

Amelia Concourse
Community Development District

November 16, 2021

AGENDA

**Amelia Concourse
Community Development District**

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

November 9, 2021

Board of Supervisors
Amelia Concourse Community Development District
Staff/Supervisor Call In #: 1-800-264-8432 Code 988243

Dear Board Members:

The Amelia Concourse Community Development District Audit Committee and Board of Supervisors Meetings are scheduled to be held **Tuesday, November 16, 2021 at 11:00 a.m. at the Amelia Concourse Amenity Center, 85200 Amaryllis Court, Fernandina Beach, Florida 32034.**

Following is the agenda for the meeting:

Audit Committee Meeting

- I. Call to Order
- II. Review and Rank Proposals for Audit Services
- III. Other Business
- IV. Adjournment

Board of Supervisors Meeting

- I. Call to Order
- II. Public Comment
- III. Staff Reports (1)
 - A. District Counsel – Memo re: Stormwater Needs Analysis
 - B. District Engineer
 - 1. Work Authorization to Prepare a Stormwater Needs Analysis Report
 - 2. Work Authorization to Perform a Bi-Annual Stormwater Management System Inspection
 - C. Trim All Landscape Report
- IV. Minutes

- A. Approval of Minutes of the September 14, 2021 Regular Board Meeting
- B. Acceptance of Minutes of the September 14, 2021 Audit Committee Meeting
- V. Ratification of Holiday Lighting/Décor Agreement
- VI. Acceptance of the Audit Committee's Recommendation
- VII. Consideration of Acquisition of Phase III Improvements
- VIII. Consideration of Resolution 2022-01, Declaring the 2019 Project Complete
- IX. Consideration of Proposals for a Reserve Study
 - A. Community Advisors
 - B. Dreux Isaac
 - C. Reserve Advisors
 - D. Reserve Study Group
- X. Consideration of Resolution 2022-02, Authorizing a Change in the Registered Agent and Registered Office
- XI. Staff Reports (2)
 - A. District Manager
 - B. Field Operations Manager – Report
- XII. Financial Reports
 - A. Balance Sheet and Statement of Revenues & Expenditures
 - B. Assessment Receipts Schedule
 - C. Approval of Check Register
- XIII. Other Business
- XIV. Supervisors' Requests and Audience Comments
- XV. Next Scheduled Meeting – January 18, 2022 at 11:00 a.m. the Amelia Concourse Amenity Center
- XVI. Adjournment

THIRD ORDER OF BUSINESS

A.



MEMORANDUM

To: District Manager
District Engineer

From: District Counsel

Date: October 12, 2021

Subject: Stormwater Management Needs Analysis
(Chapter 2021-194, Laws of Florida/HB53)

We are writing with an update regarding the new law requiring special districts that either own or operate stormwater management systems, stormwater management programs or wastewater services to create a 20-year needs analysis of such system(s).

The Office of Economic and Demographic Research (“OEDR”) recently promulgated additional details and an excel template for reporting the stormwater needs analyses (attached hereto for reference). Similar documents for the wastewater needs analyses will be available soon at which time we will again supplