of net position is classified as restricted on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation, or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted assets, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

c. Capital Assets

Capital assets, which include land and improvements, recreational facilities and infrastructure are reported in the governmental activities column in the government-wide statements.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Amelia Concourse Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2017

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity (Continued)

c. Capital Assets (Continued)

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Infrastructure	20 years
Recreational facilities	30 years

d. Budgets

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds.

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

“Total fund balances” of the District’s governmental funds (\$(1,934,511)) differs from “net position” of governmental activities (\$(6,757,803)) reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the Governmental Fund Balance Sheet. The effect of the differences is illustrated below.

Capital related items

When capital assets (infrastructure and recreational facilities that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Land	\$ 719,533
Construction in progress	2,990,291
Infrastructure	431,434
Recreational facilities	1,526,077
Accumulated depreciation	(820,992)
Total	<u>\$ 4,846,343</u>

Amelia Concourse Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2017

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position (Continued)

Long-term debt transactions

Long-term liabilities applicable to the District's governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position.

Balances at September 30, 2017 were:

Bonds payable	\$ <u>(9,430,000)</u>
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Accrued interest

Accrued liabilities in the Statement of Net Position differ from the amount reported in governmental funds due to the accrued interest on bonds.

Accrued interest	\$ <u>(239,635)</u>
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2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The "net change in fund balances" for government funds (\$(2,536,006)) differs from the "change in net position" for governmental activities (\$(585,317)) reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below.

Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the costs of those assets are allocated over their estimated useful lives as depreciation. The following is the amount that capital outlay exceeded depreciation in the current year.

Capital outlay	\$ 1,922,025
Depreciation	<u>(90,624)</u>
Total	<u>\$ 1,831,401</u>

Amelia Concourse Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2017

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities (Continued)

Long-term debt transactions

Repayments of bond principal are expenditures at the fund level but reduce liabilities in the Statement of Net Position. The issuance of new debt is an other financing source at the fund level but it increases long-term liabilities in the Statement of Net Position.

Principal payments	\$ <u>150,000</u>
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Some expenses reported in the statement of activities do not require the use of current financial resources, therefore, are not reported as expenditures in governmental funds.

Change in accrued interest payable	\$ <u>(30,712)</u>
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NOTE C – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet and statement of net position as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned. The investment policy of the District follows the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2017, the District's bank balance was \$395,760 and the carrying value was \$285,579. The District controls its exposure to custodial credit risk because it maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Amelia Concourse Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2017

NOTE C – CASH AND INVESTMENTS (CONTINUED)

As of September 30, 2017, the District had the following investments and maturities:

<u>Investment</u>	<u>Maturity</u>	<u>Fair Value</u>
SBA Local Govt Surplus Funds		
Florida Prime	50 Days *	\$ 67,285
Fidelity Government Portfolio	39 Days *	811,473
US Bank Mmkt Managed	N/A	278,985
Total		<u>\$ 1,157,743</u>

* Weighted Average Maturity

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investment in Fidelity Government Portfolio and US Bank Managed Money Market are Level 1 assets.

Investments

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes. Among other investments, the policy allows the District to invest in the State Board of Administration Local Government Surplus Trust Funds.

Cash placed with the State Board of Administration represents the District's participation in the Local Government Surplus Trust Funds Investment Pool and is reported at fair value. As a pool participant the District invests in pools of investments in which shares are owned in the pool rather than the underlying investments.

Amelia Concourse Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2017

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Interest Rate Risk

The District monitors investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments in treasury funds, commercial paper, and government loans are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. The Local Government Surplus Funds Trust is an authorized investment under Section 218.415, Florida Statutes. The District's investments in the state investment pool and government loans are limited by state statutory requirements and bond compliance. The District had monies invested with the Local Government Surplus Funds Trust Fund, at September 30, 2017. This fund met the requirements of a "2-7a like pool" as defined in Government Accounting Standards Board, Statement 31. As of September 30, 2017, the District's investment in the Fidelity Government Portfolio, SBA Local Government Surplus Funds and Managed Money Market Accounts were rated AAAm by Standard & Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one issuer. The investment in Fidelity Government Portfolio represents 70% of the District's total investments. The investment in Local Government Surplus Funds Trust represents 6% of the District's total investments. The remaining 24% is invested in US Bank Managed Money Market Accounts.

The types of deposits and investments and their level of risk exposure as of September 30, 2017 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary. In addition, the District has the ability to hold investments to maturity that have fair values less than cost. The District's investments are recorded at book value.

NOTE D – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2017 were as follows:

<u>Fund</u>	<u>Transfer In</u>	<u>Transfer Out</u>
General	\$ 110,240	\$ 20,659
Special Revenue	-	110,240
Debt Service	-	107
Capital Projects	20,766	-
	<u>\$ 131,006</u>	<u>\$ 131,006</u>

Transfers from the General fund were used to build up capital reserves. Transfers from the Special Revenue fund to the General fund were made to finance a portion of the District's general operations as the District is not imposing operating and maintenance assessments on the Property owned by the SPE.

Amelia Concourse Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2017

NOTE E – SPECIAL ASSESSMENT REVENUES

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon adopted budget and levied annually. Debt Service Assessments are levied when bonds are issued and collected annually. The District may collect assessments directly or utilize the uniform method of collection (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the Debt Service Assessments on their property subject to various provisions in the bond documents.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

NOTE F – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2017 was as follows:

	Balance October 1, 2016	Additions	Deletions	Balance September 30, 2017
Governmental Activities:				
Capital assets, not being depreciated:				
Land and improvements	\$ 719,533	\$ -	\$ -	\$ 719,533
Construction in progress	1,075,299	1,914,992	-	2,990,291
Total Capital Assets Not Being Depreciated	<u>1,794,832</u>	<u>1,914,992</u>	<u>-</u>	<u>3,709,824</u>
Capital assets, being depreciated:				
Infrastructure - stormwater management	430,751	683	-	431,434
Recreational facilities	1,519,727	6,350	-	1,526,077
Total Capital Assets Being Depreciated	<u>1,950,478</u>	<u>7,033</u>	<u>-</u>	<u>1,957,511</u>
Less accumulated depreciation for:				
Infrastructure - storm drainage	(98,963)	(14,506)	-	(113,469)
Buildings and recreational facilities	(631,405)	(76,118)	-	(707,523)
Total Accumulated Depreciation	<u>(730,368)</u>	<u>(90,624)</u>	<u>-</u>	<u>(820,992)</u>
Governmental Activities Capital Assets	<u>\$ 3,014,942</u>	<u>\$ 1,831,401</u>	<u>\$ -</u>	<u>\$ 4,846,343</u>

Depreciation of \$90,624 was charged to physical environment.

Amelia Concourse Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2017

NOTE G – LONG-TERM DEBT

The following is a summary of activity in the long-term debt of the District for the year ended September 30, 2017:

Long-term debt at October 1, 2016	\$ 9,580,000
Principal payments	<u>(150,000)</u>
Long-term debt at September 30, 2017	<u>\$ 9,430,000</u>

Long-term debt is comprised of the following:

Capital Improvement Revenue Bonds

\$7,350,000 Series 2007 Capital Improvement Revenue Bonds due in annual principal installments beginning May 2009 and maturing May 1, 2038. Interest at a rate of 5.75% is due May and November beginning November 2007. \$ 6,045,000

\$3,385,000 Series 2016 Capital Improvement Revenue Bonds due in annual principal installments beginning May 2018 and maturing May 1, 2047. Interest at a rate of 6.00% is due May and November beginning November 2016. \$ 3,385,000

The annual requirements to amortize the principal and interest of long-term debt outstanding as of September 30, 2017 are as follows:

Year Ending September 30,	Principal	Interest	Total
2018	\$ 200,000	\$ 575,125	\$ 775,125
2019	215,000	563,525	778,525
2020	220,000	551,050	771,050
2021	240,000	538,288	778,288
2022	255,000	524,363	779,363
2023-2027	1,505,000	2,383,300	3,888,300
2028-2032	2,010,000	1,891,488	3,901,488
2033-2037	2,680,000	1,234,863	3,914,863
2038-2042	1,055,000	501,050	1,556,050
2043-2047	<u>1,050,000</u>	<u>196,800</u>	<u>1,246,800</u>
Totals	<u>\$ 9,430,000</u>	<u>\$ 8,959,852</u>	<u>\$ 18,389,852</u>

Amelia Concourse Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2017

NOTE G – LONG-TERM DEBT (CONTINUED)

Capital Improvement Revenue Bonds (Continued)

Summary of Significant Bonds Resolution Terms and Covenants

Depository Funds – The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

1. Reserve Fund – The 2007 Reserve Account is funded from the proceeds of the Bonds in an amount equal to the reserve percentage, 7.0264%, times the deemed outstanding amount. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.
2. Reserve Fund – The 2016 Reserve Account is funded from the proceeds of the Bonds in an amount equal to 50% of the maximum annual debt service requirement for the Series 2016 Bonds, which amount initially equals \$123,050. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

	Capital Improvement Revenue Bonds	
	Reserve Balance	Reserve Requirement
Series 2007 Capital Improvement Revenue Bonds	\$ 82,282	\$ 436,897
Series 2016 Capital Improvement Revenue Bonds	\$ 123,050	\$ 123,050

NOTE H – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. These risks are covered by commercial insurance from independent third parties. Settled claims from these risks have not exceeded commercial insurance coverage over the past three years.

NOTE I – DEFICIT FUND BALANCE

The Debt Service Fund reported a deficit fund balance of \$(2,440,375) at September 30, 2017. The deficit is not expected to be covered until the Property owned by Amelia Concourse SPE, LLC is fully sold.



Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Amelia Concourse Community Development District
Nassau County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Amelia Concourse Community Development District, as of and for the year ended September 30, 2017, and the related notes to the financial statements, and have issued our report thereon dated June 27, 2018.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered Amelia Concourse Community Development District's internal control over financial reporting to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Amelia Concourse Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Amelia Concourse Community Development District's internal control over financial reporting.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.



Board of Supervisors
Amelia Concourse Community Development District

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Amelia Concourse Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

We noted a compliance matter and other matters that we reported to management of the District in a separate letter dated June 27, 2018.

The District's responses to the findings identified in our audit are described in the accompanying Management Letter. We did not audit the District's responses and, accordingly, we express no opinion on them.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants
Fort Pierce, Florida

June 27, 2018



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

MANAGEMENT LETTER

To the Board of Supervisors
Amelia Concourse Community Development District
Nassau County, Florida

Report on the Financial Statements

We have audited the financial statements of the Amelia Concourse Community Development District as of and for the year ended September 30, 2017, and have issued our report thereon dated June 27, 2018.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated June 27, 2018, should be considered in conjunction with this Management Letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. The following findings or recommendations were made in the preceding financial audit report:

Findings and Recommendations

2012-01/2013-01/2014-01 Reserve Requirement

Finding: The Debt Service Reserve Requirement for 2007 Bond was not met at fiscal year end.

Recommendation: The District should make the necessary arrangements to ensure funds are available to make debt service payments.



To the Board of Supervisors
Amelia Concourse Community Development District

Management Response: The District is working directly with the Trustee and Bondholders to resolve all financial issues related to the non-payment of assessments which resulted in foreclosure of property, insufficient funds to meet debt service requirements, fund balance deficits and failure to meet Debt Service Reserve Fund requirements.

Current Status: This finding has not been corrected as of September 30, 2017.

2012-02/2013-02/2014-02 Financial Condition Assessment

Finding: The District's financial conditions continue to deteriorate and the future of the project remains uncertain. The Debt Service Fund has reported deficit fund balances at the end of the last six years. Nonpayment of assessments by the former Developer caused there to be insufficient funds available to make the required debt service payments on the Series 2007 bond beginning with the scheduled payment due on May 1, 2009. As a result, the interest portion of the May 1, 2009 debt service payment for the Series 2007 Bonds was made, in part, by a draw on the Debt Service Reserve Account and the May 1, 2009 principal payment was not made until March 12, 2013. Additional debt service payments were not made. However, the District did not make the current year principal payment, any of the past due interest nor did they make full payment of the current year interest due. The failures by the District to pay its debt service on 2007 Bond are considered events of default. The District remains obligated with respect to the principal and interest on the Series 2007 Bonds.

Recommendation: The District should take the necessary steps to improve the deteriorating financial condition.

Management Response: The District is working directly with the Trustee and Bondholders to resolve all financial issues related to the non-payment of assessments which resulted in foreclosure of property, insufficient funds to meet debt service requirements, fund balance deficits and failure to meet Debt Service Reserve Fund requirements.

Current Status: This finding has not been corrected as of September 30, 2017. Additionally, the District had a net deficit fund balance in the Debt Service Fund as of September 30, 2017.

2015-01 Budget Over Expenditures – SPE

Finding: The actual expenditures of the Special Purpose Entity Fund exceeded the budgeted amounts for the prior fiscal year.

Recommendation: The District should make the necessary changes to ensure that budgeted expenditures are not exceeded.

Management Response: The District in conjunction with the Special Purpose Entity, Amelia Concourse SPE, LLC, amend the current year budget to ensure that budgeted amounts were not exceeded.

Current Status: This finding has been corrected as of September 30, 2017.



To the Board of Supervisors
Amelia Concourse Community Development District

Financial Condition

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not Amelia Concourse Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that the Amelia Concourse Community Development District did not meet one of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.c. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2017 for the Amelia Concourse Community Development District. It is management's responsibility to monitor the Amelia Concourse Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Annual Financial Report

Section 10.554(1)(i)5.b. and 10.556(7), Rules of the Auditor General, requires that we apply appropriate procedures and communicate the results of our determination as to whether the annual financial report for the Amelia Concourse Community Development District for the fiscal year ended September 30, 2017, filed with the Florida Department of Financial Services pursuant to Section 218.32(1)(a), Florida Statutes, is in agreement with the annual financial audit report for the fiscal year ended September 30, 2017. In connection with our audit, we determined that these two reports were in agreement.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did note the following finding.

2017-01

Finding: The General Fund actual expenditures exceeded the budget for the year ended September 30, 2017 which is in violation of Section 189.016, Florida Statutes.

Response: Management will review current year spending to ensure that expenditures do not exceed appropriations.



Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

To the Board of Supervisors
Amelia Concourse Community Development District

Purpose of this Letter

Our Management Letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 27, 2018



Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

**INDEPENDENT ACCOUNTANT'S REPORT/COMPLIANCE
WITH SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors
Amelia Concourse Community Development District
Nassau County, Florida

We have examined Amelia Concourse Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2017. Management is responsible for Amelia Concourse Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Amelia Concourse Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Amelia Concourse Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Amelia Concourse Community Development District's compliance with the specified requirements.

In our opinion, Amelia Concourse Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2017.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL

June 27, 2018

SEVENTH ORDER OF BUSINESS



Aquatic
Systems



Vertex
Water Features

May 7, 2018

Mr. David DeNagy
Amelia Concourse CDD
c/o GMS
475 West Town Place, Suite #114
Saint Augustine, Florida 32092

Dear Mr. DeNagy:

As you have requested, we have prepared the attached agreement adding two waterways, sites #3 & #4 to your existing program.

Kindly sign the contracts and return to us as soon as possible, so we may schedule your programs.

If you have any questions, concerns, or if there is any way I can be of assistance, do not hesitate to call.

We thank you for your expanded patronage!

Sincerely,

David Cottrell
District Manager

DKC/lms

Enclosure

Aquatic Systems, Inc.
Lake & Wetland Management Services
Everything a Lake Should Be
2100 NW 33rd Street, Pompano Beach, FL 33069
Telephone: 1-800-432-4302
www.aquaticsystems.com

This Agreement made the date set forth below, by and between Aquatic Systems, Inc., a Florida Corporation, hereinafter called "ASI", and

Mr. David DeNagy
Amelia Concourse CDD
c/o GMS
475 West Town Place, Suite #114
Saint Augustine, Florida 32092
(904) 940-5850, Ext. 403

Aquatic Services Agreement

Addon To Master Agreement: #00070160
Master Agreement's Anniversary Date: 10/01/18
Simultaneous Execution With Special Services Barrier Installation Agreement

Month Service is to Commence: _____

Date of proposal: May 7, 2018 DKC-AO

hereinafter called "Customer". The parties hereto agree as follows:

1. ASI agrees to manage certain lake(s) and/or waterway(s) in accordance with the terms and conditions of Master Agreement until the Anniversary Date of Master Agreement in the following location:

Two waterways, Ponds #3 & #4 (3,195 total linear foot perimeter) located at **Amelia Concourse CDD** in Amelia Island, Florida.

2. Treatment Schedule Per Master Agreement.

3. CUSTOMER agrees to pay ASI, its agents or assigns, the following sum for specified water management service:

<u>Annual Maintenance Program:</u>	\$216.00	Monthly
Algae & Aquatic Weed Management	Included	
Shoreline Grass Management to the Water's Edge	Included	
Debris Removal ¹	\$35.00	Monthly
Triploid Grass Carp Stocking & Permitting	As Required by ASI*	
Sites #3 & #4		
Carp Barrier(s) Installation/Fabrication- <i>Required</i>	Additional	See Attached Barrier Installation Agreement
Site #4		
Management Reporting	Included	
Total Add-on Program Investment	\$251.00	Monthly

The above price is effective for 90 days from the date of this proposal.

This Agreement shall have as its effective date the first day of the month in which services are first rendered to CUSTOMER. The contract price has been equally spread over a 12-month payment period and does not reflect the actual fluctuating seasonal costs of services.

DEBRIS TERMS: ¹ *Shoreline area to be cleaned is limited to 1 foot maximum depth. Individual litter items to be removed are limited to non-natural materials; such as, paper products, Styrofoam cups, plastic bags and aluminum cans that are accessible along the immediate shoreline. Construction debris, shopping carts, discarded household appliances or any other objects not considered litter, are not included but can be removed at an additional cost.*

**Services performed at ASI's sole discretion for the success of the Waterway Management Program..*

This Aquatic Services Agreement and its Terms & Conditions (as per your Master Agreement) are entered into in Broward County, Florida, which the parties agree is the place of payment and the situs jurisdiction in the event of dispute.

Customer or Authorized Agent Signature

Date

Print Name and Title of Signer

Print Company Name of Signer

Aquatic Systems, Inc. Signature

Date

Aquatic Systems, Inc.
Lake & Wetland Management Services
Everything a Lake Should Be
2100 NW 33rd Street, Pompano Beach, FL 33069
Telephone: 1-800-432-4302
www.aquaticsystems.com

This Agreement made the date set forth below, by and between Aquatic Systems, Inc., a Florida Corporation, hereinafter called "ASI", and

Mr. David DeNagy
Amelia Concourse CDD
c/o GMS

475 West Town Place, Suite #114
Saint Augustine, Florida 32092
(904) 940-5850, Ext. 403

Special Services Agreement - Barrier(s) Installation
#00070260

Simultaneous Execution with Aquatic Services Add-on Agreement

Date of proposal: May 7, 2018 DKC-AO

Start Date: _____.

We are pleased to quote special pricing as follows:

Services to be performed: Design, fabricate, paint, and install one (1) steel fish containment barrier that meet or exceed Florida Fish and Wildlife Conservation Commission permit requirements to possess and stock sterile triploid grass carp for aquatic weed control.

Site: #4, Pond (2.70 Acres)

Total Balance Due Upon Receipt \$250.00

The above price is effective for 90 days from the date of this proposal.

Terms & Conditions of Special Services Agreement

1. If CUSTOMER requires ASI to enroll in any special third-party compliance programs invoicing or payment plans that charge ASI, those charges will be invoiced back to CUSTOMER.
2. CUSTOMER agrees that the services to be provided are for the benefit of CUSTOMER regardless of whether the CUSTOMER has direct legal ownership of the water areas specified. In the event that CUSTOMER does not directly own the areas where services are to be provided, CUSTOMER warrants and represents that he has control of these areas to the extent that he may authorize the specified services and agrees to defend, indemnify and hold ASI harmless for the consequences of such services not arising out of ASI sole negligence.
3. Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental order and regulations, curtailment or failure to obtain sufficient material or other cause (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. Should Aquatic System's, Inc. be prohibited, restricted or otherwise prevented from rendering specified services by any of the conditions, Aquatic Systems, Inc. shall notify CUSTOMER of said condition and of the excess direct costs arising therefrom. CUSTOMER shall have thirty (30) days after receipt of said notice to terminate this Agreement by so notifying Aquatic Systems, Inc. in writing.
4. ASI, at its expense, shall maintain the following insurance coverage: Workman's Compensation (statutory limits), General Liability, Property Damage, Products and Completed Operations Liability, and Automobile Liability.
5. ASI, agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of Aquatic Systems, Inc.; however, ASI, shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages resulting from any cause whatsoever.

6. Collection terms are net 30 days from invoice date. In consideration of **ASI'S** providing services and/or products, the CUSTOMER agrees to pay its invoice/statement within 30 days of the invoice/statement date. All amounts remaining due and owing 30 days after billing by SELLER shall bear interest at the rate of 1.5% per month until paid in full. The CUSTOMER shall pay all costs of collection, including liens and reasonable attorney's fees. ASI may cancel this Agreement, if CUSTOMER is delinquent more than sixty (60) days on their account. *Checks should be payable to Aquatic Systems, Inc.*
7. It is the CUSTOMER'S responsibility to inform **ASI** of any and all work areas that are required mitigation sites in which desirable plants have been or are to be installed. CUSTOMER agrees to provide **ASI** with copies of mitigation permits, site plans, plant species, etc. relating to contracted work areas. **ASI** assumes no responsibility for damage to desirable plants where CUSTOMER has failed to disclose such information to ASI.
8. Cyanobacteria identification and toxin testing are not included in this agreement. Cyanobacteria are common throughout Florida waterways and our algae management program cannot guarantee the absence, elimination or control of cyanobacteria and toxins. **ASI** shall in no event be liable to CUSTOMER, or others, for indirect, special or consequential damages resulting from the presence of cyanobacteria or cyanobacteria toxins in their waterbodies.
9. Water use restrictions after treatment are not often required. When restrictions are required, **ASI** will post signs and notify CUSTOMER. It is the CUSTOMER'S responsibility to maintain the posted signs throughout the required period. **ASI** does not assume any liability for failure by any party to be notified of, or to observe, the above regulations.
10. *Carp Containment Barrier(s):* **ASI** is not responsible under any circumstances for flooding or water damage from fouled water level control structures resulting from **ASI** installing Carp Containment Barriers on the structures.
11. This Agreement constitutes the entire Agreement of the parties hereto and no oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both **ASI** and the CUSTOMER.
12. In the event legal action is instituted to enforce this Agreement or any portion hereof, the prevailing party shall be entitled to an award of reasonable attorney's fees, in addition to court and other costs, including, but without limitation, fees and costs in conjunction with any proceeding before any appellate tribunal.
13. The sole and exclusive jurisdiction and venue for the determination of any disputes arising hereunder between the parties hereto shall be the 17th Judicial Circuit in and for Broward County, Florida and the undersigned agrees that said court shall have jurisdiction over the undersigned for determination of any disputes between the parties to this Agreement.

Please provide the legal name and address of the owner of the property where the contracted work will be completed. Sign and print your name.			
The information below will be used to file a Notice to Owner (NTO) of the property. This formal notice is a standard procedure and explains that the owner is responsible for payment of the contracted services. If the Aquatic Systems, Inc. invoice is not paid within 60 days from the completion of the work a lien may be filed against the owner of the property.			
Property Owner(s):			
Owner Address:			
Owner Phone #:			
Aquatic Systems, Inc. Signature	Date	Authorized Customer's Signature	Title
		Print Name	Date
		Print Company Name	



Amelia Concourse CDD

Waterway map-
created April 3rd, 2018

EIGHTH ORDER OF BUSINESS

RESOLUTION 2018-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Amelia Concourse Community Development District ("**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, pursuant to Section 190.006(1), *Florida Statutes*, the District's Board of Supervisors ("**Board**") "shall exercise the powers granted to the district pursuant to Chapter 190, *Florida Statutes*," and the Board shall consist of five members; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

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

1. EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.

The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Nick Powell	2020
2	James (Glen) Marvin	2018
3	Deborah Malloch	2018
4	David Jae	2020
5	Scott Campbell	2018

This year, Seat 5, currently held by Scott Campbell, is subject to a landowner election. The term of office for the successful landowner candidate shall commence upon election, and shall be for a four year period. Seat 2, currently held by James Glen Marvin, and Seat 3, currently held by Deborah Malloch, are subject to a General Election process to be conducted by the Nassau County Supervisor of Elections, which General Election process shall be addressed by a separate resolution.

2. LANDOWNER'S ELECTION. In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on the 27th day of November, 2018, at 11:00 a.m., and located at the Amelia Concourse Amenity Center, 85200 Amaryllis Court, Fernandina Beach, Florida 32034.

3. PUBLICATION. The District's Secretary is hereby directed to publish notice of the landowners' meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. FORMS. Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners'

meeting and election have been announced by the Board at its August 21, 2018 meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the District's Local Records Office, located at McCranie & Associates, Inc., 212 B Centre Street, Fernandina Beach, Florida 32034, or at the office of the District Manager, Governmental Management Services, LLC, located at 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

5. **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.

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 21ST DAY OF AUGUST, 2018.

**AMELIA CONCOURSE COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

CHAIRMAN / VICE CHAIRMAN

SECRETARY / ASST. SECRETARY

EXHIBIT A

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Amelia Concourse Community Development District ("**District**") the location of which is generally described as comprising a parcel or parcels of land containing approximately _____ acres, located east of _____, north of _____, south of _____ and west of _____, in Nassau County, Florida, advising that a meeting of landowners will be held for the purpose of electing one (1) person/people to the District's Board of Supervisors ("**Board**", and individually, "**Supervisor**"). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: _____
TIME: _____
PLACE: _____

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Governmental Management Services, LLC, located at 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (904) 940-5850 ("**District Manager's Office**"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Dave deNagy
District Manager
Run Date(s): _____ & _____

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: _____, November __, 2018

TIME: _____ .M.

LOCATION:

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District (“**District**”) has been established and the landowners have held their initial election, there shall be a subsequent landowners’ meeting for the purpose of electing members of the Board of Supervisors (“**Board**”) every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners’ meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners’ meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, one (1) seat on the Board will be up for election in a landowner seat for a four year period. The term of office for the successful landowner candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT
NASSAU COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER ____, 2018**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (**"Proxy Holder"**) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Amelia Concourse Community Development District to be held at _____, on _____, at _____ a/p.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

Parcel Description

Acreage

Authorized Votes

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes:

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2017), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT
NASSAU COUNTY, FLORIDA
LANDOWNERS' MEETING - NOVEMBER __, 2018

For Election (1 Supervisor): The candidate receiving the highest number of votes will receive a four (4) year term, with the term of office for the successful candidate commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Amelia Concourse Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
5		

Date: _____

Signed: _____

Printed Name: _____

ELEVENTH ORDER OF BUSINESS

C.

**Notice of Meetings
Amelia Concourse
Community Development District**

The Board of Supervisors of the **Amelia Concourse Community Development District** will hold their regularly scheduled public meetings for **Fiscal Year 2019** at 11:00 a.m. at the Amelia Concourse Amenity Center, 85200 Amaryllis Court, Fernandina Beach, Florida 32034 on the third Tuesday of each month listed (*unless notated otherwise) as follows:

November 27, 2018 (*fourth Tuesday // Landowners Election &
Regular BOS Meeting)

February 19, 2019

May 21, 2019

August 20, 2019

D.



Amelia Concourse CDD

Field Report Aug 2018

First Coast CMS LLC

Swimming Pools

At this time, there are no outstanding issues with the pools

Facility

Policy enforcement has been very difficult over this summer.

- 1) Swimming after the pools are closed has been a difficult one to control and has resulted in many emails from residents
- 2) Teens jumping the gate and having confrontations with residents.
- 3) General disrespect for onsite staff.

At this time, we are suggesting that weekend rentals be suspended during the summer months, due to lack of parking at the facility. The summer months is the time that we experience the most amount of traffic through the amenity center and we suggest that we consider only allow weekday reservations between Memorial Day and Labor Day.

Only community sponsored events will be allowed on weekends during the time frame.

We have fully taken over the responsibility of the reservations and card access control.

Maintenance

I request that the pools be closed on Mondays for special treatment beginning October 1st. The community has grown to the size that now it is becoming difficult to maintain water quality without weekly treatments. The pool filters are extremely efficient but cake up with sun block, thus reducing the rate that chemicals are introduced to the pool for disinfection.

The community received an inspection from the insurance carrier. He suggested special signage be placed on the playground. It was also suggested that the pool equipment area be fenced off. We are working with fence vendors to get quotes. I hope to be able to present them at the meeting.

Martex has provided a proposal to include phase 2 pond maintenance in their scope. They have also included a proposal to clean up the fence line along Amelia Concourse BLVD, and other areas.

We have received complaints about the second entrance to the community. I will be walking it with Martex to get ideas on how to dress this area up.

Additional mulch was added to the playground to increase the mulch thickness.

The access system has been damaged twice by storms this year. We are in the process of adding additional surge protect to the equipment and having the system repaired by Atlantic Companies.

I would like the request that an additional camera be added to the facility. The cost is estimated at approx.. \$350

The fencing along Amelia Concourse is in very bad shape in several areas. Some sections need to be straightened and others need to be replace. I'm working on obtaining bids from fence vendors for this.

TWELFTH ORDER OF BUSINESS

A.

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

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					\$181,988
5/1/17	\$6,470,000	5.75%	\$186,013					\$249,263
Total				\$21,106	\$179,688	\$26,881	\$25,875	\$2,901,619.51

AMELIA CONCOURSE
Community Development District
Combined Balance Sheet
 July 31, 2018

	<u>Governmental Fund Types</u>					Totals (Memorandum
	<u>General</u>	<u>SPE, LLC</u>	<u>Debt</u> <u>Service</u>	<u>Capital</u> <u>Projects</u>	<u>Capital</u> <u>Reserve</u>	<u>Only)</u>
<u>Assets:</u>						
Cash	\$141,554	---	---	---	---	\$141,554
Cash-Regions	---	\$368,774	---	---	---	\$368,774
Land Held for Resale	---	\$54,656	---	---	---	\$54,656
Investments:						
<u>2007 Series</u>						
Reserve	---	---	\$82,970	---	---	\$82,970
Revenue	---	---	\$750,669	---	---	\$750,669
Prepayment	---	---	\$29,439	---	---	\$29,439
Construction	---	---	---	\$69,998	---	\$69,998
Deferred Cost	---	---	---	\$6,141	---	\$6,141
<u>2016 Series</u>						
Reserve	---	---	\$123,228	---	---	\$123,228
Revenue	---	---	\$111,499	---	---	\$111,499
Prepayment	---	---	\$118,704	---	---	\$118,704
Construction	---	---	---	\$615	---	\$615
COI	---	---	---	\$0	---	\$0
SBA	---	---	---	---	\$68,281	\$68,281
Custody	\$169,657	---	---	---	---	\$169,657
Project Completion	\$0	---	---	---	---	\$0
Due From Other	\$9	---	---	---	---	\$9
Electric Deposits	\$2,475	---	---	---	---	\$2,475
Prepaid Expenses	\$0	---	---	---	---	\$0

TOTAL ASSETS	\$313,695	\$423,430	\$1,216,510	\$76,753	\$68,281	\$2,098,669
<u>Liabilities:</u>						
Accounts Payable	\$22,121	\$7,621	---	---	---	\$29,742
Due To SPE	---	---	(\$39,733)	---	---	(\$39,733)
Due to General Fund	---	---	---	---	---	\$0
Due to Capital Reserve	\$0	---	---	---	---	\$0
Due to Other	\$0	\$359,907	---	---	---	\$359,907
Accrued Interest Payable	---	---	\$2,901,620	---	---	\$2,901,620
Accrued Principal Payable	---	---	\$275,000	---	---	\$275,000
<u>Fund Balances:</u>						
Restricted for Debt Service	---	---	(\$1,920,376)	---	---	(\$1,920,376)
Restricted for Capital Projects	---	---	---	\$76,753	---	\$76,753
Nonspendable	\$1,263	---	---	---	---	\$1,263
Unassigned	\$289,047	\$55,903	---	---	\$68,281	\$413,232
Total Liabilities & Fund Equity & Other Credits	\$313,695	\$423,430	\$1,216,510	\$76,753	\$68,281	\$2,098,669

AMELIA CONCOURSE

Community Development District

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending July 31,2018

<i>Adopted</i>	<i>Prorated</i>	<i>Actual</i>	
<i>Budget</i>	<i>Thru</i>	<i>Thru</i>	<i>VARIANCE</i>
	<i>7/31/18</i>	<i>7/31/18</i>	

REVENUES:

<i>Special Assessment-Tax Roll</i>	\$185,395	\$185,395	\$190,416	\$5,021
<i>Interest Income</i>	\$0	\$0	\$191	\$191
<i>Rental Revenue/Miscellaneous Income</i>	\$500	\$417	\$509	\$92
<i>O & M Funding - SPE (Transfer In)</i>	\$110,240	\$110,240	\$110,240	\$0
<i>TOTAL REVENUES</i>	\$296,135	\$296,052	\$301,357	\$5,305

EXPENDITURES:

ADMINISTRATIVE:

<i>Supervisors</i>	\$6,000	\$2,500	\$2,400	\$100
<i>FICA Expense</i>	\$459	\$230	\$184	\$46
<i>Travel</i>	\$300	\$0	\$0	\$0
<i>Engineering</i>	\$5,000	\$417	\$150	\$267
<i>Attorney Fees</i>	\$20,000	\$5,000	\$5,342	(\$342)
<i>Annual Audit</i>	\$5,500	\$3,875	\$3,875	\$0
<i>Dissemination</i>	\$3,500	\$2,917	\$3,167	(\$250)
<i>Assessment Roll</i>	\$5,000	\$5,000	\$5,000	\$0
<i>Property Appraiser</i>	\$2,090	\$2,090	\$2,090	\$0
<i>Trustee Fees</i>	\$8,000	\$4,000	\$3,367	\$633
<i>Arbitrage</i>	\$1,200	\$1,200	\$1,200	\$0
<i>Management Fees</i>	\$43,260	\$36,050	\$36,050	\$0
<i>Information Technology</i>	\$1,500	\$1,250	\$1,258	(\$8)
<i>Telephone</i>	\$150	\$125	\$76	\$49
<i>Postage</i>	\$350	\$292	\$532	(\$241)
<i>Insurance</i>	\$9,161	\$7,634	\$8,398	(\$764)
<i>Printing and Binding</i>	\$1,000	\$833	\$1,189	(\$356)
<i>Legal Advertising</i>	\$2,700	\$2,700	\$5,065	(\$2,365)
<i>Other Current Charges</i>	\$450	\$375	\$354	\$21
<i>Office Supplies</i>	\$150	\$125	\$181	(\$56)
<i>Dues, Licenses & Subscriptions</i>	\$175	\$175	\$175	\$0
<i>TOTAL ADMINISTRATIVE</i>	\$115,945	\$76,787	\$80,054	(\$3,267)

FIELD:

Contract Services:

<i>Landscape Maintenance</i>	\$21,471	\$17,893	\$17,565	\$328
<i>Lake Maintenance</i>	\$5,952	\$3,472	\$3,159	\$313
<i>Management Company</i>	\$5,799	\$5,799	\$5,790	\$9
<i>Subtotal Contract Services</i>	\$33,222	\$27,164	\$26,514	\$650

AMELIA CONCOURSE

Community Development District

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending July 31,2018

	<i>Adopted Budget</i>	<i>Prorated Thru 7/31/18</i>	<i>Actual Thru 7/31/18</i>	<i>VARIANCE</i>
<i>Repairs & Maintenance:</i>				
<i>Repairs & Maintenance</i>	\$11,000	\$9,167	\$9,130	\$36
<i>Irrigation Repairs</i>	\$1,000	\$167	\$129	\$38
<i>Subtotal Repairs and Maintenance</i>	\$12,000	\$9,333	\$9,259	\$74
<i>Utilities:</i>				
<i>Electric</i>	\$16,000	\$13,333	\$13,640	(\$307)
<i>Water & Sewer</i>	\$19,000	\$14,250	\$13,795	\$455
<i>Subtotal Utilities</i>	\$35,000	\$27,583	\$27,435	\$148
<i>Amenity Center:</i>				
<i>Insurance</i>	\$15,807	\$15,807	\$15,150	\$657
<i>Amenity Staffing</i>	\$9,248	\$7,707	\$7,371	\$336
<i>Pool Maintenance</i>	\$13,119	\$8,746	\$8,008	\$738
<i>Pool Chemicals</i>	\$5,215	\$5,215	\$6,093	(\$878)
<i>Pool Permits</i>	\$515	\$515	\$528	(\$12)
<i>Pest Control</i>	\$0	\$0	\$575	(\$575)
<i>Cable</i>	\$180	\$150	\$152	(\$2)
<i>Janitorial</i>	\$3,394	\$3,394	\$4,400	(\$1,006)
<i>Facility Maintenance</i>	\$15,310	\$1,276	\$1,153	\$122
<i>Project Completion Expense</i>	\$102,070	\$102,070	\$110,182	(\$8,112)
<i>Subtotal Amenity Center</i>	\$164,858	\$144,880	\$153,611	(\$8,731)
<i>Reserves:</i>				
<i>Capital Outlay</i>	\$20,180	\$2,523	\$2,600	(\$78)
<i>Capital Reserve Fund</i>	\$17,000	\$17,000	\$17,000	\$0
<i>Subtotal Amenity Center</i>	\$37,180	\$19,523	\$19,600	(\$78)
<i>TOTAL FIELD</i>	\$282,260	\$228,483	\$236,419	(\$7,936)
<i>TOTAL EXPENDITURES</i>	\$398,205	\$305,270	\$316,473	(\$11,203)
<i>EXCESS REVENUES (EXPENDITURES)</i>	(\$102,070)		(\$15,116)	
<i>FUND BALANCE - Beginning</i>	\$102,070		\$305,427	
<i>FUND BALANCE - Ending</i>	(\$0)		\$290,310	

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

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<u>Revenues:</u>													
Special Assessment-Tax Roll	\$0	\$3,677	\$59,795	\$601	\$3,399	\$4,726	\$117,596	\$0	\$623	\$0	\$0	\$0	\$190,416
Special Assessment-Direct	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Income	\$0	\$9	\$9	\$18	\$20	\$19	\$41	\$0	\$51	\$25	\$0	\$0	\$191
Rental/Miscellaneous	\$9	\$0	\$0	\$0	\$0	\$0	\$0	\$200	\$0	\$300	\$0	\$0	\$509
O&M Funding-SPE (Transfer In)	\$27,560	\$0	\$0	\$27,560	\$0	\$0	\$27,560	\$0	\$0	\$27,560	\$0	\$0	\$110,240
Total Revenues	\$27,569	\$3,686	\$59,804	\$28,178	\$3,419	\$4,745	\$145,197	\$200	\$674	\$27,885	\$0	\$0	\$301,357
<u>Expenditures:</u>													
<u>Administrative</u>													
Supervisors	\$0	\$0	\$0	\$800	\$800	\$0	\$0	\$800	\$0	\$0	\$0	\$0	\$2,400
FICA Expense	\$0	\$0	\$0	\$61	\$61	\$0	\$0	\$61	\$0	\$0	\$0	\$0	\$184
Travel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Engineering	\$0	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150
Attorney Fees	\$0	\$322	\$437	\$1,989	\$1,398	\$327	\$161	\$709	\$0	\$0	\$0	\$0	\$5,342
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,875	\$0	\$0	\$3,875
Dissemination	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$542	\$0	\$0	\$3,167
Assessment Roll	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Property Appraiser	\$0	\$2,090	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,090
Trustee Fees	\$3,367	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,367
Arbitrage	\$0	\$1,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,200
Management Fees	\$3,605	\$3,605	\$3,605	\$3,605	\$3,605	\$3,605	\$3,605	\$3,605	\$3,605	\$3,605	\$0	\$0	\$36,050
Information Technology	\$125	\$125	\$125	\$133	\$125	\$125	\$125	\$125	\$125	\$125	\$0	\$0	\$1,258
Telephone	\$26	\$0	\$0	\$0	\$0	\$16	\$13	\$0	\$0	\$22	\$0	\$0	\$76
Postage	\$6	\$61	\$6	\$3	\$128	\$48	\$84	\$163	\$4	\$31	\$0	\$0	\$532
Insurance	\$8,398	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,398
Printing and Binding	\$15	\$15	\$15	\$4	\$109	\$273	\$30	\$7	\$384	\$336	\$0	\$0	\$1,189
Legal Advertising	\$0	\$0	\$0	\$520	\$0	\$0	\$248	\$248	\$0	\$4,049	\$0	\$0	\$5,065
Other Current Charges	\$36	\$36	\$30	\$67	\$29	\$30	\$28	\$27	\$43	\$31	\$0	\$0	\$354
Office Supplies	\$0	\$0	\$0	\$0	\$0	\$118	\$2	\$45	\$15	\$0	\$0	\$0	\$181
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative	\$21,045	\$7,895	\$4,510	\$7,474	\$6,546	\$4,833	\$4,586	\$6,081	\$4,468	\$12,616	\$0	\$0	\$80,054
<u>FIELD</u>													
Landscape Maintenance	\$1,042	\$2,874	\$1,042	\$1,642	\$1,705	\$4,515	\$1,042	\$1,042	\$680	\$1,980	\$0	\$0	\$17,565
Lake Maintenance	\$258	\$258	\$258	\$258	\$258	\$258	\$837	\$258	\$258	\$258	\$0	\$0	\$3,159
Management Company	\$579	\$579	\$579	\$579	\$579	\$579	\$579	\$579	\$579	\$579	\$0	\$0	\$5,790
Repairs & Maintenance	\$3,021	\$0	\$266	\$0	\$44	\$3,593	\$264	\$731	\$1,211	\$0	\$0	\$0	\$9,130
Irrigation Repairs	\$0	\$0	\$0	\$44	\$19	\$66	\$0	\$0	\$0	\$0	\$0	\$0	\$129
Electric	\$1,399	\$1,346	\$1,367	\$1,312	\$1,296	\$1,382	\$1,365	\$1,350	\$1,351	\$1,472	\$0	\$0	\$13,640
Water & Sewer	\$1,834	\$1,958	\$2,262	\$1,375	\$643	\$938	\$1,171	\$868	\$1,373	\$1,373	\$0	\$0	\$13,795
Insurance	\$15,150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,150
Amenity Staffing	\$0	\$0	\$0	\$0	\$0	\$1,130	\$1,150	\$1,697	\$1,697	\$1,697	\$0	\$0	\$7,371
Pool Maintenance	\$801	\$801	\$801	\$801	\$801	\$801	\$801	\$801	\$801	\$801	\$0	\$0	\$8,008
Pool Chemicals	\$1,258	\$0	\$937	\$0	\$469	\$961	\$469	\$469	\$531	\$1,000	\$0	\$0	\$6,093
Pool Permits	\$0	\$0	\$0	\$0	\$0	\$528	\$0	\$0	\$0	\$0	\$0	\$0	\$528
Pest Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$75	\$425	\$75	\$0	\$0	\$575
Cable	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$0	\$0	\$152
Janitorial	\$2,357	\$215	\$215	\$215	\$215	\$321	\$215	\$215	\$215	\$215	\$0	\$0	\$4,400
Facility Maintenance	\$0	\$0	\$928	\$0	\$0	\$150	\$75	\$0	\$0	\$0	\$0	\$0	\$1,153
Project Completion Expense	\$0	\$110,182	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$110,182
Capital Outlay	\$0	\$0	\$0	\$0	\$2,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,600
Capital Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$17,000	\$0	\$0	\$0	\$0	\$0	\$17,000
Total Field	\$27,714	\$118,229	\$8,671	\$6,241	\$8,643	\$15,237	\$24,982	\$8,100	\$9,136	\$9,466	\$0	\$0	\$236,419
Total Expenses	\$48,759	\$126,124	\$13,180	\$13,715	\$15,190	\$20,070	\$29,568	\$14,181	\$13,604	\$22,082	\$0	\$0	\$316,473
Excess Revenues (Expenditures)	(\$21,190)	(\$122,438)	\$46,623	\$14,463	(\$11,771)	(\$15,325)	\$115,630	(\$13,981)	(\$12,930)	\$5,803	\$0	\$0	(\$15,116)

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

	<i>Prorated</i>	<i>Actual</i>	
<i>Adopted</i>	<i>Thru</i>	<i>Thru</i>	
<i>Budget</i>	<i>7/31/18</i>	<i>7/31/18</i>	<i>Variance</i>

REVENUES:

<i>Bondholders Contributions</i>	\$122,292	\$101,928	\$101,928	\$0
<i>Miscellaneous Revenues</i>	\$0	\$0	\$0	\$0

<i>TOTAL REVENUES</i>	\$122,292	\$101,928	\$101,928	\$0
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EXPENDITURES:

<i>Annual Corporate Fees</i>	\$150	\$150	\$144	\$6
<i>Bank Charges/Other Current</i>	\$250	\$250	\$895	(\$645)
<i>CDD Assessments/Transfer Out</i>	\$87,892	\$87,892	\$110,240	(\$22,348)
<i>Contingency/Miscellaneous</i>	\$5,000	\$0	\$0	\$0
<i>Insurance - Liability</i>	\$1,500	\$1,500	\$1,182	\$318
<i>Engineering</i>	\$7,500	\$0	\$0	\$0
<i>Management Fees</i>	\$5,000	\$5,000	\$12,500	(\$7,500)
<i>Legal Fees/Professional Fees</i>	\$0	\$0	\$5,233	(\$5,233)
<i>Property Taxes</i>	\$15,000	\$0	\$0	\$0

<i>TOTAL EXPENDITURES</i>	\$122,292	\$94,792	\$130,194	(\$35,402)
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OTHER SOURCES/(USES):

<i>Land Sale Proceeds</i>	\$0	\$0	\$0	\$0
<i>Transfer Out</i>	\$0	\$0	\$0	\$0

<i>TOTAL OTHER SOURCES/(USES)</i>	\$0	\$0	\$0	\$0
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<i>EXCESS REVENUES (EXPENDITURES)</i>	\$0		(\$28,266)	
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<i>FUND BALANCE - Beginning</i>	\$0		\$84,169	
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<i>FUND BALANCE - Ending</i>	\$0		\$55,903	
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AMELIA CONCOURSE
Community Development District

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

<i>Adopted</i>	<i>Prorated</i>	<i>Actual</i>	
<i>Budget</i>	<i>Thru</i>	<i>Thru</i>	<i>Variance</i>
	<i>7/31/18</i>	<i>7/31/18</i>	

REVENUES:

<i>Special Assessments - Tax Collector</i>	\$116,683	\$116,683	\$121,210	\$4,527
<i>Special Assessments - Prepayments</i>	\$0	\$0	\$356,515	\$356,515
<i>Interest Income</i>	\$0	\$0	\$5,340	\$5,340
<i>Other Revenue Sources</i>	\$398,667	\$78,490	\$78,490	\$0
TOTAL REVENUES	\$515,350	\$195,173	\$561,554	\$366,381

EXPENDITURES:

Series 2007A

<i>Interest Expense - 11/01</i>	\$177,675	\$177,675	\$177,675	\$0
<i>Interest Expense - 05/01</i>	\$177,675	\$177,675	\$177,675	\$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	\$355,350	\$355,350	\$0

OTHER SOURCES/(USES)

<i>Interfund Transfer</i>	\$0	\$0	(\$137)	(\$137)
<i>Other Debt Service Costs</i>	\$0	\$0	\$27,575	\$27,575
TOTAL OTHER SOURCES AND USES	\$0	\$0	\$27,437	\$27,437

EXCESS REVENUES (EXPENDITURES)

\$0	\$233,641
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FUND BALANCE - Beginning

\$0 (\$2,507,449)

FUND BALANCE - Ending

\$0	(\$2,273,808)
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AMELIA CONCOURSE
Community Development District

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

<i>Adopted</i>	<i>Prorated</i>	<i>Actual</i>	
<i>Budget</i>	<i>Thru</i>	<i>Thru</i>	<i>Variance</i>
	<i>7/31/18</i>	<i>7/31/18</i>	

REVENUES:

<i>Interest Income</i>	\$240	\$174,641	\$174,641	\$0
<i>Special Assessments</i>	\$246,100	\$255,648	\$255,648	\$0
<i>Other Revenue Sources</i>	\$0	\$0	\$2,701	\$2,701

TOTAL REVENUES

\$246,340	\$430,289	\$432,990	\$2,701
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EXPENDITURES:

Series 2016

<i>Interest Expense - 11/01</i>	\$101,550	\$101,550	\$101,550	\$0
<i>Interest Expense - 05/01</i>	\$101,550	\$101,550	\$101,550	\$0
<i>Principal Expense - 05/01</i>	\$40,000	\$40,000	\$40,000	\$0
<i>Principal Expense Prepayment - 05/01</i>	\$0	\$0	\$60,000	(\$60,000)

TOTAL EXPENDITURES

\$243,100	\$243,100	\$303,100	(\$60,000)
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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)
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EXCESS REVENUES (EXPENDITURES)

\$3,240	\$128,309
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FUND BALANCE - Beginning

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

\$105,310	\$353,432
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AMELIA CONCOURSE
Community Development District
CAPITAL PROJECTS FUND
Statement of Revenues & Expenditures
For The Period Ending July 31,2018

	<i>Series</i> <i>2007</i>	<i>Series</i> <i>2016</i>
<u>REVENUES:</u>		
<i>Interest Income</i>	\$630	\$1
<i>Total Revenues</i>	\$630	\$1
<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>	\$245	\$598
<i>Bond Process</i>	\$0	\$0
<i>Total Other Sources/(Uses)</i>	\$245	\$598
<i>EXCESS REVENUES (EXPENDITURES)</i>	\$875	\$599
<i>FUND BALANCE - Beginning</i>	\$75,263	\$16
<i>FUND BALANCE - Ending</i>	\$76,138	\$615

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

<i>Adopted</i>	<i>Prorated</i>	<i>Actual</i>	
<i>Budget</i>	<i>Thru</i>	<i>Thru</i>	<i>Variance</i>
	<i>7/31/18</i>	<i>7/31/18</i>	

Revenues:

<i>Interest</i>	\$175	\$996	\$996	\$0
<i>Capital Reserve Funding - Transfer In</i>	\$20,659	\$0	\$0	\$0
<i>Total Revenues</i>	\$20,834	\$996	\$996	\$0

Expenditures

<i>Capital Outlay</i>	\$0	\$0	\$0	\$0
<i>Repair and Replacement</i>	\$0	\$0	\$0	\$0
<i>Total Expenditures</i>	\$0	\$0	\$0	\$0

OTHER SOURCES/(USES)

<i>Interfund Transfer In/(Out)</i>	\$0	\$0	\$0	\$0
<i>Total Other Sources/(Uses)</i>	\$0	\$0	\$0	\$0

EXCESS REVENUE (EXPENDITURES)

\$20,834	\$996
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FUND BALANCE - Beginning

\$67,004	\$67,285
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FUND BALANCE - Ending

\$87,838	\$68,281
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Amelia Concourse
Community Development District
Series 2007 Capital Improvement Revenue Bonds

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

Opening Balance in Construction Account		\$6,337,199.28
Source of Funds:		
	Interest Earned	\$100,585.40
	Interfund Transfer from 2007 Reserve	\$5,842.63
Use of Funds:		
Disbursements:		
	Clearing and Grading	(\$2,708,264.04)
	Storm Water Management System	(\$43,895.63)
	Roadways and Sidewalks	(\$1,385,319.22)
	Water	(\$40,453.02)
	Sewer	\$0.00
	Recreation Area	(\$1,868,395.53)
	Entrance Features, Landscaping & Permitting, Fencing & Buffering	\$0.00
	Professional Fees	(\$18,010.75)
	COI	(\$282,484.38)
	Funding Request	(\$5,000.00)
	Miscellaneous	(\$15,666.28)
Adjusted Balance in Construction Account at July 31, 2018		<u><u>\$76,138.46</u></u>

2. Funds Available For Construction at July 31, 2018

Book Balance of Construction Fund at July 31, 2018	\$76,138.46
Construction Funds available at July 31, 2018	<u><u>\$76,138.46</u></u>

3. Investments - US Bank

July 31, 2018	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight	0.10%		\$69,997.91	\$69,997.91
Deferred Costs:	Overnight	0.10%		\$6,140.55	\$6,140.55

ADJ: Outstanding Requisitions	\$0.00
Balance as of July 31, 2018	<u><u>\$76,138.46</u></u>

Amelia Concourse
Community Development District
Series 2016 Capital Improvement Revenue Bonds

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

Opening Balance in Construction Account		\$2,986,072.50
Source of Funds:	Interest Earned	\$1,484.50
	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 July 31, 2018		<u><u>\$614.77</u></u>

2. Funds Available For Construction at July 31, 2018

Book Balance of Construction Fund at July 31, 2018	\$614.77
Construction Funds available at July 31, 2018	<u><u>\$614.77</u></u>

3. Investments - US Bank

July 31, 2018	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight	0.10%		\$614.77	\$614.77

ADJ: Outstanding Requisitions	\$0.00
Balance as of July 31, 2018	<u><u>\$614.77</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:	\$82,969.63
 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:	\$123,228.46
 Bonds outstanding - 6/30/2016	 \$3,385,000
Less: May 1, 2018 (Mandatory)	(\$40,000)
Less: May 1, 2018 (Prepayment)	(\$60,000)
Current Bonds Outstanding	\$3,285,000

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

B.

AMELIA CONCOURSE
Community Development District

Check Run Summary

August 21, 2018

<i>Date</i>	<i>Check Numbers</i>	<i>Amount</i>
<i>Payroll</i>		
5/16/18	50126-50129	\$ 738.80
<i>General Fund</i>		
4/5/18	1316-1319	\$ 7,166.56
4/12/18	1320-1324	\$ 8,185.22
4/19/18	1325	\$ 1,397.69
4/26/18	1326-1327	\$ 407.60
5/3/18	1328-1329	\$ 3,884.42
5/14/18	1330-1331	\$ 4,276.47
5/29/18	1332-1337	\$ 1,693.39
6/7/18	1338-1342	\$ 8,589.64
6/14/18	1343-1344	\$ 1,480.44
6/28/18	1345-1346	\$ 1,105.00
7/5/18	1347-1353	\$ 6,653.35
7/12/18	1354-1356	\$ 5,604.15
7/19/18	1357-1359	\$ 4,435.12
7/24/18	1360	\$ 257.56
<i>Total General Fund</i>		<u>\$ 55,136.61</u>
<i>Total</i>		<u>\$ 55,875.41</u>

BR040M-A CHECKS WRITTEN LISTING AS OF 5/30/2018 RUN 8/14/2018 PAGE 1
 CMPY-001 AMELIA CONCOURSE - GF BANK-P AMELIA CON - PAYROLL

CHECK#	TYPE	SYSTEM	CHECK DATE	CHECK AMT	EMP/CUS/VEN#	DESCRIPTION
050126	R	PR	05/16/2018	184.70	7	SCOTT H CAMPBELL
050127	R	PR	05/16/2018	184.70	8	DAVID P JAE
050128	R	PR	05/16/2018	184.70	1	DEBORAH K MALLOCH
050129	R	PR	05/16/2018	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: May 15, 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

5/15/18
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 #
4/05/18	00027	4/01/18 405718	201804 320-57200-46800	APR LAKE MAINTENANCE	*	258.00	
				AQUATIC SYSTEMS, INC.			258.00 001316
4/05/18	00049	4/01/18 3702	201804 320-57200-46000	APR JANITORIAL SERVICES	*	215.20	
		4/01/18 3702	201804 320-57200-45300	APR POOL SERVICES	*	800.80	
		4/01/18 3702	201804 320-57200-34000	APR SITE MANAGERMENTS	*	579.00	
		4/01/18 3702	201804 320-57200-34100	APR WEEKEND STAFFING	*	1,130.00	
				FIRST COAST CMS, LLC			2,725.00 001317
4/05/18	00005	4/02/18 191	201804 310-51300-34000	APR MANAGEMENT FEES	*	3,605.00	
		4/02/18 191	201804 310-51300-35100	APR INFORMATION TECH	*	125.00	
		4/02/18 191	201804 310-51300-32400	APR DISSEMINATION FEES	*	291.67	
		4/02/18 191	201804 310-51300-51000	OFFICE SUPPLIES	*	1.59	
		4/02/18 191	201804 310-51300-42000	POSTAGE	*	51.62	
		4/02/18 191	201804 310-51300-42500	COPIES	*	29.85	
		4/02/18 191	201804 310-51300-41000	TELEPHONE	*	12.83	
				GOVERNMENTAL MANAGEMENT SERVICES			4,117.56 001318
4/05/18	00041	3/16/18 750	201803 320-57200-46400	IRRIGATION REPAIRS	*	66.00	
				MARTEX SERVICES LANDSCAPE MGMT			66.00 001319
4/12/18	00081	4/06/18 1	201804 310-51300-32400	2016 5/1/18 PREPAY AMORT	*	250.00	
				DISCLOSURE SERVICES, LLC			250.00 001320
4/12/18	99999	4/12/18 VOID	201804 000-00000-00000	VOID CHECK	C	.00	
				*****INVALID VENDOR NUMBER*****			.00 001321
4/12/18	00049	4/04/18 3707	201803 320-57200-35000	NADARS FIRE ANT TREATMENT	*	75.00	
		4/04/18 3707	201803 320-57200-62000	REPAIR A/C AMENITY CNTR	*	312.66	

ACON AMELIA CONCOUR BSANCHEZ

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/19/18	00002	3/31/18 99566	201802 310-51300-31500	MEETING PREPARATION	*	1,397.69	
				HOPPING GREEN & SAMS			1,397.69 001325
4/26/18	00049	4/24/18 3723	201804 320-57200-62000	LABOR INSTALL LIGHTING	*	160.00	
				FIRST COAST CMS, LLC			160.00 001326
4/26/18	00055	4/23/18 423299	201804 310-51300-48000	5/15/18 NOTICE OF MEETING	*	247.60	
				NEWS LEADER			247.60 001327
5/03/18	00049	5/02/18 3747	201804 320-57200-62000	PAPER TOWELS	*	34.77	
		5/02/18 3747	201804 320-57200-62000	CLEANING GLOVES	*	61.25	
		5/02/18 3747	201804 320-57200-62000	DUST PAN	*	8.21	
		5/02/18 3747	201804 320-57200-45400	BULK POOL CHEMICALS	*	468.56	
		5/02/18 3747	201804 320-57200-34100	JANITORIAL SUPPLIES	*	19.63	
				FIRST COAST CMS, LLC			592.42 001328
5/03/18	00049	5/01/18 3742	201805 320-57200-46000	MAY JANITORIAL SERVICES	*	215.20	
		5/01/18 3742	201805 320-57200-45300	MAY POOL SERVICES	*	800.80	
		5/01/18 3742	201805 320-57200-34000	MAY SITE MANAGEMENT	*	579.00	
		5/01/18 3742	201805 320-57200-34100	MAY WEEKEND STAFFING	*	1,697.00	
				FIRST COAST CMS, LLC			3,292.00 001329
5/14/18	00005	5/01/18 192	201805 310-51300-34000	MAY MANAGEMENT FEES	*	3,605.00	
		5/01/18 192	201805 310-51300-35100	MAY INFORMATION TECH	*	125.00	
		5/01/18 192	201805 310-51300-32400	MAY DISSEMINATION FEES	*	291.67	
		5/01/18 192	201805 310-51300-42500	COPIES	*	7.20	
				GOVERNMENTAL MANAGEMENT SERVICES			4,028.87 001330
5/14/18	00055	5/07/18 426816	201805 310-51300-48000	QUALIFYING CANDIDATE	*	247.60	
				NEWS LEADER			247.60 001331

ACON AMELIA CONCOUR BSANCHEZ

*** CHECK DATES 04/01/2018 - 07/31/2018 ***
 AMELIA CONCOURSE - GF
 BANK A AMELIA CON - GENERAL

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/29/18	00027	5/01/18 408770	201805 320-57200-46800	MAY LAKE MAINTENANCE	*	258.00	
				AQUATIC SYSTEMS, INC.			258.00 001332
5/29/18	00001	3/20/18 61233061	201803 310-51300-42000	MAR FEDEX POSTAGE	*	16.30	
				FEDEX			16.30 001333
5/29/18	00001	5/01/18 61675563	201804 310-51300-42000	APR FEDEX POSTAGE	*	31.89	
				FEDEX			31.89 001334
5/29/18	00001	5/08/18 61753620	201805 310-51300-42000	MAY FEDEX SHIPPING	*	18.70	
				FEDEX			18.70 001335
5/29/18	00002	4/30/18 100106	201803 310-51300-31500	RESPOND TO AUDIT LETTER	*	326.50	
				HOPPING GREEN & SAMS			326.50 001336
5/29/18	00041	5/01/18 1375	201805 320-57200-46200	MAY LANDSCAPE MAINTENANCE	*	1,042.00	
				MARTEX SERVICES LANDSCAPE MGMT			1,042.00 001337
6/07/18	00027	5/23/18 410594	201805 320-57200-46800	DEBRIS REMOVAL-SITES 3&4	*	578.80	
				AQUATIC SYSTEMS, INC.			578.80 001338
6/07/18	00027	6/01/18 411740	201806 320-57200-46800	JUN LAKE MAINTENANCE	*	258.00	
				AQUATIC SYSTEMS, INC.			258.00 001339
6/07/18	00001	5/15/18 61823754	201805 310-51300-42000	MAY FEDEX POSTAGE	*	144.27	
				FEDEX			144.27 001340
6/07/18	00049	6/01/18 3776	201806 320-57200-46000	JUN JANITORIAL SERVICES	*	215.20	
		6/01/18 3776	201806 320-57200-45300	JUN POOL MAINTENANCE	*	800.80	
		6/01/18 3776	201806 320-57200-34000	JUN SITE MANAGEMENT	*	579.00	
		6/01/18 3776	201806 320-57200-34100	JUN STAFFING ATTENDANT	*	1,697.00	
				FIRST COAST CMS, LLC			3,292.00 001341

ACON AMELIA CONCOUR BSANCHEZ

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/28/18	00083	6/18/18 113293	201806 320-57200-46200	PLAYGROUND MULCH	*	680.00	
				MULCH MASTERS, LLC			680.00 001345
6/28/18	00082	5/22/18 31166851	201805 320-53800-45513	FIRE ANT TREATMENT	*	75.00	
		6/06/18 31496721	201806 320-53800-45513	SENTRICON SERVICE	*	350.00	
				NADAR PEST CONTROL			425.00 001346
7/05/18	00027	7/01/18 414720	201807 320-57200-46800	JUL LAKE MAINTENANCE	*	258.00	
				AQUATIC SYSTEMS, INC.			258.00 001347
7/05/18	00061	6/21/18 1130229	201806 320-57200-62000	BAD MAIN ACCESS BOARD	*	135.00	
		6/21/18 1130229	201806 320-57200-62000	2 DOOR CONTROLLER	*	605.00	
		6/21/18 1130229	201806 320-57200-62000	RPLCED MAIN ACCESS PANEL	*	270.00	
				ATLANTIC COMPANIES			1,010.00 001348
7/05/18	00049	6/29/18 3836	201806 320-57200-62000	TESTING REAGENTS/NET	*	71.86	
		6/29/18 3836	201806 310-51300-42500	COPIES AMENITY POLICIES	*	108.60	
		6/29/18 3836	201806 320-57200-62000	JANITORIAL SUPPLIES	*	1.59	
		6/29/18 3836	201806 320-57200-62000	A/C FILTERS	*	6.65	
		6/29/18 3836	201806 320-57200-62000	POOL SHOCK/JANITORIAL	*	92.89	
		6/29/18 3836	201806 320-57200-62000	POOL SHOCK/FAN	*	27.76	
				FIRST COAST CMS, LLC			309.35 001349
7/05/18	00049	7/01/18 3822	201807 320-57200-46000	JUL JANITORIAL SERVICES	*	215.20	
		7/01/18 3822	201807 320-57200-45300	JUL POOL MAINTENANCE	*	800.80	
		7/01/18 3822	201807 320-57200-34000	JUL SITE MANAGEMENT	*	579.00	
		7/01/18 3822	201807 320-57200-34100	JUL STAFFING ATTENDANT	*	1,697.00	
				FIRST COAST CMS, LLC			3,292.00 001350

ACON AMELIA CONCOUR BSANCHEZ

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/05/18	00002	6/29/18 101157	201805 310-51300-31500	MEETING PREPARATION	*	709.00	
				HOPPING GREEN & SAMS			709.00 001351
7/05/18	00082	6/22/18 31424763	201806 320-53800-45513	FIRE ANT SERVICE	*	75.00	
				NADAR PEST CONTROL			75.00 001352
7/05/18	00084	7/01/18 13129557	201807 320-57200-45400	BULK POOL CHEMICALS	*	1,000.00	
				POOLSURE			1,000.00 001353
7/12/18	00005	7/02/18 194	201807 310-51300-34000	JUL MANAGEMENT FEES	*	3,605.00	
		7/02/18 194	201807 310-51300-35100	JUL INFORMATION TECH	*	125.00	
		7/02/18 194	201807 310-51300-32400	JUL DISSEMINATION FEES	*	291.67	
		7/02/18 194	201807 310-51300-51000	OFFICE SUPPLIES	*	.15	
		7/02/18 194	201807 310-51300-42000	POSTAGE	*	2.35	
		7/02/18 194	201807 310-51300-42500	COPIES	*	78.90	
		7/02/18 194	201807 310-51300-41000	TELEPHONE	*	22.08	
				GOVERNMENTAL MANAGEMENT SERVICES			4,125.15 001354
7/12/18	00002	1/31/18 98411	201712 310-51300-31500	RVW PURCHASE SALE AGREEMENT	*	437.00	
				HOPPING GREEN & SAMS			437.00 001355
7/12/18	00041	7/01/18 2213	201807 320-57200-46200	JUL LANDSCAPE MAINTENANCE	*	1,042.00	
				MARTEX SERVICES LANDSCAPE MGMT			1,042.00 001356
7/19/18	00064	7/03/18 2116859	201807 310-51300-32200	FYE 9/30/18 AUDIT	*	3,875.00	
				BERGER, TOOMBS, ELAM, GAINES,&FRANK			3,875.00 001357
7/19/18	00001	7/10/18 62397433	201807 310-51300-42000	JUL FEDEX POSTAGE	*	28.68	
				FEDEX			28.68 001358
7/19/18	00084	6/01/18 13129557	201806 320-57200-45400	POOL CHEMICALS	*	531.44	
				POOLSURE			531.44 001359
				ACON AMELIA CONCUR BSANCHEZ			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/24/18	00085	7/24/18 142416	201807 310-51300-42500	LOAD,READ,CONVERT FIES	*	45.00	
		7/24/18 142416	201807 310-51300-42500	PREP,PRINT,ENVELOPE	*	136.56	
		7/24/18 142416	201807 310-51300-42500	POSTAGE	*	76.00	
ADVANCED DIRECT MARKETING SERVICES							257.56 001360
TOTAL FOR BANK A						55,136.61	
TOTAL FOR REGISTER						55,136.61	

ACON AMELIA CONCOUR BSANCHEZ



Aquatic Systems, Inc.

LAKE & WETLAND MANAGEMENT SERVICES

2100 NW 33rd Street Pompano Beach, FL 33069

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

Invoice

INVOICE DATE: 4/1/2018

INVOICE NUMBER: 0000405718

CUSTOMER NUMBER: 0070160

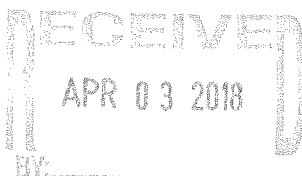
PO NUMBER:

PAYMENT TERMS: Net 30

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

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

1-32-572-468
27



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: 4/1/2018

INVOICE NUMBER: 0000405718

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 3702



BY:

BILL TO

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

DATE
04/01/2018

PLEASE PAY
\$2,725.00

DUE DATE
04/21/2018

P.O. NUMBER

May Service

SALES REP

Tony Shiver

DATE	ACTIVITY	QTY	RATE	AMOUNT
04/01/2018	Amelia Concourse Contract:Janitorial Service 1-32-572-46 Janitorial Services	1	215.20	215.20
04/01/2018	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
04/01/2018	Amelia Concourse Contract:Site Management 1-32-572-34 Amenity Center site management	1	579.00	579.00
04/01/2018	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**Bill To:**

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



BY:

Invoice #: 191

Invoice Date: 4/2/18

Due Date: 4/2/18

Case:

P.O. Number:

Description	Hours/Qty	Rate	Amount
Management Fees - April 2018 1-31-513-34		3,605.00	3,605.00
Information Technology - April 2018 1-31-513-351		125.00	125.00
Dissemination Agent Services - April 2018 1-31-513-324		291.67	291.67
Office Supplies 1-31-513-51		1.59	1.59
Postage 1-31-513-42		51.62	51.62
Copies 1-31-513-425		29.85	29.85
Telephone 1-31-513-41		12.83	12.83
5			

Total \$4,117.56

Payments/Credits \$0.00

Balance Due \$4,117.56



Martex Services

LANDSCAPE MANAGEMENT

INVOICE

Date	Invoice No.
03/16/18	750
Terms	Due Date
Net 30	04/15/18

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
\$66.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#800 - Irrigation Inspection Repairs - March		\$66.00	\$0.00	\$66.00
	Irrigation Inspection Repair Materials		\$66.00	\$0.00	\$66.00
	Total		\$66.00	\$0.00	\$66.00

Clock 2

Zone 2 - Replaced one rotor that was no longer rotating, located at the corner of the exit side.

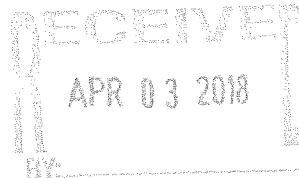
Zone 3 - Replaced one rotor that was leaking excessively, located along the sidewalk near the timer.

Pool

Zone 7 - Replaced one rotor that was leaking excessively, located on the left sidewalk before you enter the pool area.

1-32-572-464

4)



1417 Avery Road
Fernandina Beach, FL 32034

<http://www.martexlandscape.com>

1005 Bradford Way
Kingston, TN 37763

Date	Invoice #
4/6/2018	1

Bill To
Amelia Concourse CDD C/O GMS

RECEIVED
APR 11 2018
BY:

Terms	Due Date
Net 30	5/6/2018

Description		Amount
Amortization Schedule Redemption Date 5/1/18 Series 2016 \$55,000 <div style="text-align: center;"> "2016 5/1/18 Prepay Amort" 1.310.513.324 81 </div>		250.00
		Total \$250.00
		Payments/Credits \$0.00
		Balance Due \$250.00

**FIRST COAST CONTRACT
MAINTENANCE SERVICES, LLC**

3821 Miruelo Cir N
Jacksonville, FL 32217 US
(904) 537 9034
service@firstcoastcms.com
www.firstcoastcms.com

Invoice 3707

RECEIVED
APR 04 2018



BY:

BILL TO

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

DATE
04/04/2018

PLEASE PAY
\$4,129.95

DUE DATE
04/24/2018

DATE	ACTIVITY	QTY	RATE	AMOUNT
03/12/2018	Nadar's - Fire Ant Service for amenity center			75.00
03/12/2018	Bowman A/C - repair of A/C in amenity center RM			312.66
03/14/2018	THE HOME DEPOT - light fixtures RM			195.08
03/20/2018	THE HOME DEPOT - light fixtures for amenity center RM			63.87
03/20/2018	Office Depot - office supplies for attendant office OS			44.13
03/21/2018	HAGAN ACE - stain and algae treatment RM			57.48
03/21/2018	Ace - acid to treat pool stains PC			23.53
03/25/2018	Econolight - 7 flood lights RM			222.77
03/26/2018	Best Buy - PC, Printer, and Microsoft Office for onsite attendant office RM			938.07
03/26/2018	Home Depot - shelving and materials for janitorial/storage closets RM			142.79
03/27/2018	Amazon - soap dispenser and soap, toilet paper holders RM			294.49
03/28/2018	Home Depot - Janitorial supplies and caulk for exterior of building (amenity center) J			105.54
03/28/2018	Walmart - office supplies for setting up onsite attendant Office OS			58.84
03/28/2018	Home Depot - battery backup for computer, light bulbs RM			80.22
03/28/2018	Amazon - soap dispenser RM			9.95
03/28/2018	JMAC - access cards for amenity center RM			140.50
03/29/2018	Home Depot - materials to install new LED lighting at front entrance RM			16.63

DATE	ACTIVITY	QTY	RATE	AMOUNT
04/01/2018	EH Online - Pool Permits for Amelia Concourse PP			527.51
04/01/2018	Office Max - desk, chair, and supplies of attendant office RM			342.38
04/04/2018	Amazon - soap dispenser RM			9.95
04/04/2018	Poolsure - Bulk pool chemicals and chemical feeding equipment PC			468.56

TOTAL DUE

\$4,129.95

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:** 03/06/18 **Payment Due Upon Receipt**

Date	Invoice #	Description	Amount	Tax	Balance
Service Address: 85200 Amaryllis Ct, Fernandina Beach, FL 32034-9716					
03/01/18	30665464	Fire Ant Service	\$75.00	\$0.00	\$75.00

ENTERED

Current: \$75.00

Past Due: \$0.00

Total Amount Due: \$75.00



Heating & Air Conditioning / Electrical
State Cert. CAC 1813750 EC#13007150
7523 N. Main St. Jacksonville, Florida 32208
(904) 766-5860 & (904) 387-1838
bowmanac.com



"The Big Dogs of Comfort"

INVOICE

49635

BILL TO Tony Shiver

tony@firstcoastcms.com



THIS WORK IS TO BE	
<input type="checkbox"/> C.O.D.	<input checked="" type="checkbox"/> CHARGE
MAKE	MAKE
<u>FRANE</u>	
MODEL	MODEL
	<u>2A7M3018</u>
SERIAL NUMBER	SERIAL NUMBER
	<u>7423VA15F</u>

NAME		DESCRIPTION OF WORK PERFORMED	
STREET <u>85300 AMERYLLIS CR</u>		DATE <u>2-7-18</u>	
CITY <u>Fort Ben</u>		FOUND BATTERIES LOW.	
PHONE		REMOVED FROM STAT, NOT NEEDED	
TECHNICIAN <u>IRIAN</u>		A/C COOLING GOOD.	
AUTHORIZED BY		HEAT CONTACTOR BURNT AND	
		LIMIT OPEN, REPLACED BOTH	
		HEAT WORKING GOOD	
QTY.	MATERIALS & SERVICES	AMOUNT	REMARKS
	REFRIGERANT R. LBS.		
1	1 POLE CONT.		
1	LIMIT SWITCH		
TOTAL MATERIALS			
TOTAL LABOR			
MATERIALS & LABOR MAY BE CONTINUED ON OTHER SIDE			
The above named company makes no warranties, expressed or implied on existing appliances or drainlines installed by others.			
TERMS We reserve the right to charge a 1.5% finance charge per month on any overdue balance according to the payment terms stated in this contract and any attorneys or collection fees if applicable. Net 10 days <input checked="" type="checkbox"/> Net 30 days <input type="checkbox"/>			
I have authority to order the work outlined above which has been satisfactorily completed. I agree that Seller retains title to equipment/materials furnished until final payment is made. If payment is not made as agreed, seller can remove said equipment/materials at Seller's expense. Any damage resulting from said removal shall not be the responsibility of Seller.			
LIMITED WARRANTY: All materials, parts and equipment are warranted by the manufacturers' or suppliers' written warranty only. All labor performed by the above named company is warranted for 30 days or as otherwise indicated in writing. The above named company makes no other warranties, express or implied, and its agents or technicians are not authorized to make any such warranties on behalf of above named company.			
All warranty calls will be performed Monday - Friday 8 am - 5 pm excluding holidays.			
Thank You			
CUSTOMER SIGNATURE		TOTAL <u>312.66</u>	



1750 US 1 SOUTH
ST AUGUSTINE, FL 32084 (904)824-3657

6334 00058 79440 03/20/18 11:16 AM
SELF CHECK OUT

718212234525 1LTMDWALLMNT <A> 59.97
WILKERSON 1LT MD EXT WAL MNT BLK DNI

SUBTOTAL 59.97
SALES TAX 3.90
TOTAL \$63.87

XXXXXXXXXXXX6703 DEBIT

USD\$ 63.87

AUTH CODE 980545

Chip Read

Verified By PIN

AID A0000000980340

5553204445424954

TVR 8080048000

IAD 06010A03600000

TSI 6800

ARC 00

PO: AC-OP



Description: LIGHT fixture
FOR AMENITY CENTER



6334 58 79440 03/20/2018 7022

RETURN POLICY DEFINITIONS

POLICY ID DAYS POLICY EXPIRES ON
A 1 90 06/18/2018
THE HOME DEPOT RESERVES THE RIGHT TO
LIMIT / DENY RETURNS. PLEASE SEE THE
RETURN POLICY SIGN IN STORES FOR
DETAILS.

BUY ONLINE PICK-UP IN STORE
AVAILABLE NOW ON HOMEDEPOT.COM



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

6921 00056 86449 03/14/18 01:26 PM
SELF CHECK OUT

718212234525 1LTMDWALLMNT <A>
WILKERSON 1LT MD EXT WAL MNT BLK DNI

3059.97 179.91
733250/39608 VELSTDCONN <A> 2.40
YIW STANDARD WIRE CNNECTR 25PK

SUBTOTAL 182.31
SALES TAX 12.77
TOTAL \$195.08

XXXXXXXXXXXX6703 DEBIT

USD\$ 195.08

AUTH CODE 382121

Chip Read

Verified By PIN

AID A0000000980810

5553204445424954

TVR 8080048000

IAD 06010A03600000

TSI 6800

ARC 00



6921 56 86449 03/14/2018 2198

RETURN POLICY DEFINITIONS

POLICY ID DAYS POLICY EXPIRES ON
A 1 90 06/12/2018
THE HOME DEPOT RESERVES THE RIGHT TO
LIMIT / DENY RETURNS. PLEASE SEE THE
RETURN POLICY SIGN IN STORES FOR
DETAILS.

Tech Depot™ Services Terms and Conditions
only. Special orders are not returnable. See
games may be exchanged for the same item
furniture. Open software, CDs, DVDs and video
technology, software and unassembled
all unopened ink & toner or 14 days for
within 90 days for office supplies, 30 days for
original packaging for a refund or exchange

PO: AL-OP



Description: STAIN &
ALGAE TREATMENT

THANK YOU FOR SHOPPING AT
HAGAN ACE ANASTASIA #11627
(904) 471-7844

SERVING NORTH FLORIDA SINCE 1962

THANK YOU FOR YOUR PATRONAGE

03/20/18 12:32PM NTR09 641 SALE

1483247 1 EA \$21.99 EA
4# WHITE OX CRYSTALS \$21.99
8191637 2 EA \$15.99 EA
POOL 3 MONTH ALGAECIDE QT \$31.98

SUB-TOTAL:\$ 53.97 TAX:\$ 3.51
TOTAL:\$ 57.48
BC AMT:\$ 57.48

BK CARD#: XXXXXXXXXXXX8703

MID: 372056610887

AUTH: 123144 AMT:\$ 57.48

Host reference #:131536 Bat#

ENTERED
Authorizing Network VISA

Chip Read

CARD TYPE:VISA

EXPR: XXXX

AID : A0000000031010

TVR : 8080008000

IAD : 06010A03600000

TST : 6800

Office DEPOT OfficeMax®

SAINT AUGUSTINE - (904) 827-9140

03/20/2018 1:27 PM



2PVTGUPXQ55XMX6F

SALE 6214-1-1162-860855-18.2.2

208801 BDR,ODP,VW,1",

5 @ 5.49 27.45

Promotion -2.50

You Pay 24.95SS

717982 PEN,BP,RTX,3P, 5.00 SS

233256 EXPANDABLE SHE

2 @ 7.99 15.98

You Pay 15.98SS

Subtotal: 45.93

FL State Tax 6% 2.76

FL Disctnry Surtax 0.5% 0.23

Total: 48.92

Rewards Cert 9825: 4.79

44.13

Welcome to Best Buy #11475
13141 CITY STATION DR
JACKSONVILLE, FL 32218
(904) 714-6087



Val #:000043-410038-615536-619807-786176-519

1475 068 6474 03/26/18 17:41

5119600 TOF29A#B1H 99.99
HP OFFICEJET PRO 6978 AIO PRI
179.99 Was Price
80.00- Sale Discount
Serial # TH7CL1R1WG
Sales Tax 7.00
6051044 V241ICUT-05 729.99
ASUS V241ICUT-05 ALL-IN-ONE C
799.99 Was Price
70.00- Sale Discount
0.00 MCSFT SOFTWR BNDL 1
Sales Tax 51.10
5265900 QQ2-00647 49.99
OFFICE 365 PERSONAL 1 YEAR
69.99 Was Price
20.00- MCSFT SOFTWR BNDL 1
Serial # MSQQ200647775481876
Sales Tax 0.00
3237023 OFFICE 365P 0.00
MSFT OFFICE 365 PERSONAL - 1
0.00 MCSFT SOFTWR BNDL 1
Sales Tax 0.00

Subtotal 879.97
Sales Tax 58.10

Total 938.07

*****4090 ChipRead USD\$ 938.07
VISA CREDIT - VISA
SHIVER/TONY
Approval 039026

MODE: Issuer
AID: A0000000031010

MCSFT SOFTWR BNDL 1 Savings: 20.00
Other Savings: 150.00
Total Savings: 170.00

THANK YOU FOR YOUR PATRONAGE
HAGAN ACE OF GREEN COVE #16262
(904) 284-9931

SERVING NORTH FLORIDA SINCE 1962
THANK YOU FOR YOUR PATRONAGE
03/21/18 12:47PM KLP02 578 SALE

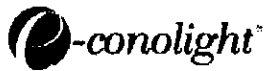
1483247 1 EA \$21.99 EA
4# WHITE OX CRYSTALS \$21.99
SUB-TOTAL:\$ 21.99 TAX: \$ 1.54
TOTAL: \$ 23.53
BC AMT: \$ 23.53

BK CARD#: XXXXXXXXXXXXX8703
MID: 372059102882
AUTH: 124615 AMT: \$ 23.53
Host reference #:270100 Bat#

Authorizing Network: VISA

Chip Read
CARD TYPE:VISA EXPR: XXXX
AID : A0000000031010
TVR : 8080008000
IAD : 06010A03600000
TSI : 6800
ARC : 00
MODE : Issuer
CVM :
Name : VISA DEBIT
ATC :002D
AC : 043D93AD20BBA791
TxnID/ValCode: 611989

My Best Buy
Member ID 3756480584



PO: AC OP
Description: LIGHTS FOR
FRONT ENTRANCE



ORDER CONFIRMATION

ENTERED

Order number: 100471915
Order Date: March 25, 2018

Billed to:
Tony Shiver
First Coast CMS, LLC
3821 Miruelo Cir N
Jacksonville, Florida, 32217
United States
T: 9045379034

Payment Method:

Credit Card


Credit Card Type:
VI
Credit Card Number:
xxxx-8703
Name on the Card:
Tony Shiver
Expiration Date:
1/2020

Dear Tony Shiver,
Thank you for shopping with e-conolight. Below is the status of your order.

ORDER SUMMARY

Shipping To:
Tony Shiver
First Coast CMS, LLC
3821 Miruelo Cir N
Jacksonville, Florida, 32217
United States
T: 9045379034

Shipping Method:
und

ITEM		UNIT PRICE	QUANTITY	SUBTOTAL
	Replaces 50W | 700 Lumens LED Compact Floodlight E-GL3 Series | 4000K | Black SKU: E-GL3L09N2K	\$34.99	Ordered: 7	\$244.93

SUBTOTAL	\$244.93
Applied Discount - 15% Off	-\$36.74
New Subtotal	\$208.19
Estimated Shipping	\$0.00
Tax	\$14.58
Grand Total (Excl. Tax)	\$208.19

\$222.77

OP-AC



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More doing.SM

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

6921 00002 25524 03/28/18 04:29 PM
CASHIER ANN

043318130052 SIMPLE GREEN <A>
SIMPLE GREEN APC ORIGINAL 1280Z
6@9.98 59.88
071497184092 BRUSH <A> 12.47
WSTR PRO NP 2.5 ANGLE SASH ALL PAINT
079340648753 LOCPGULTM9 <A>
LOCTITE POWER GRAB ULTIMATE 9 OZ
3@6.77 20.31
051141395609 PGP 2PK FN <A> 5.97
3M PGP SPONGE BLK FINE 120G/220E 2PK

SUBTOTAL 98.63
SALES TAX 6.91
TOTAL \$105.54
XXXXXXXXXXXX1228 DEBIT 105.54

AUTH CODE 962935



6921 02 25524 03/28/2018 4579

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON



More saving.
More doing.SM

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

6921 00005 15577 03/26/18 01:35 PM
CASHIER LADY

731161006401 18" 5-SHELF <A>
HDX 5-SHLF STORAGE UNIT 36WX18LX72H
2@39.97 79.94
071691390992 48IN RAIL <A> 9.97
48" FAST TRACK HANG RAIL
092097253100 EZANCP50PK <A> 11.68
EZ TWIST-N-LOCK 75, 50 PK
071691230182 UTLTY HOOK <A> 7.97
FAST TRACK STEEL UTILITY HOOK
071691422846 COOLER HOOK <A>
COOLER HOOK - FAST TRACK
2@5.97 11.94
071691422853 COMPT HOOK <A>
COMPACT HOOK - FAST TRACK
2@5.97 11.94

SUBTOTAL 133.44
SALES TAX 9.35
TOTAL \$142.79

XXXXXXXXXXXX4090 VISA

AUTH CODE 08800G/3052914 USD\$ 142.79
Chip Read TA
AID A0000000031010 4348415345205649534

1 TVR 0080008000
IAD 06010A03602002
TSI F800
ARC 00

P.O.#/JOB NAME: AC



6921 05 15577 03/26/2018 6627

RETURN POLICY DEFINITIONS

Details for Order #114-0288486-9575464

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

Order Placed: March 26, 2018

Amazon.com order number: 114-0288486-9575464

Order Total: \$294.49

Not Yet Shipped**Items Ordered**4 of: *DEB 1 Liter ProLine Curve White & Chrome Dispenser for Deb Creams, Lotion, Foam Soap, Sanitizer*Sold by: Redicare ([seller profile](#))

Condition: New

Price

\$9.95

Shipping Address:Tony Shiver
3821 MIRUELO CIR N
JACKSONVILLE, FL 32217-3649
United States**Shipping Speed:**

Two-Day Shipping

Shipped on March 27, 2018**Items Ordered**1 of: *DEB 1 Liter ProLine Curve White & Chrome Dispenser for Deb Creams, Lotion, Foam Soap, Sanitizer*Sold by: Redicare ([seller profile](#))

Condition: New

Price

\$9.95

Shipping Address:Tony Shiver
3821 MIRUELO CIR N
JACKSONVILLE, FL 32217-3649
United States**Shipping Speed:**

Two-Day Shipping

Item(s) Subtotal: \$9.95

Shipping & Handling: \$0.00

Total before tax: \$9.95

Sales Tax: \$0.00

Total for This Shipment: \$9.95

Shipped on March 27, 2018**Items Ordered**1 of: *Diversey power screen 30 Day Premium Anti-Splash Urinal Screen and Deodorizer - Fits Most Top Urinal Brands, 8" x 7" Orange/Tropical (10 Pack)*

Sold by: Amazon.com Services, Inc.

Condition: New

1 of: *Bradley 5054-000000 Heavy Duty Steel Tension Spring Control Single Roll Toilet Tissue Dispenser, 6" Width x 2-3/4" Height x 4-1/2" Depth*

Sold by: Amazon.com Services, Inc.

Condition: New

Price

\$20.99

\$7.06

Shipping Address:Tony Shiver
3821 MIRUELO CIR N
JACKSONVILLE, FL 32217-3649
United States**Shipping Speed:**

Two-Day Shipping

Item(s) Subtotal: \$28.05

Shipping & Handling: \$0.00

Total before tax: \$28.05

Sales Tax: \$1.96

Total for This Shipment: \$30.01

Shipped on March 27, 2018**Items Ordered**2 of: *DEB-AZU1L - Deb Refresh Azure FOAM Wash 1000ml Refill, 6/CS*Sold by: Redicare ([seller profile](#))

Condition: New

Price

\$80.94

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

Shipping Speed:
Two-Day Shipping

Item(s) Subtotal: \$161.88
Shipping & Handling: \$0.00

Total before tax: \$161.88
Sales Tax: \$0.00

Total for This Shipment: \$161.88

Shipped on March 27, 2018

Items Ordered

7 of: *Bradley 5054-000000 Heavy Duty Steel Tension Spring Control Single Roll Toilet Tissue Dispenser, 6" Width x 2-3/4" Height x 4-1/2" Depth*
Sold by: Amazon.com Services, Inc.

Condition: New

Price

\$7.06

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

Shipping Speed:
Two-Day Shipping

Item(s) Subtotal: \$49.42
Shipping & Handling: \$0.00

Total before tax: \$49.42
Sales Tax: \$3.43

Total for This Shipment: \$52.85

Payment information

Payment Method:
Visa | Last digits: 4090

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

Item(s) Subtotal: \$289.10
Shipping & Handling: \$0.00

Total before tax: \$289.10
Estimated tax to be collected: \$5.39

Grand Total: \$294.49

Credit Card transactions

Visa ending in 4090: March 28, 2018: \$9.95
Visa ending in 4090: March 27, 2018: \$244.74

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

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PO: CHASE-AC

Description: SANITOLINE
Supplies



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

6921 00002 24873 03/28/18 12:21 PM
CASHIER LISA

849665012306 PAR38 FLOOD <A> 15.00
CREE 120W BRIGHT WHITE PAR38 LED FLD
649532619986 650VA UPS <A> 59.97
650VA GREEN BATTERY BACK-UP WITH USB

SUBTOTAL 74.97
SALES TAX 5.25
TOTAL \$80.22
XXXXXXXXXXXX1228 DEBIT 80.22

AUTH CODE 772842



6921 02 24873 03/28/2018 4579

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON

A 1 90 06/26/2018
THE HOME DEPOT RESERVES THE RIGHT TO
LIMIT / DENY RETURNS. PLEASE SEE THE
RETURN POLICY STATEMENT

See back of receipt for your chance
to win \$1000

ID #: 7H2R5D192TWK

Walmart 
Save money. Live better.

(904) 751 - 5552
MANAGER WILLIE WALKER
13227 CITY SQUARE DR
JACKSONVILLE FL 32218

ST# 03702 OPM 000677 TEN 08 TR# 05301	
PAPER CLIPS 004249109580	5.97 X
STAPLES 007471135108	1.44 X
DYNAMO STPLR 007791405807	5.00 T
ORGANIZER 695433882045	34.14 X
COPY PAPER 003650010285	4.22 X
COPY PAPER 003650010285	4.22 X
SUBTOTAL	54.99
TAX 1 7.000 %	3.85
TOTAL	58.84
DEBIT TEND	58.84
CHANGE DUE	0.00

EFT DEBIT PAY FROM PRIMARY
58.84 TOTAL PURCHASE
US DEBIT **** * 8703 I 0
REF # 808700600664
NETWORK ID. 0069 APPR CODE 892208

US DEBIT
AID A0000000980840
TC 3D197F6D8CE42EF3
*Pin Verified
TERMINAL # SC011452

03/28/18 08:36:20

ITEMS SOLD 6

TCH 2752 2481 4540 8348 8187



03/28/18 08:36:34



Details for Order #111-9310012-6793858

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

Order Placed: April 4, 2018

Amazon.com order number: 111-9310012-6793858

Order Total: \$9.95

Preparing for Shipment

Items Ordered

1 of: *DEB 1 Liter ProLine Curve White & Chrome Dispenser for Deb Creams, Lotion, Foam Soap, Sanitizer*
Sold by: Redicare ([seller profile](#))

Condition: New

Price

\$9.95

Shipping Address:

Tony Shiver
3821 MIRUELO CIR N
JACKSONVILLE, FL 32217-3649
United StatesItem(s) Subtotal: \$9.95
Shipping & Handling: \$0.00
-----Total before tax: \$9.95
Sales Tax: \$0.00

Shipping Speed:

Two-Day Shipping

Total for This Shipment: \$9.95

Payment information

Payment Method:

Debit Card | Last digits: 8703

Item(s) Subtotal: \$9.95
Shipping & Handling: \$0.00

Billing address

Tony Shiver
3821 MIRUELO CIR N
JACKSONVILLE, FL 32217-3649
United StatesTotal before tax: \$9.95
Estimated tax to be collected: \$0.00
-----**Grand Total: \$9.95**To view the status of your order, return to [Order Summary](#).



Date:
03/28/2018

Order#:
116596

Bill To: (Customer ID#91227)

First Coast CMS, LLC
Tony Shiver
3821 Miruelo Cir N
JACKSONVILLE, FL 32217
United States
9045379034
tony@firstcoastcms.com

Ship To:

First Coast CMS, LLC
Tony Shiver
3821 Miruelo Cir N
JACKSONVILLE, FL 32217
United States
9045379034

Payment Method:

Credit Card: Visa
Tony Shiver
*****4090

Shipping Method:

Expedited Shipping - (3 to 5 Business Days)

Code	Description	Qty	Price	Total
CDVI-CS25	CDVI CS25	2	\$62.00	\$124.00

Subtotal: \$124.00

Tax: \$0.00

Shipping & Handling: \$16.50

Grand Total: \$140.50

PO: CHASE AZ
Description: PROX - ACCESS
CARDS for AMENITY
CENTER





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

6921 00056 07213 03/29/18 10:10 AM
SELF CHECK OUT

054007042181 ELEC.TAPE <A>
3/4"X66' BLK VNYL COMM GRD ELEC TAPE
5@1.97 9.85
051411913212 RDC BUSHING <A> 0.96
REDUCING BUSHING 3/4" X 1/2"
051411916329 CONDUIT HB <A> 4.73
CONDUIT HUB INSULATED THROAT 3/4"

SUBTOTAL	15.54
SALES TAX	1.09
TOTAL	\$16.63
XXXXXXXXXXXXX1228 DEBIT	16.63
AUTH CODE 582964	



6921 56 07213 03/29/2018 6271

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 06/27/2018
THE HOME DEPOT RESERVES THE RIGHT TO
LIMIT / DENY RETURNS. PLEASE SEE THE
RETURN POLICY SIGN IN STORES FOR
DETAILS.

BUY ONLINE PICK-UP IN STORE
AVAILABLE NOW ON HOMEDEPOT.COM.
CONVENIENT, EASY AND MOST ORDERS

Office DEPOT. OfficeMax[®]

Taking care of business Thank you for your order

We appreciate your business and are now processing your order. You will receive an order confirmation email shortly.
Please save this email for your records. Your Credit Card will be charged when the order ships.

Office Depot[®] OfficeMax[®] Rewards Member # 5611539668 will be credited when the order ships.

+ Designate a school Designate a School to Receive 5% of Your Purchase

Not applicable to schools in Puerto Rico

+ Order Summary example: Order number, Pickup date, view Order details

Delivery 1 Order Number: 121742890-001 Est. Arrival by: 04/03/2018

[View Order Details](#)

Delivery 2 Order Number: 121742774-001 Est. Arrival by:

[View Order Details](#)

Delivery 3 Order Number: 121742889-001 Est. Arrival by: 04/04/2018 08:30 AM - 05:00 PM [View Order Details](#)

+ Delivery Information / Payment Information example: Address, city, state, Payment Method etc.

Delivery Information

FIRST
TONY SHIVER
3821 MIRUELO CIR N
JACKSONVILLE,
FL
32217-3649
USA
904-537-9034
TONY@FIRSTCOASTCMS.COM

Payment Information

FIRST
3821 MIRUELO CIR N
JACKSONVILLE,
FL
32217-3649
USA
904-537-9034

Payment Method

Debit/Credit Card
(CHASE CARD)
*****4090
Amount: \$391.34

Order Details

Delivery (1 of 3) 4 Items

Estimated delivery 04/03/2018



Office Depot[®] Brand Professional Legal Pad, 5" x 8", Assorted
Colors, Narrow Ruled, 50 Sheets, 6 Pads/Pack
Item # 634277

Eco-conscious
 Recycled content

Qty: 1 \$6.99



Swingline[®] 3-Hole Paper Punch, Silver
Item # 840187

Qty: 1 \$15.79

PO: AC - OP
Description: OFFICE DECK,
CHAIR, AND SUPPLIES
for onsite staffing



Office Depot® Brand Heavy-Duty D-Ring View Binder, 2" Rings, Qty: 2 \$22.98 \$11.49 each
100% Recycled, White
Item # 212365
Eco-conscious
Recycled content

Items (4) Subtotal \$45.76

Sales tax \$3.20

Delivery FREE

Total \$48.96

Delivery (2 of 3) 1 Item

Estimated delivery



[REDACTED]

[REDACTED]

3 Day Delivery

[REDACTED]

[REDACTED]

[REDACTED]

Coupons/delivery fee adjustments/other discounts [REDACTED]

[REDACTED]

[REDACTED]

Delivery (3 of 3) 2 Items

Estimated delivery 04/04/2018 08:30 AM - 05:00 PM



Realspace® Magellan Collection L-Shaped Desk, Espresso Qty: 1 \$219.99
Item # 671101095
Delivery Fee May Apply



Realspace® Modern Comfort Series Winsley Mid-Back Bonded Leather Chair, Gray Qty: 1 \$99.99
Item # 466979

Items (2) Subtotal \$319.98

Sales tax \$22.40

Furniture Delivery Fee: FREE

Total \$342.38



Tony Shiver <tony@firstcoastcms.com>

EH Online Billing and Permitting System Payment Confirmation

1 message

SQL Mail <HSE_RehostHelp@flhealth.gov>

Reply-To: HSE_SqlAlerts@flhealth.gov

To: tony@firstcoastcms.com

Sun, Apr 1, 2018 at 6:56 PM

Dear Tony Shiver,

Thank you for using the Online Billing and Permitting System. Your payment is currently being processed. Please note that e-check payments are subject to review and may acquire additional fees if collection activity is required. You may also view your online receipt at: www.MyFloridaEHPermit.com. Please do not reply to this email as it is an automated response by the system.

Payment Submittal Confirmation: G6VW0UZP

Payment Type: Credit Or Debit Card

Payment Date: Apr 1 2018 6:57PM

Payments:

Permit Number	Facility Name	Payment Amount
45-60-00152	Amelia Concourse Swimming Pool	265.00
45-60-00153	Amelia Concourse Activity Pool	125.00
45-60-00154	Amelia Concourse Wading Pool	125.00

Convenience Fee: 12.51

Total Paid: 527.51

PO: AC-AMEX

Description: Pool Permits





Date 4/1/2018

Invoice # 131295577403

Item ID	Description	Qty	Units	Amount
WM-CHEM-BASE	Water Management Seasonal Billing Rate	1	ea	446.25
Fuel Surcharge	Fuel/Environmental Translt Fee	1	ea	22.31

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

Total	468.56
Amount Due	\$468.56



Martex Services

LANDSCAPE MANAGEMENT

INVOICE

Date	Invoice No.
03/31/18	1017
Terms	Due Date
Net 30	04/30/18

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
------------	----------

\$2,763.27

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#34 - Maintenance Contract		\$2,763.27	\$0.00	\$2,763.27
	Seasonal flowers installed		\$2,763.27	\$0.00	\$2,763.27
	Total		\$2,763.27	\$0.00	\$2,763.27

1-320-572-462
41



1417 Avery Road
Fernandina Beach, FL 32034

<http://www.martexlandscape.com>



INVOICE

Date	Invoice No.
04/02/18	846
Terms	Due Date
Net 30	05/02/18

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 April 2018		\$1,042.00	\$0.00	\$1,042.00
	Total		\$1,042.00	\$0.00	\$1,042.00

"APR Landscape Maintenance"

1.320.572.462

41



1417 Avery Road
Fernandina Beach, FL 32034

<http://www.martexlandscape.com>

Hopping Green & Sams

Attorneys and Counselors

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

===== STATEMENT =====

March 31, 2018

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

Bill Number 99566
Billed through 02/28/2018



1-31-513-315
2

General Counsel
ACCDD 00001 JMW

FOR PROFESSIONAL SERVICES RENDERED

02/16/18	JMW	Prepare for board meeting; confer with staff.	0.50 hrs
02/19/18	JMW	Meeting preparation; review agenda package materials; conference with staff; travel to Amelia Island for meeting.	1.10 hrs
02/20/18	JMW	Meeting preparation; attend regular board meeting; return travel.	3.20 hrs
02/22/18	JMW	Review proposed JLAC response; confer with Mossing regarding same.	0.60 hrs
Total fees for this matter			\$1,242.00

DISBURSEMENTS

Document Reproduction	0.75
Travel	128.92
Travel - Meals	26.02
Total disbursements for this matter	\$155.69

MATTER SUMMARY

Walters, Jason M.	5.40 hrs	230 /hr	\$1,242.00
TOTAL FEES			\$1,242.00
TOTAL DISBURSEMENTS			\$155.69

TOTAL CHARGES FOR THIS MATTER

\$1,397.69

BILLING SUMMARY

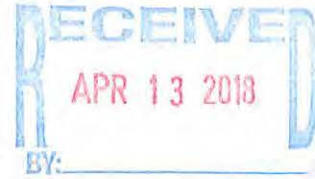
Walters, Jason M.	5.40 hrs	230 /hr	\$1,242.00
TOTAL FEES			\$1,242.00
TOTAL DISBURSEMENTS			\$155.69

TOTAL CHARGES FOR THIS BILL

\$1,397.69

=====

Please include the bill number on your check.



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

Invoice 3723

PAID
04/24/2018



BY: _____

BILL TO

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

1-32-572-62
49

DATE
04/24/2018

PLEASE PAY
\$160.00

DUE DATE
05/14/2018

P.O. NUMBER

Entrance Lighting

SALES REP

Tony Shiver

DATE	ACTIVITY	QTY	RATE	AMOUNT
04/24/2018	Misc. Labor Labor charge for installation of all new LED lighting at front/main entrance of Amelia Concourse	1	160.00	160.00

TOTAL DUE

\$160.00

THANK YOU.

NEWS-LEADER

P.O. Box 16766
Fernandina Beach FL 32035

(904) 261-3696

Fax(904) 261-3698

Advertising Memo Bill

1| Memo Bill Period 04/2018		2| Advertiser/Client Name AMELIA CONCOURSE 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 04/23/18	6| Billed Account Number 30057 LAURE.	7| Advertiser/Client Number 30057

8| Billed Account Name and Address AMELIA CONCOURSE C.D.D. 475 WEST TOWN PL STE 114 ST. AUGUSTINE FL 32092		Amount Paid: Comments: Ad #: 423299	
---	--	---	--

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
05/04/18	423299	N/MEETING MAY 15 @ 11:	2X 5.00	1		
	ROPLD	05/04	10.00	23.76	237.60	247.60
	FNL					
	AFFRD	AFFIDAVIT RETAIL DISPL		10.00		
		1-31-53-48 55				

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| Billing Period	6| Billed Account Number	7| Advertiser/Client Number	2| Advertiser/Client Name
423299	04/2018	30057	30057	AMELIA CONCOURSE 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 3747



BY:

BILL TO

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

DATE
05/02/2018

PLEASE PAY
\$592.42

DUE DATE
05/22/2018

P.O. NUMBER

Purchases

SALES REP

Tony Shiver

DATE	ACTIVITY	QTY	RATE	AMOUNT
04/26/2018	RESTOCKIT - paper towels RR			34.77
04/26/2018	AMAZON.COM cleaning gloves RR			61.25
04/28/2018	Amazon.com - dust pan RR			8.21
05/01/2018	PoolSure - Bulk pool chemicals PC			468.56
05/01/2018	Home Depot - Janitorial Supplies/toilet paper holder repair RR			19.63

TOTAL DUE

\$592.42

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 3742



BY:

BILL TO

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

DATE
05/01/2018

PLEASE PAY
\$3,292.00

DUE DATE
05/21/2018

P.O. NUMBER

June Service

SALES REP

Tony Shiver

DATE	ACTIVITY	QTY	RATE	AMOUNT
05/01/2018	Amelia Concourse Contract:Janitorial Service Janitorial Services	1	215.20	215.20
05/01/2018	Amelia Concourse Contract:Pool Service Pool cleaning service, three days a week for all three swimming pools	1	800.80	800.80
05/01/2018	Amelia Concourse Contract:Site Management Amenity Center site management	1	579.00	579.00
05/01/2018	Amelia Concourse Contract:Staffing Staffing Attendant for amenity center during peak season (Weekend and 1 day during week)	1	1,697.00	1,697.00

TOTAL DUE

\$3,292.00

THANK YOU.

AC-00

Thank you for shopping at ReStockIt.com - We have received your order.

Your Order Confirmation Number is:
25117866

Email: tony@firstcoastcms.com
Date of purchase: 4/24/2018 5:18:21 PM
Coupon Entered: None
Payment Method: Credit Card
Card Type: VISA
Card Name: Tony Shiver
Card Number: 8703

ENTERED

Shipping Address

Tony Shiver
Phone: 9045379034
First Coast CMS
3821 Miruelo Cir N
Jacksonville, FL 32217
United States

Billing Address

Tony Shiver
Phone: 9045379034
First Coast CMS
3821 Miruelo Cir N
Jacksonville, FL 32217
United States

Your Ordered Items:



**ReStockIt White
Hardwood Paper
Towels, 800'**

Unit Price: \$23.85

Subtotal: \$23.85

Item #: RES-560
Delivery in 1-2
business days.
Quantity: 1

Subtotal	\$23.85
Shipping	\$8.95
Tax	\$1.97
Total	\$34.77

Delivery Estimate:

Most orders are delivered between 1-3 business days. Products that must be shipped by freight line service may take up to 2 weeks. We will email you when your order is shipped or you can use our easy [Track My Order](#) tool.

Thank you for your purchase.

ReStockIt.com

4350 Oakes Road, Suite 512
Davie, FL 33314

Phone: (800) 680-0859 - Fax: (800) 803-5207

[Click here to go to your account and view your order status](#)

)
[Feedback](#)

amazon.com

Final Details for Order #114-7895531-8738605

Print this page for your records.

Order Placed: April 26, 2018

Amazon.com order number: 114-7895531-8738605

Order Total: \$61.25

ENTERED

operating
Amelia Concourse
Sanitation

Shipped on April 26, 2018

Items Ordered

Price

1 of: The Safety Zone GNEP-MD-1P-Case Nitrile Exam Gloves - Medical Grade, Powder Free, Latex Rubber Free, Disposable, Non Sterile, Food Safe, Textured, Ind
Sold by: The Medical Shop ([seller profile](#))

\$61.25

Condition: New

Shipping Address:

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

Item(s) Subtotal: \$61.25
Shipping & Handling: \$0.00

Total before tax: \$61.25

Sales Tax: \$0.00

Shipping Speed:

Two-Day Shipping

Total for This Shipment: \$61.25

Payment information

Payment Method:

Debit Card | Last digits: 0273

Item(s) Subtotal: \$61.25
Shipping & Handling: \$0.00

Billing address

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

Total before tax: \$61.25
Estimated tax to be collected: \$0.00

Grand Total: \$61.25

Credit Card transactions

Visa ending in 0273: April 26, 2018: \$61.25

To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2018, Amazon.com, Inc. or its affiliates

amazon.com

Final Details for Order #114-9317080-6149040

Print this page for your records.

Order Placed: April 26, 2018

Amazon.com order number: 114-9317080-6149040

Order Total: \$8.21

ENTERED

operating
Amelia Concourse
Janitorial

Shipped on April 27, 2018

Items Ordered

1 of: Mr. Clean Step-On-It Dust Pan
Sold by: Amazon.com Services, Inc.

Price

\$7.67

Condition: New

Shipping Address:

Lauren Shiver
3821 MIRUELO CIR N
JACKSONVILLE, FL 32217-3649
United StatesItem(s) Subtotal: \$7.67
Shipping & Handling: \$0.00-----
Total before tax: \$7.67
Sales Tax: \$0.54

Shipping Speed:

Two-Day Shipping

Total for This Shipment: \$8.21

Payment information

Payment Method:

Debit Card | Last digits: 0273

Item(s) Subtotal: \$7.67
Shipping & Handling: \$0.00

Billing address

Lauren Shiver
3821 MIRUELO CIR N
JACKSONVILLE, FL 32217-3649
United States-----
Total before tax: \$7.67
Estimated tax to be collected: \$0.54

Grand Total: \$8.21

Credit Card transactions

Visa ending in 0273: April 27, 2018: \$8.21

To view the status of your order, return to Order Summary.Conditions of Use | Privacy Notice © 1996-2018, Amazon.com, Inc. or its affiliates



Date _____

5/1/2018

Invoice #

131295577958

Item ID	Description	Qty	Units	Amount
WM-CHEM-BASE	Water Management Seasonal Billing Rate	1	ea	446.25
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	22.31

Season Billing Schedule:

Summer - April through September monthly service
Winter - October through March monthly service

Total	468.56
Amount Due	\$468.56



**More saving.
More doing.SM**

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

6921 00003 43194 04/30/18 01:16 PM
CASHIER DORA

077027050400 GECLEAR <A> 5.97
GE SILICONE II K&B CLEAR 10.1 OZ
820909996316 UTILITY KNIF <A> 1.98
RETRACTABLE UTILITY KNIFE
070922038016 BLUEBLEACH <A>
BOWL FRESH TBC TABS W/BLEACH 2PK
4@1.48 5.92
079340686076 ULTRA GLUE <A> 4.47
LOCTITE ULTRA GEL SUPER GLUE .14 OZ

SUBTOTAL 18.34
SALES TAX 1.29
TOTAL \$19.63
XXXXXXXXXXXX3656 HOUSE ACCT 19.63
AUTH CODE BCZ401/8031262 TA

P.O.#/JOB NAME: AC



6921 03 43194 04/30/2018 2366

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 07/29/2018
THE HOME DEPOT RESERVES THE RIGHT TO
LIMIT / DENY RETURNS. PLEASE SEE THE
RETURN POLICY SIGN IN STORES FOR
DETAILS.

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

**ENTER FOR A CHANCE
TO WIN A \$5,000
HOME DEPOT GIFT CARD!**

Tell us about your store visit!
Complete our short survey and
enter for a chance to win at:

www.homedepot.com/survey

**PARTICIPE EN UNA
OPORTUNIDAD DE GANAR
UNA TARJETA DE
REGALO DE THD
DE \$5,000!**

Comparta Su Opinion! Complete la breve
encuesta sobre su visita a la tienda y
tenga la oportunidad de ganar en:

www.homedepot.com/survey

**User ID:
H8F 93598 86680**

**Password:
18230 86677**

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

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 192**Invoice Date:** 5/1/18**Due Date:** 5/1/18**Case:****P.O. Number:****Bill To:**

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

Description	Hours/Qty	Rate	Amount
Management Fees - May 2018 1.31.513.34		3,605.00	3,605.00
Information Technology - May 2018 1.31.513.351		125.00	125.00
Dissemination Agent Services - May 2018 1.31.513.324		291.67	291.67
Copies 1.31.513.425		7.20	7.20
5			

Total	\$4,028.87
--------------	-------------------

Payments/Credits	\$0.00
-------------------------	---------------

Balance Due	\$4,028.87
--------------------	-------------------



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: 5/1/2018

INVOICE NUMBER: 0000408770

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 - May		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: 5/1/2018

INVOICE NUMBER: 0000408770

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!

**Invoice Number**

6-123-30619

Invoice Date

Mar 20, 2018

Account Number

Page

1 of 4

PAST DUE**Billing Address:**

AMELIA CONOURSE CDD
475 W TOWN PL STE 114
SAINT AUGUSTINE FL 32092-3649

Shipping Address:

AMELIA CONOURSE CDD
475 W TOWN PL STE 114
SAINT AUGUSTINE FL 32092-3649

Invoice Questions?**Contact FedEx Revenue Services**

Phone: (800) 622-1147
M-F 7 AM to 8 PM CST
Sa 7 AM to 6 PM CST
Fax: (800) 548-3020
Internet: www.fedex.com

Invoice Summary Mar 20, 2018**FedEx Express Services**

Transportation Charges	15.45
Special Handling Charges	0.85
Total Charges	USD \$16.30
TOTAL THIS INVOICE	USD \$16.30

1.31-513-42
1

Tendered Date is the date the shipper gave possession of the shipment to FedEx and is used for rate calculations and currency conversions.

Ship Date is the date for start of transit time

The amount due shown on the remittance advice reflects the invoice balance due and includes any items still outstanding. Any payment which could be applied to a specific shipment has been credited to the appropriate activity summary enclosed. Payments and/or adjustments that could not be applied to a specific shipment have been credited against the total amount due on this invoice.

Other discounts may apply.

Your Account is Past Due. Date of Notice: May 08, 2018. To prevent further action, please remit your payment immediately. If payment has been made, please disregard this notice.



Detailed descriptions of surcharges can be located at fedex.com

To ensure proper credit, please return this portion with your payment to FedEx. Please do not staple or fold. Please make check payable to FedEx.

☐ For change of address, check here and complete form on reverse side.

Invoice Number

6-123-30619

Account Number

8508-0660-8

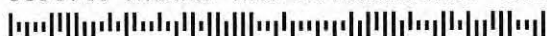
Amount Past Due

USD \$16.30

Remittance Advice**Your Account is Past Due. Date of Notice: May 08, 2018**

85080660612330619010000163038

0038985 01 AB 0.405 **AUTO T4 0 1128 32092-364939 -C01-P39023-11



AMELIA CONOURSE CDD
475 W TOWN PL STE 114
SAINT AUGUSTINE FL 32092-3649



FedEx
P.O. Box 660481
DALLAS TX 75266-0481



60070280001731

1128-01-00-0038985-0002-0082697

Invoice Number

6-123-30619

Invoice Date

Mar 20, 2018

Account Number

Page

2 of 4

Adjustment Request

Fax to (800) 548-3020

Use this form to fax requests for adjustments due to the reasons indicated below. Requests for adjustments due to other reasons, **including** service failures, should be submitted by going to **www.fedex.com** or calling 800.622.1147. Please use multiple forms for additional requests.

Please complete all fields in black ink.

Requestor Name Date / / Phone - - Fax # - - E-mail Address ☐ Yes, I want to update account contact with the above information.

Tracking Number

Bill to Account

\$ Amount

<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>

ADR - Address Correction

INW - Incorrect Weight

OVS - Oversize Surcharge

For all Service failures or other

DVC - Declared Value

INS - Incorrect Service

RSU - Residential Delivery

surcharges please use our web

IAN - Invalid Acct #

OCF - Grd Pick-up Fee

PND - Pwrshp Not Delivered

site www.fedex.com or call

OCS - Exp Pick-up Fee

SDR - Saturday Delivery

(800) 622-1147

Tracking Number

Code

\$ Amount

Rerate information only (round to nearest inch)

LBS L W H

<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

Check all that apply

Effective Date / / ☐ Shipping Address (Physical Address)☐ Billing Address Only☐ Billing Same As Shipping AddressCompany Company Address Address Address Address Dept Dept Floor Apt/Suite # Floor Apt/Suite # City City State Zip Code - State Zip Code - Phone - - Phone - - Fax # - - Fax # - -

**Invoice Number**

6-123-30619

Invoice Date

Mar 20, 2018

Account Number

Page

3 of 4

FedEx Express Shipment Summary By Payor Type**FedEx Express Shipments (Original)**

Payor Type	Shipments	Rated Weight lbs	Transportation Charges	Special Handling Charges	Ret Chg/Tax Credits/Other	Discounts	Total Charges
Shipper	1		15.45	0.85			16.30
Total FedEx Express	1		\$15.45	\$0.85			\$16.30

TOTAL THIS INVOICE**USD****\$16.30**

Invoice Number

6-123-30619

Invoice Date

Mar 20, 2018

Account Number

Page

4 of 4

FedEx Express Shipment Detail By Payor Type (Original)**Ship Date:** Mar 14, 2018**Cust. Ref.:** Bartram Park**Ref.#2:****Tendered Date:** Mar 13, 2018**Ref.#3:****Payor:** Shipper

- Fuel Surcharge - FedEx has applied a fuel surcharge of 5.50% to this shipment.
- Distance Based Pricing, Zone 2

Automation

INET

Tracking ID

780039443949

Service Type

FedEx Express Saver

Package Type

FedEx Envelope

Zone

02

Packages

1

Rated Weight

N/A

Delivered

Mar 15, 2018 09:50

Svc Area

A1

Signed by

T.CRAUN

FedEx Use

000000000/0000829/

Sender

Sarah Sweeting

GMS, LLC

475 W. Town Pl., Ste. 114

SAINT AUGUSTINE FL 32092 US

Recipient

Tom Radicioni

Bank of New York Mellon

10161 Centurion Pkwy

JACKSONVILLE FL 32256 US

Transportation Charge

15.45

Fuel Surcharge

0.85

Total Charge**USD****\$16.30****Shipper Subtotal****USD****\$16.30****Total FedEx Express****USD****\$16.30**

Hopping Green & Sams

Attorneys and Counselors

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

STATEMENT

April 30, 2018

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

Bill Number 100106
Billed through 03/31/2018



1-31-513-315
2

General Counsel
ACCDD 00001 JMW

FOR PROFESSIONAL SERVICES RENDERED

03/01/18	JMW	Respond to auditor request.	0.50 hrs
03/02/18	LAK	Prepare response to auditor letter request.	1.20 hrs
03/21/18	AHJ	Confer with Hogge regarding name of district's registered agent.	0.10 hrs
03/22/18	KFJ	Correspond with district manager regarding registered agent resolution.	0.20 hrs
03/22/18	AHJ	Prepare correspondence to district manager regarding notice of qualifying period.	0.20 hrs
03/30/18	RVW	Prepare letter to district manager regarding qualifying period; prepare notice regarding same.	0.10 hrs
Total fees for this matter			\$322.50

DISBURSEMENTS

Document Reproduction	4.00
Total disbursements for this matter	\$4.00

MATTER SUMMARY

Jaskolski, Amy H. - Paralegal	0.30 hrs	125 /hr	\$37.50
Walters, Jason M.	0.50 hrs	230 /hr	\$115.00
Jusevitch, Karen F.- Paralegal	0.20 hrs	125 /hr	\$25.00
Kuehlke, Lou Ann - Legal Asst	1.20 hrs	100 /hr	\$120.00
Van Wyk, Roy	0.10 hrs	250 /hr	\$25.00

TOTAL FEES	\$322.50
TOTAL DISBURSEMENTS	\$4.00

TOTAL CHARGES FOR THIS MATTER **\$326.50**

BILLING SUMMARY

Jaskolski, Amy H. - Paralegal	0.30 hrs	125 /hr	\$37.50
Walters, Jason M.	0.50 hrs	230 /hr	\$115.00
Jusevitch, Karen F.- Paralegal	0.20 hrs	125 /hr	\$25.00
Kuehlke, Lou Ann - Legal Asst	1.20 hrs	100 /hr	\$120.00
Van Wyk, Roy	0.10 hrs	250 /hr	\$25.00

TOTAL FEES

\$322.50

TOTAL DISBURSEMENTS

\$4.00

TOTAL CHARGES FOR THIS BILL**\$326.50****Please include the bill number on your check.**



Martex Services

LANDSCAPE MANAGEMENT

INVOICE

Date	Invoice No.
05/01/18	1375
Terms	Due Date
Net 30	05/31/18

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 May 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>

NEWS-LEADER

P.O. Box 16766
Fernandina Beach FL 32035

(904) 261-3696

Fax(904) 261-3698

Advertising Memo Bill

Memo Bill Period		Advertiser/Client Name	
05/2018		AMELIA CONOURSE CDD	
Total Amount Due		Unapplied Amount	Amount Paid
247.60			
Current Month Amount Due	30 Days	60 Days	Over 90 Days
.00	.00	.00	.00
Print Number	Memo Bill Date	Billed Account Number	Advertiser/Client Number
1	05/07/18	30057	MEGHA. 30057

Billed Account Name and Address	Amount Paid:
AMELIA CONOURSE CDD 475 WEST TOWN PL STE 114 ST. AUGUSTINE FL 32092	
	Comments:
	Ad #: 426816

Please Return Upper Portion With Payment

10 Date	11 Newspaper Reference	12 Description-Other Comments/Charges	15 SAV Size	17 Times Run	19 Gross Amount	20 Net Amount
			16 Billed Units	18 Rate		
05/23/18	426816	N/ QUALIFYING CANDIDAT	2X 5.00	1		
	ROPLD	05/23	10.00	23.76	237.60	247.60
	AFFRD	FNL		10.00		
		AFFIDAVIT RETAIL DISPL				
		1.31.513.48				
		55				

Statement of Account - Aging of Past Due Amounts

24 Current Month Amount Due	25 30 Days	26 60 Days	27 Over 90 Days	28 Unapplied Amount	29 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 Number	25 Billing Period	26 Billed Account Number	27 Advertiser/Client Number	28 Advertiser/Client Name
426816	05/2018	30057	30057	AMELIA CONOURSE CDD



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: 5/23/2018

INVOICE NUMBER: 0000410594

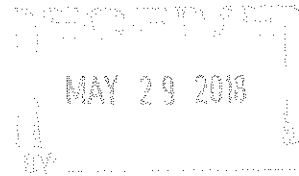
CUSTOMER NUMBER: 0070260

PO NUMBER:

PAYMENT TERMS: Net 30

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

QTY ORD	ITEM DESCRIPTION	U/M	UNIT PRICE	EXT PRICE
1	Debris Removal - Sites 3 & 4		578.80	578.80



1-32-572-468
27

SALES TAX: (0.0%) \$0.00

LESS PAYMENT: \$0.00

TOTAL DUE: \$578.80

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: 5/23/2018

INVOICE NUMBER: 0000410594

CUSTOMER NUMBER: 0070260

TOTAL AMOUNT DUE: \$578.80

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

AMOUNT PAID:

THANK YOU FOR YOUR BUSINESS!



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: 6/1/2018

INVOICE NUMBER: 0000411740

CUSTOMER NUMBER: 0070160

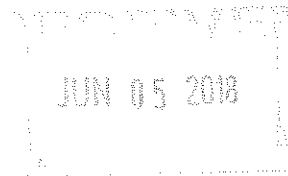
PO NUMBER:

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 - June		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: 6/1/2018

INVOICE NUMBER: 0000411740

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 3776



BILL TO

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

DATE
06/01/2018

PLEASE PAY
\$3,292.00

DUE DATE
06/21/2018

P.O. NUMBER

July Service

SALES REP

Tony Shiver

DATE	ACTIVITY	QTY	RATE	AMOUNT
06/01/2018	Amelia Concourse Contract:Janitorial Service Janitorial Services 1.32.572.46	1	215.20	215.20
06/01/2018	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
06/01/2018	Amelia Concourse Contract:Site Management Amenity Center site management 1.32.572.34	1	579.00	579.00
06/01/2018	Amelia Concourse Contract:Staffing Staffing Attendant for amenity center during peak season (Weekend and 1 day during 1.32.572.341 week)	1	1,697.00	1,697.00

49

TOTAL DUE

\$3,292.00

THANK YOU.

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 193**Invoice Date:** 6/1/18**Due Date:** 6/1/18**Case:****P.O. Number:****Bill To:**

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

Description	Hours/Qty	Rate	Amount
Management Fees - June 2018 1-31-513-34		3,605.00	3,605.00
Information Technology - June 2018 1-31-513-351		125.00	125.00
Dissemination Agent Services - June 2018 1-31-513-324		291.67	291.67
Office Supplies 1-31-513-51		15.27	15.27
Postage 1-31-513-42		4.23	4.23
Copies 1-31-513-425		275.40	275.40
5			
Total			\$4,316.57
Payments/Credits			\$0.00
Balance Due			\$4,316.57

**FIRST COAST CONTRACT
MAINTENANCE SERVICES, LLC**

3821 Miruelo Cir N
Jacksonville, FL 32217 US
(904) 537 9034
service@firstcoastcms.com
www.firstcoastcms.com

Invoice 3796



BILL TO

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

DATE
06/11/2018

PLEASE PAY
\$1,319.44

DUE DATE
07/01/2018

P.O. NUMBER

Purchase Reimbursements

SALES REP

Tony Shiver

DATE	ACTIVITY	QTY	RATE	AMOUNT
05/04/2018	PINCH A PENNY - tile scrub pads RR			14.96
05/08/2018	AMAZON - filter for wading pool RR			208.81
05/08/2018	AMAZON - gasket for wading pool filter RR			12.75
05/08/2018	THE HOME DEPOT - Deck umbrellas RR			288.84
05/09/2018	Nadars - Monthly ant control for amenity center - 1-32-572-35			75.00
05/22/2018	OFFICE MAX/OFFI - waste basket and planner OS			28.87
06/05/2018	Home Depot - supplies to repair toilet in women's restroom RR			36.58
06/11/2018	Pool Sure - Bulk Pool Chemicals PC			468.56
06/11/2018	Home Depot - Scissors and tape OS			10.54
06/11/2018	Home Depot - Insect spray RR			7.46
06/11/2018	Home Depot - tape for office OS			5.32
06/11/2018	Home Depot - replacement blinds, janitorial RR supplies			94.46
06/11/2018	Home Depot - janitorial supplies RR			67.29

TOTAL DUE

\$1,319.44

THANK YOU.

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Pinch A Penny 174
464006 State Road 200
Yulee, FL 32097
Phone: 904-321-4133

TILE SCRUB
PADS

Sales Receipt

Transaction #: 235967
Account #: 9045379034
Date: 5/3/2018 Time: 9:32:23 AM
Cashier: Reese, Chris Register #: 1

BILL TO: Tony Shiver

Item	Description	Amount
11220100	SCRUB PAD MEDIUM	\$6.99
11220100	SCRUB PAD MEDIUM	\$6.99

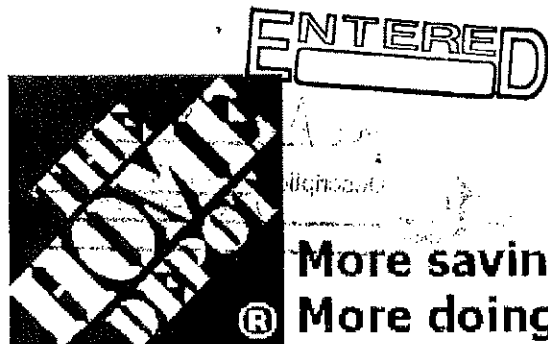
Sub Total	\$13.98
Sales Tax	\$0.98
Total	\$14.96

VISA Tendered	\$14.96
Change Due	\$0.00



9045379034

Thank you for shopping
Pinch A Penny 174
We hope you'll come back soon!



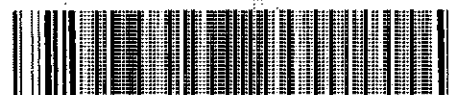
463785 STATE ROAD 200
YULEE, FL 32097 (904)225-2940

6921 00005 77551 05/07/18 03:56 PM
CASHIER FRANCIS

846186069925 9' ALUM UMB <A>
9FT ALUM UMBRELLA-CHILI
3@89.98 269.94

SUBTOTAL	269.94
SALES TAX	18.90
TOTAL	\$288.84
XXXXXXXXXXXX1228 VISA	288.84
AUTH CODE 155651/1053044	TA

P.O.#/JOB NAME: AC



6921 05 77551 05/07/2018 2019

RETURN POLICY DEFINITIONS
POLICY ID 1 DAYS 90 POLICY EXPIRES ON 08/05/2018
A THE HOME DEPOT RESERVES THE RIGHT TO
LIMIT / DENY RETURNS. PLEASE SEE THE
RETURN POLICY SIGN IN STORES FOR
DETAILS

Details for Order #111-7675176-5725814

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

Order Placed: May 8, 2018

Amazon.com order number: 111-7675176-5725814

Order Total: \$208.81

Not Yet Shipped

ENTERED

Items Ordered

Price

1 of: Pentair 27002-0200S Filter Module Replacement Sta-Rite System 2 Modular Media PLM200 Pool and Spa Cartridge Filter \$196.99

Sold by: VMInnovations ([seller profile](#))

Condition: New
Fast, Free Ground Shipping

Shipping Address:

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

Shipping Speed:

Two-Day Shipping

Payment information

Payment Method:

Debit Card | Last digits: 8703

Billing address

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

Item(s) Subtotal: \$196.99

Shipping & Handling: \$0.00

Total before tax: \$196.99

Estimated tax to be collected: \$11.82

Grand Total: \$208.81

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

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PO: AC-OP
Description: FILTER FOR
WADING POOL

Details for Order #111-9761229-6484255

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

Order Placed: May 8, 2018

Amazon.com order number: 111-9761229-6484255

Order Total: \$12.75



Not Yet Shipped

Items Ordered

1 of: Pentair 27001-0061S Body O-Ring for Tank Replacement for select Sta-Rite Pool and Spa Filters

Sold by: Poolweb ([seller profile](#))

Condition: New

Price

\$11.92

Shipping Address:

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

Shipping Speed:

Two-Day Shipping

Payment information

Payment Method:

Debit Card | Last digits: 8703

Billing address

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

Item(s) Subtotal: \$11.92
Shipping & Handling: \$0.00

Total before tax: \$11.92
Estimated tax to be collected: \$0.83

Grand Total: \$12.75

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

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PO: Ac-OP
Description: Basket for
WADING POOL FILTER



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

ENTERED

AL

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: 05/01/18 Payment Due Upon Receipt

Date	Invoice #	Description	Amount	Tax	Balance
Service Address: 85200 Amaryllis Ct, Fernandina Beach, FL 32034-9716					
04/25/18	30919066	Fire Ant Service	\$75.00	\$0.00	\$75.00

Current: \$75.00

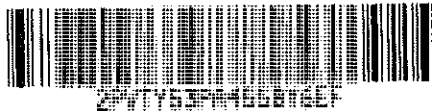
Past Due: \$0.00

Total Amount Due: \$75.00

Office DEPOT OfficeMax®

JACKSONVILLE - (904) 757-5652

05/22/2018 8:29 AM



SALE	6760-1-5907-771191-18.4.2	
566143	WSTBKT,OD,28QT	6.99 SS
694058	PLANNER,AY19,W	19.99 SS
	Subtotal:	26.98
	Sales Tax:	1.89
	Total:	28.87
	Debit Card 1228:	28.87

ENTERED

TDS Swiped

TONY SHIVER 5611539668

Congratulations! You've reached VIP Rewards status. You'll now get 5% back in rewards on ink, toner, paper, and print/copy/ship services, plus a special birthday offer. Visit officedepot.com/rewards.

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

6921 00005 91834 06/05/18 08:47 AM
CASHIER DEBRA

888840000028	FLUSH VALVE <A>	8.98
	ADJUSTABLE UNIVERSAL 2 FLUSH VALVE	
037155025473	BOLT GSKET <A>	4.64
	TOILET BOLT AND GASKET KIT	
049057101797	TOILET FLAPP <A>	5.58
	KORKY PLUS ADJ TOILET FLAPPER	
039961300348	3"FLUSH <A>	14.98
	3" UNIVERSAL FLUSH VALVE	

SUBTOTAL	34.18
SALES TAX	2.40
TOTAL	\$36.58
XXXXXXXXXXXX8703	DEBIT
	USD\$ 36.58

AUTH CODE 171837
Chip Read
AID A0000000980840
TVR 8080048000
IAD 06010A03600000
TSI 6800
ARC 00

Verified By PIN
5553204445424954



6921 05 91834 06/05/2018 2680

RETURN POLICY DEFINITIONS

**Date**

6/1/2018

Invoice #

131295578476

Terms	Net 20
Due Date	6/21/2018
PO #	
Customer #	13AME150

Bill To

First Coast CMS, LLC
Amelia Concourse
3821 Miruelo Circle North
Jacksonville FL 32217

Ship To

Amelia Concourse
85200 Amayllis Court
Fernandina Beach FL 32034

Item ID	Description	Qty	Units	Amount
WM-CHEM-BASE	Water Management Seasonal Billing Rate	1	ea	446.25
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	22.31

Season Billing Schedule:

Summer - April through September monthly service
Winter - October through March monthly service

Total	468.56
Amount Due	\$468.56

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

6921 00059 22166 05/23/18 11:58 AM
SELF CHECK OUT

051141231853 MAGIC TAPE <A> 4.97
SCOTCH MAGIC TAPE 4 PK
820909997405 5PCSCISSOR <A> 4.88
5-PIECE SCISSORS SET

SUBTOTAL 9.85
SALES TAX 0.69
TOTAL \$10.54
XXXXXXXXXXXX3656 PROPURCHASE 10.54
AUTH CODE 6GP501/5591548 TA

P.O.#/JOB NAME: AC



6921 59 22166 05/23/2018 2536

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 08/21/2018
THE HOME DEPOT RESERVES THE RIGHT TO
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**User ID:
2PX8 51542 44680**



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

6921 00059 21168 05/22/18 11:36 AM
SELF CHECK OUT

071549022082 INSECTICIDE <A> 6.97
ORTHO HDMAX INSCT PERIMETER 1GAL RTU

SUBTOTAL 6.97
SALES TAX 0.49
TOTAL \$7.46

XXXXXXXXXXXX3656 PROPURCHASE 7.46
AUTH CODE 4RN501/6591506 TA

P.O.#/JOB NAME: AC



6921 59 21168 05/22/2018 8104

RETURN POLICY DEFINITIONS

POLICY ID DAYS POLICY EXPIRES ON
A 1 90 08/20/2018

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UNA TARJETA DE
REGALO DE THD
DE \$5,000!**

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tenga la oportunidad de ganar en:

www.homedepot.com/survey

**User ID:
2PX8 49546 42684**

**Password:
18272 42625**

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



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

6921 00058 54047 05/10/18 08:31 AM
SELF CHECK OUT

051141369884 CLR MNT TAPE <A> 4.97
SCOTCH VHB CLEAR MOUNTING TAPE 60 IN

SUBTOTAL 4.97

SALES TAX 0.35

TOTAL \$5.32

XXXXXXXXXXXX3656 PROPURCHASE 5.32

AUTH CODE NTA501/8583604 TA

P.O.#/JOB NAME: AC



6921 58 54047 05/10/2018 6479

RETURN POLICY DEFINITIONS

POLICY ID DAYS POLICY EXPIRES ON
A 1 90 08/08/2018

THE HOME DEPOT RESERVES THE RIGHT TO
LIMIT / DENY RETURNS. PLEASE SEE THE
RETURN POLICY SIGN IN STORES FOR
DETAILS.

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UNA TARJETA DE
REGALO DE THD
DE \$5,000!**

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tenga la oportunidad de ganar en:

www.homedepot.com/survey

**User ID:
2PX8 115304 108441**

**Password:
18260 108383**

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



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

6921 00058 53494 05/09/18 03:02 PM
SELF CHECK OUT

793478079202 35X48 BLIND <A>
35"X48" WHITE 2" FAUX WOOD BLIND
2@29.97 59.94
093945007906 GO GOO TR <A> 3.97
GO GOO REMOVER TRIGGER
070922038016 BLUEBLEACH <A>
BOWL FRESH TBC TABS W/BLEACH 2PK
5@1.48 7.40
086876228045 RCPMAX24LER3 <A> 16.97
RCP MAXIMIZER #24 L-E MOP REFILL 3PK

SUBTOTAL 88.28
SALES TAX 6.18
TOTAL \$94.46

XXXXXXXXXXXX3656 PROPURCHASE 94.46
AUTH CODE ICA501/9583591 TA

P.O.#/JOB NAME: AC



6921 58 53494 05/09/2018 6065

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 08/07/2018
THE HOME DEPOT RESERVES THE RIGHT TO
LIMIT / DENY RETURNS. PLEASE SEE THE
RETURN POLICY SIGN IN STORES FOR
DETAILS.

BUY ONLINE PICK-UP IN STORE
AVAILABLE NOW ON HOMEDEPOT.COM.
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READY IN LESS THAN 2 HOURS!

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UNA TARJETA DE
REGALO DE THD
DE \$5,000!**

Comparta Su Opinion! Complete la breve
encuesta sobre su visita a la tienda y
tenga la oportunidad de ganar en:

www.homedepot.com/survey

**User ID:
2PX8 114198 107335**

**Password:
18259 107277**

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



**More saving.
More doing.SM**

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

6921 00056 53076 05/07/18 09:15 AM
SELF CHECK OUT

031724860571 GARDEN HOSE <A>	35.97
5/8"X75' NEVERKINK HOSE	
761475961356 FLOOR SQUEGE <A>	9.97
UNGER 22" MOSS RUBBER FLOOR SQUEEGEE	
071798541020 WOODHANDLE <A>	6.98
QUICKIE HARDWOOD HANDLE W/METAL FRL	
834345008052 HDX NS SPONG <A>	6.99
HDX NON-SCRATCH SCRUB SPONGE 9 PACK	
026600893347 BRASSO 8OZ <A>	2.97
BRASSO METAL POLISH 8OZ	

SUBTOTAL	62.88
SALES TAX	4.41
TOTAL	\$67.29
XXXXXXXXXXXX3656 PROPURCHASE	67.29
AUTH CODE MH6501/1562390	TA

P.O.#/JOB NAME: AC



6921 56 53076 05/07/2018 6902

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 08/05/2018
THE HOME DEPOT RESERVES THE RIGHT TO
LIMIT / DENY RETURNS. PLEASE SEE THE
RETURN POLICY SIGN IN STORES FOR
DETAILS.

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

**ENTER FOR A CHANCE
TO WIN A \$5,000
HOME DEPOT GIFT CARD!**

Tell us about your store visit!
Complete our short survey and
enter for a chance to win at:

www.homedepot.com/survey

**PARTICIPE EN UNA
OPORTUNIDAD DE GANAR
UNA TARJETA DE
REGALO DE THD
DE \$5,000!**

Comparta Su Opinion! Complete la breve
encuesta sobre su visita a la tienda y
tenga la oportunidad de ganar en:

www.homedepot.com/survey

User ID:
2PX8 113362 106497

Password:
18257 106441

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

Hopping Green & Sams

Attorneys and Counselors

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

STATEMENT

May 31, 2018

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

Bill Number 100696
Billed through 04/30/2018

JUN 11 2018

General Counsel
ACCDD 00001 JMW

1-31-513-315
2

FOR PROFESSIONAL SERVICES RENDERED

04/17/18	JMW	Review amendment; confer with working group regarding PSA status.	0.50 hrs
04/25/18	JMW	Review draft notice.	0.20 hrs
Total fees for this matter			\$161.00

MATTER SUMMARY

Walters, Jason M.	0.70 hrs	230 /hr	\$161.00
TOTAL FEES			\$161.00
TOTAL CHARGES FOR THIS MATTER			<u>\$161.00</u>

BILLING SUMMARY

Walters, Jason M.	0.70 hrs	230 /hr	\$161.00
TOTAL FEES			\$161.00
TOTAL CHARGES FOR THIS BILL			<u>\$161.00</u>

Please include the bill number on your check.

Mulch Masters, LLC

230 Lee Road
JACKSONVILLE, FL 32225
(904)727-1100
mulchmastersjax@gmail.com
<http://www.mulchmasters.com>

INVOICE

BILL TO

Amelia Concourse Playground
85200 Amarylis Ct
Jacksonville, FL 32034

INVOICE # 113293

DATE 06/18/2018

DUE DATE 07/18/2018

TERMS Net 30

1.32.572.462
83

ACTIVITY	QTY	RATE	AMOUNT
Installation playground mulch	1	680.00	680.00

BALANCE DUE

\$680.00



Jacksonville Office 904-225-9425

PO Box 1330

Yulee, FL 32041-1330

www.naderspestraiders.com

IS YOUR HOME PROTECTED FROM TERMITES?

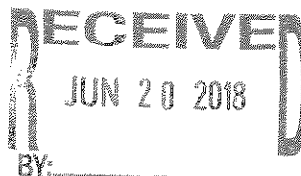
Termites cause billions of dollars in damage every year rarely covered by homeowner's insurance and in our area, it's not if your home will encounter termites, but when. Protect your family and home 24/7/365 with Sentricon® with Always Active from Nader's, the #1 provider of Sentricon in the world. CALL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

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

Customer Number: 1328696 Statement Date: 06/12/18 Payment Due Upon Receipt

Date	Invoice #	Description	Amount	Tax	Balance
Service Address: 85200 Amaryllis Ct, Fernandina Beach, FL 32034-9716					
05/22/18	31166851	Fire Ant Service	\$75.00	\$0.00	\$75.00
06/06/18	31496721	Sentricon Service	\$350.00	\$0.00	\$350.00

1.32.538.45513
82



Current: \$425.00

Past Due: \$0.00

Total Amount Due: \$425.00

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

GA22349G



PO Box 1330 • Yulee, FL 32041-1330

Temp-Return Service Requested

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

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



AMELIA CONCOURSE AMENITIES CENTER 645 4

TONY SHIVER

475 W TOWN PL STE 114

SAINT AUGUSTINE FL 32092-3649

Please check Invoice(s) paid below.			
	Invoice #	Amount	
<input type="checkbox"/>	31166851	\$75.00	<input type="checkbox"/>
<input type="checkbox"/>	31496721	\$350.00	<input type="checkbox"/>
<input type="checkbox"/>			<input type="checkbox"/>
<input type="checkbox"/>			<input type="checkbox"/>
<input type="checkbox"/>			<input type="checkbox"/>
<input type="checkbox"/>			<input type="checkbox"/>

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

Please make checks payable and remit to:

NADER'S PEST RAIDERS

PO BOX 1330

YULEE FL 32041-1330



Statement Date: 06/12/18
Customer Number: 1328696

Balance Forward: \$0.00

Amount: _____

Amount Due: \$425.00

Check # _____



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: 7/1/2018

INVOICE NUMBER: 0000414720

CUSTOMER NUMBER: 0070160

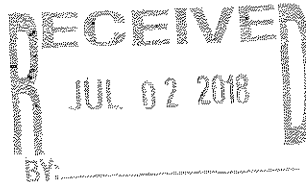
PO NUMBER:

PAYMENT TERMS: Net 30

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

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

1.32.572.468
27



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: 7/1/2018

INVOICE NUMBER: 0000414720

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!



Atlantic Companies

dba Atlantic Security

1714 Cesery Boulevard

Jacksonville, Florida 32211

(904) 743-8444

Lic. EF0001226 • Lic. LU405163 • Lic. EF20000570

INVOICE

Amt. Paid: _____

Bill To: AMELIA CONCOURSE
475 WEST TOWN PLACE
#114
ST AUGUSTINE FL 32092

Ship To: AMELIA CONCOURSE
85200 AMARYLISS COURT
FERNANDINA BEAC FL 32034

INVOICE NUMBER	ORDER NUMBER	CUSTOMER	CUSTOMER P.O.	TERMS	SALES-
INVOICE DATE	ORDER DATE	NUMBER	NUMBER		PERSON

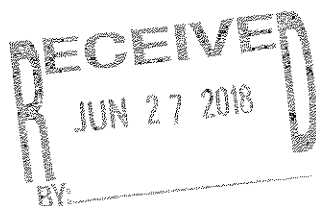
1130229 1040523 52383
06/21/18 06/21/18

UPON RECEIPT

011

▼ TEAR HERE ▼

UNITS	U/M	ITEM/DESCRIPTION	DISC.	UNIT PRICE	AMOUNT
		Invoice#: 1130229 Invoice DT: 06/21/18 Contract#: 52383-1SVC			1,32,572.62 61
1	Hrs	SVC-COMMER Found bad main access board.		135.000	135.00
1	EA	CDV-AC22 2-Door Controller		605.00	605.00
2	Hrs	SVC-COMMER Replaced main access panel.		135.000	270.00
		Subtotal			1,010.00
		Total Due On 07/09/18			1,010.00



You can now pay your bill online, visit us at www.atlanticcompanies.net

*VERY IMPORTANT: Please test your system monthly!
Visit us online at www.atlanticcompanies.net for online access to pay bills etc



Atlantic Companies

dba Atlantic Security

1714 Cesery Boulevard

Jacksonville, Florida 32211

(904) 743-8444

Lic. EF0001226 • Lic. LU405163 • Lic. EF20000570

* PLEASE DETACH AND RETURN TOP PORTION WITH PAYMENT.

**FIRST COAST CONTRACT
MAINTENANCE SERVICES, LLC**

3821 Miruelo Cir N
Jacksonville, FL 32217 US
(904) 537 9034
service@firstcoastcms.com
www.firstcoastcms.com

Invoice 3822



BILL TO

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

DATE
07/01/2018

PLEASE PAY
\$3,292.00

DUE DATE
07/21/2018

P.O. NUMBER

August Service

SALES REP

Tony Shiver

DATE	ACTIVITY	QTY	RATE	AMOUNT
07/01/2018	Amelia Concourse Contract:Janitorial Service Janitorial Services	1	215.20	215.20
07/01/2018	Amelia Concourse Contract:Pool Service Pool cleaning service, three days a week for all three swimming pools	1	800.80	800.80
07/01/2018	Amelia Concourse Contract:Site Management Amenity Center site management	1	579.00	579.00
07/01/2018	Amelia Concourse Contract:Staffing Staffing Attendant for amenity center during peak season (Weekend and 1 day during week)	1	1,697.00	1,697.00

49

TOTAL DUE

\$3,292.00

THANK YOU.

FIRST COAST CONTRACT
MAINTENANCE SERVICES, LLC

Invoice 3836

3821 Miruelo Cir N
Jacksonville, FL 32217 US
(904) 537 9034
service@firstcoastcms.com
www.firstcoastcms.com



BILL TO

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

DATE
06/29/2018

PLEASE PAY
\$309.35

DUE DATE
07/19/2018

P.O. NUMBER

Purchases

DATE	ACTIVITY	QTY	RATE	AMOUNT
06/21/2018	Pinch a Penny - testing reagents and net for RR swimming pools			71.86
06/26/2018	FedEx Office - copies of the amenity center PB policies			108.60
06/29/2018	Home Depot - janitorial supplies RR			1.59
06/29/2018	Home Depot - A/C filters RR			6.65
06/29/2018	Home Depot - pool shock and janitorial RR supplies			92.89
06/29/2018	Home Depot - pool shock, fan for office RR			27.76

TOTAL DUE

\$309.35

THANK YOU.

AC

PINCH·A·PENNY POOL·PATIO·SPA®

The Perfect People For A Perfect Pool



Like Us on Facebook
For Our Special Offers!

Pinch A Penny 222
2777 University Blvd. West
Suite 36
Jacksonville, FL 32217
Phone: 904-443-9038

Sales Receipt

Transaction #: 34141
Account #: 9045379034
Date: 6/21/2018 Time: 10:05:44 AM
Cashier: Wayne Mills Register #: 1

BILL TO: Tony Shiver

Item	Description	Amount
09922006	TAYLOR RGT. #1 DPD 2 OZ	\$11.69
09921164	TAYLOR RGNT #4 PH INDC	\$9.49
09921057	TAYLOR RGT #2 DPD .75 O	\$5.99
PA500	PRO HD LEAF RAKE	\$39.99

Sub Total	\$67.16
Sales Tax	\$4.70
Total	\$71.86

VISA Tendered	\$71.86
Change Due	\$0.00



9045379034

Thank you for shopping
Pinch A Penny 222
We hope you'll come back soon!



Tony Shiver <tony@firstcoastcms.com>

We Received Your Print Online Order

1 message

FedEx Office <no-reply.ecommerce@fedex.com>
To: tony@firstcoastcms.com

Tue, Jun 26, 2018 at 4:47 PM

Dear Tony,

We received your FedEx Office Print Online order.

ORDER - SUMMARY DETAILS

Order Number: 1016138233798920

Order Price
Subtotal: \$89.00
Shipping: \$9.99
Packing & Handling: \$3.15
Tax: \$6.46
Total: \$108.60

Payment by: Credit Card
See order details for each recipient below

ORDER_DETAIL - Part 1

Job Number: 1013668652998394

FedEx Office center producing order: Center - 1574 : 13901 SW 88th St MIAMI, FL 33186 UNITED STATES

Phone: (305) 383-3550
E-mail: usa1574@fedex.com

Estimated Delivery Date: June 27, 2018

Please note that the above delivery time is what is expected, but not guaranteed. We will make every effort to deliver your package on or by that time.

Documents: Amelia Concourse Amenity Policies_01.pdf (50) Amelia Concourse Amenity Policies.pdf

Loyalty Id:
Recipient: Shiver, Tony

Shipping address: First Coast CMS, LLC 3821 Minuko Cir N JACKSONVILLE, FL 32217 UNITED STATES

Delivery Method FedEx Home Delivery

Price: \$89.00
Shipping: \$9.99
Packing & Handling: \$3.15
Tax: \$6.46

If you need to cancel this order, please call FedEx Office customer relations at 1.800.GoFedEx (1.800.463.3339) as soon as possible. You can reference your order by Order Number 1016138233798920. Please note that most jobs go into production within 15 minutes of receipt. Orders cancelled after going into production may be subject to a charge.

This email is automated, and replies to this email will not be received.

PO: AL-CHASE
Description: COPIES OF
AMENITY POLICIES



**More saving.
More doing.SM**

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

6921 00005 89820 06/04/18 03:27 PM
CASHIER DALTON

070922038016 BLUEBLEACH <A> 1.48
BOWL FRESH TBC TABS W/BLEACH 2PK

SUBTOTAL 1.48
SALES TAX 0.11
TOTAL \$1.59

XXXXXXXXXXXX3656 PROPURCHASE 1.59
AUTH CODE 701601/3050269 TA

P.O.#/JOB NAME: AC



6921 05 89820 06/04/2018 0125

RETURN POLICY DEFINITIONS

POLICY ID DAYS POLICY EXPIRES ON
A 1 90 09/02/2018
THE HOME DEPOT RESERVES THE RIGHT TO
LIMIT / DENY RETURNS. PLEASE SEE THE
RETURN POLICY SIGN IN STORES FOR
DETAILS.

BUY ONLINE PICK-UP IN STORE
AVAILABLE NOW ON HOMEDEPOT.COM.
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READY IN LESS THAN 2 HOURS!

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www.homedepot.com/survey

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OPORTUNIDAD DE GANAR
UNA TARJETA DE
REGALO DE THD
DE \$5,000!**

Comparta Su Opinion! Complete la breve
encuesta sobre su visita a la tienda y
tenga la oportunidad de ganar en:

www.homedepot.com/survey

User ID:
H8F 186850 179934

Password:
18304 179929

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



**More saving.
More doing.SM**

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

6921 00058 71728 06/07/18 02:24 PM
SELF CHECK OUT

031949200022 AIR FILTER <A> 2.96
16"X20"X1" NESTED FIBERGLSS FLTR 4PK
031949200046 AIR FILTER <A> 3.25
20"X20"X1" NESTED FIBERGLSS FLTR 4PK

SUBTOTAL 6.21
SALES TAX 0.44
TOTAL \$6.65

XXXXXXXXXXXX3656 PROPURCHASE 6.65
AUTH CODE EE6601/0584234 TA

P.O.#/JOB NAME: AC



6921 58 71728 06/07/2018 1973

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	09/05/2018

THE HOME DEPOT RESERVES THE RIGHT TO
LIMIT / DENY RETURNS. PLEASE SEE THE
RETURN POLICY SIGN IN STORES FOR
DETAILS.

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HOME DEPOT GIFT CARD!**

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OPORTUNIDAD DE GANAR
UNA TARJETA DE
REGALO DE THD
DE \$5,000!**

Comparta Su Opinion! Complete la breve
encuesta sobre su visita a la tienda y
tenga la oportunidad de ganar en:

www.homedepot.com/survey

**User ID:
2PX8 150666 143803**

**Password:
18307 143745**

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



**More saving.
More doing.™**

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

6921 00011 94810 06/19/18 09:10 AM
CASHIER MARIE

061328220129 HDX PT 12RL <A>	14.97
HDX 2PLY PAPER TOWEL (12 ROLL)	
059647911644 LIQUID CL <A,U>	
HDX CHLORINATING LIQUID 3X1	
209.98	19.96
037000941101 CHARMIN30 <A>	16.97
CHARMIN STRONG 30DR	
NLP Savings \$2.00	
071798913056 BOWL BRUSH <A>	4.97
HDX BOWL BRUSH WITH CADDY	
073257012140 HDX 50 GAL <A>	14.97
HDX 50G XL BLACK BAGS 50CT	
073257014120 HDX13GSCENT <A>	14.97
HDX 13G SCENTED 140 COUNT	

SUBTOTAL	86.81
SALES TAX	6.08
TOTAL	\$92.89
XXXXXXXXXXXX3656 PROPURCHASE	92.89
AUTH CODE OXI601/8115071	TA

P.O.#/JOB NAME: AC

<U> - NON-DISCOUNTABLE ITEM

NEW LOWER PRICE (NLP) SAVINGS \$2.00



6921 11 94810 06/19/2018 1589

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	09/17/2018

THE HOME DEPOT RESERVES THE RIGHT TO
LIMIT / DENY RETURNS. PLEASE SEE THE
RETURN POLICY SIGN IN STORES FOR
DETAILS.

BUY ONLINE PICK-UP IN STORE
AVAILABLE NOW ON HOMEDEPOT.COM.
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**ENTER FOR A CHANCE
TO WIN A \$5,000
HOME DEPOT GIFT CARD!**

Tell us about your store visit!
Complete our short survey and
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www.homedepot.com/survey

PARTICIPE EN UNA

**OPORTUNIDAD DE GANAR
UNA TARJETA DE
REGALO DE THD
DE \$5,000!**

Comparta Su Opinion! Complete la breve
encuesta sobre su visita a la tienda y
tenga la oportunidad de ganar en:

www.homedepot.com/survey

User ID:
HLR 196830 189920

Password:
18319 189909

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



**More saving.
More doing.SM**

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

6921 00011 97649 06/20/18 12:56 PM
CASHIER DALTON

059647911644 LIQUID CL <A,U> 9.98
HDX CHLORINATING LIQUID 3X1
4712511892802 9"TABLE FAN <A> 15.96
9 IN TABLE TOP AIR CIRCULATOR

SUBTOTAL 25.94
SALES TAX 1.82
TOTAL \$27.76

XXXXXXXXXXXX3656 PROPURCHASE 27.76
AUTH CODE M5L601/7115156 TA

P.O.#/JOB NAME: AC

<U> - NON-DISCOUNTABLE ITEM



6921 11 97649 06/20/2018 2004

RETURN POLICY DEFINITIONS

POLICY ID DAYS POLICY EXPIRES ON
A 1 90 09/18/2018

THE HOME DEPOT RESERVES THE RIGHT TO
LIMIT / DENY RETURNS. PLEASE SEE THE
RETURN POLICY SIGN IN STORES FOR
DETAILS.

BUY ONLINE PICK-UP IN STORE
AVAILABLE NOW ON HOMEDEPOT.COM.
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READY IN LESS THAN 2 HOURS!

**ENTER FOR A CHANCE
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HOME DEPOT GIFT CARD!**

Tell us about your store visit!
Complete our short survey and
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www.homedepot.com/survey

**PARTICIPE EN UNA
OPORTUNIDAD DE GANAR
UNA TARJETA DE
REGALO DE THD
DE \$5,000!**

Comparta Su Opinion! Complete la breve
encuesta sobre su visita a la tienda y
tenga la oportunidad de ganar en:

www.homedepot.com/survey

User ID:

HLR 202508 195598

**Password:
18320 195587**

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

Hopping Green & Sams

Attorneys and Counselors

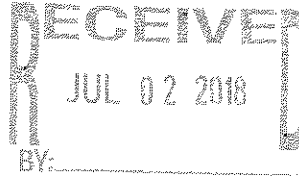
119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500

===== STATEMENT =====

June 29, 2018

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

Bill Number 101157
Billed through 05/31/2018



1-31-513-315
2

General Counsel
ACCDD 00001 JMW

FOR PROFESSIONAL SERVICES RENDERED

05/11/18	JMW	Meeting preparation; review agenda package materials; conference with staff.	1.10 hrs
05/15/18	JMW	Meeting preparation; attend regular board meeting by telephone.	1.90 hrs
05/31/18	JLK	Confer with insurance adjuster and counsel for same on ADA website compliance and research same.	0.10 hrs
Total fees for this matter			\$709.00

MATTER SUMMARY

Kilinski, Jennifer L.	0.10 hrs	190 /hr	\$19.00
Walters, Jason M.	3.00 hrs	230 /hr	\$690.00
TOTAL FEES			\$709.00

TOTAL CHARGES FOR THIS MATTER

\$709.00

BILLING SUMMARY

Kilinski, Jennifer L.	0.10 hrs	190 /hr	\$19.00
Walters, Jason M.	3.00 hrs	230 /hr	\$690.00
TOTAL FEES			\$709.00

TOTAL CHARGES FOR THIS BILL

\$709.00

Please include the bill number on your check.



Jacksonville Office 904-225-9425

PO Box 1330

Yulee, FL 32041-1330

www.naderspestraiders.com

IS YOUR HOME PROTECTED FROM TERMITES?

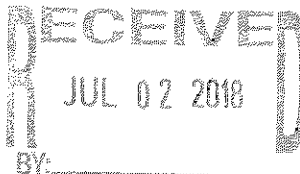
Termites cause billions of dollars in damage every year rarely covered by homeowner's insurance and in our area, it's not if your home will encounter termites, but when. Protect your family and home 24/7/365 with Sentricon® with Always Active from Nader's, the #1 provider of Sentricon in the world. CALL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

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

Customer Number: 1328696 Statement Date: 06/26/18 Payment Due Upon Receipt

Date	Invoice #	Description	Amount	Tax	Balance
Service Address: 85200 Amaryllis Ct, Fernandina Beach, FL 32034-9716					
05/22/18	31166851	Fire Ant Service	\$75.00	\$0.00	\$75.00
06/06/18	31496721	Sentricon Service	\$350.00	\$0.00	\$350.00
06/22/18	31424763	Fire Ant Service	\$75.00	\$0.00	\$75.00

1-32-538-45513
82



Current: \$425.00

Past Due: \$75.00

Total Amount Due: \$500.00

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

GA22349G



PO Box 1330 • Yulee, FL 32041-1330

Temp-Return Service Requested

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

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



AMELIA CONCOURSE AMENITIES CENTER 573 4

TONY SHIVER

475 W TOWN PL STE 114

SAINT AUGUSTINE FL 32092-3649

Please check Invoice(s) paid below.

Invoice #	Amount	Invoice #	Amount
<input type="checkbox"/> 31166851	\$75.00	<input type="checkbox"/>	
<input type="checkbox"/> 31496721	\$350.00	<input type="checkbox"/>	
<input type="checkbox"/> 31424763	\$75.00	<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	

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

Please make checks payable and remit to:

NADER'S PEST RAIDERS

PO BOX 1330

YULEE FL 32041-1330



Statement Date: 06/26/18
Customer Number: 1328696

Balance Forward: \$75.00

Amount: _____

Amount Due: \$500.00

Check # _____



Date	7/1/2018
Invoice #	131295579031

Terms	Net 20
Due Date	7/21/2018
PO #	
Customer #	13AME150

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

Item ID	Description	Qty	Units	Amount
WM-CHEM-BASE	Water Management Seasonal Billing Rate	1	ea	1,000.00

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

Total	1,000.00
Amount Due	\$1,000.00

Customer	13AME150
Invoice #	131295579031

Amount Paid

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295579031

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 194

Invoice Date: 7/2/18

Due Date: 7/2/18

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 - July 2018 1.31.513.34		3,605.00	3,605.00
Information Technology - July 2018 1.31.513.361		125.00	125.00
Dissemination Agent Services - July 2018 1.31.513.324		291.67	291.67
Office Supplies 1.31.513.51		0.15	0.15
Postage 1.31.513.42		2.35	2.35
Copies 1.31.513.425		78.90	78.90
Telephone 1.31.513.41		22.08	22.08
5			

Total \$4,125.15

Payments/Credits \$0.00

Balance Due \$4,125.15

Hopping Green & Sams

Attorneys and Counselors

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

STATEMENT

January 31, 2018

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

Bill Number 98411
Billed through 12/31/2017



1-31-513-315
2

General Counsel
ACCDD 00001 JMW

BY:

FOR PROFESSIONAL SERVICES RENDERED

12/06/17	JMW	Confer with staff regarding construction closeout issues.	0.40 hrs
12/07/17	JMW	Review completion agreement; confer with staff; review draft purchase and sale agreement.	0.70 hrs
12/21/17	JMW	Review purchase and sale agreement; confer with Merritt regarding same; confer with staff regarding approval issues.	0.80 hrs
Total fees for this matter			\$437.00

MATTER SUMMARY

Walters, Jason M.	1.90 hrs	230 /hr	\$437.00
-------------------	----------	---------	----------

TOTAL FEES	\$437.00
------------	----------

TOTAL CHARGES FOR THIS MATTER	<u>\$437.00</u>
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BILLING SUMMARY

Walters, Jason M.	1.90 hrs	230 /hr	\$437.00
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TOTAL FEES	\$437.00
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TOTAL CHARGES FOR THIS BILL	<u>\$437.00</u>
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Please include the bill number on your check.

**INVOICE**

Date	Invoice No.
07/01/18	2213
Terms	Due Date
Net 30	07/31/18

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 July 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>



**Berger, Toombs, Elam,
Gaines & Frank**

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

20166 001
July 3, 2018

AMELIA CONCOURSE COMMUNITY DEVELOPMENT DIST.
GMS, LLC
475 WEST TOWN PLACE, SUITE 114
ST. AUGUSTINE,, FL 32092

Invoice Number: 02116859

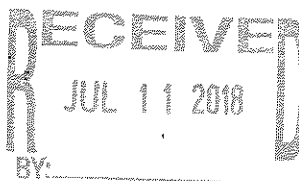
For Professional Services:

1-31-513-322
64

Services rendered in connection with the audit of the Basic Financial Statements as of and for the
year ended September 30, 2017.

Total Invoice Amount

\$3,875.00



Please enter client number on your check.
Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%.

Fort Pierce / Stuart

Member AICPA

Member AICPA Division For CPA Firms
Private Companies Practice Section

Member FICPA



First Coast CMS, LLC
Amelia Concourse
3821 Miruelo Circle North
Jacksonville FL 32217

RECEIVED
JUL 16 2018

2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 2221 2222 2223 2224 2225 2226 2227 2228 2229 2230 2231 2232 2233 2234 2235 2236 2237 2238 2239 2240 2241 2242 2243 2244 2245 2246 2247 2248 2249 2250 2251 2252 2253 2254 2255 2256 2257 2258 2259 2260 2261 2262 2263 2264 2265 2266 2267 2268 2269 2270 2271 2272 2273 2274 2275 2276 2277 2278 2279 2280 2281 2282 2283 2284 2285 2286 2287 2288 2289 2290 2291 2292 2293 2294 2295 2296 2297 2298 2299 2300 2301 2302 2303 2304 2305 2306 2307 2308 2309 2310 2311 2312 2313 2314 2315 2316 2317 2318 2319 2320 2321 2322 2323 2324 2325 2326 2327 2328 2329 2330 2331 2332 2333 2334 2335 2336 2337 2338 2339 2340 2341 2342 2343 2344 2345 2346 2347 2348 2349 2350 2351 2352 2353 2354 2355 2356 2357 2358 2359 2360 2361 2362 2363 2364 2365 2366 2367 2368 2369 2370 2371 2372 2373 2374 2375 2376 2377 2378 2379 2380 2381 2382 2383 2384 2385 2386 2387 2388 2389 2390 2391 2392 2393 2394 2395 2396 2397 2398 2399 2400 2401 2402 2403 2404 2405 2406 2407 2408 2409 2410 2411 2412 2413 2414 2415 2416 2417 2418 2419 2420 2421 2422 2423 2424 2425 2426 2427 2428 2429 2430 2431 2432 2433 2434 2435 2436 2437 2438 2439 2440 2441 2442 2443 2444 2445 2446 2447 2448 2449 2450 2451 2452 2453 2454 2455 2456 2457 2458 2459 2460 2461 2462 2463 2464 2465 2466 2467 2468 2469 2470 2471 2472 2473 2474 2475 2476 2477 2478 2479 2480 2481 2482 2483 2484 2485 2486 2487 2488 2489 2490 2491 2492 2493 2494 2495 2496 2497 2498 2499 2500 2501 2502 2503 2504 2505 2506 2507 2508 2509 2510 2511 2512 2513 2514 2515 2516 2517 2518 2519 2520 2521 2522 2523 2524 2525 2526 2527 2528 2529 2530 2531 2532 2533 2534 2535 2536 2537 2538 2539 2540 2541 2542 2543 2544 2545 2546 2547 2548 2549 2550 2551 2552 2553 2554 2555 2556 2557 2558 2559 2560 2561 2562 2563 2564 2565 2566 2567 2568 2569 2570 2571 2572 2573 2574 2575 2576 2577 2578 2579 2580 2581 2582 2583 2584 2585 2586 2587 2588 2589 2590 2591 2592 2593 2594 2595 2596 2597 2598 2599 2600 2601 2602 2603 2604 2605 2606 2607 2608 2609 2610 2611 2612 2613 2614 2615 2616 2617 2618 2619 2620 2621 2622 2623 2624 2625 2626 2627 2628 2629 2630 2631 2632 2633 2634 2635 2636 2637 2638 2639 2640 2641 2642 2643 2644 2645 2646 2647 2648 2649 2650 2651 2652 2653 2654 2655 2656 2657 2658 2659 2660 2661 2662 2663 2664 2665 2666 2667 2668 2669 2670 2671 2672 2673 2674 2675 2676 2677 2678 2679 2680 2681 2682 2683 2684 2685 2686 2687 2688 2689 2690 2691 2692 2693 2694 2695 2696 2697 2698 2699 2700 2701 2702 2703 2704 2705 2706 2707 2708 2709 2710 2711 2712 2713 2714 2715 2716 2717 2718 2719 2720 2721 2722 2723 2724 2725 2726 2727 2728 2729 2730 2731 2732 2733 2734 2735 2736 2737 2738 2739 2740 2741 2742 2743 2744 2745 2746 2747 2748 2749 2750 2751 2752 2753 2754 2755 2756 2757 2758 2759 2760 2761 2762 2763 2764 2765 2766 2767 2768 2769 2770 2771 2772 2773 2774 2775 2776 2777 2778 2779 2780 2781 2782 2783 2784 2785 2786 2787 2788 2789 2790 2791 2792 2793 2794 2795 2796 2797 2798 2799 2800 2801 2802 2803 2804 2805 2806 2807 2808 2809 2810 2811 2812 2813 2814 2815 2816 2817 2818

Date

7/11/2018

\$531.44

Net 20

USA

1.32.572.454

84

Remittance Slip

Date 7/11/2018

Amount Paid

PO Box 55372
Houston, TX 77255-5372

Advanced Direct Marketing Services

3733 Adirolf Rd.

Jacksonville, FL 32207-4719

(V) 904.396.3028 (F) 396.6328

E-mail

john@adm-service.com

Invoice

DATE	INVOICE #
7/24/2018	142416

BILL TO

AMELIA CONCOURSE CDD
475 WEST TOWN PLACE, STE 114
St. Augustine, Fl 32092

P.O. NO.		TERMS		PROJECT
		With Order		
SERVICE DESCRIPTION		QTY	RATE	AMOUNT
AMELIA CONCOURSE CDD				
Load, read, convert files; CASS Certify addresses to enable automation based postage rates; Create automation based sack/tray tags & postal documents; format for laser imaging		152	0.29605	45.00
Form/Signature set-up for merge imaging		1	35.00	35.00
Laser 2 page document		152	0.155	23.56
Fold customer materials		152	0.05263	8.00
Print #10/24 envelope - one color		152	0.16447	25.00
Insert one piece into #10 envelope, seal, sort and mail		152	0.29605	45.00
Postage		152	0.50	76.00
Thank you for your business.		Subtotal		
				\$257.56
		Sales Tax (7.0%)		
				\$0.00
		Total		
				\$257.56

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*
5/11/18	-	-	-	-	10
6/8/18	1,919.52	865.05	410.14	644.32	11
6/13/18	-	-	-	-	TAX CERT
7/16/18	-	-	-	-	13
	-	-	-	-	
TOTAL	567,273.49	255,647.50	121,209.59	190,416.41	

(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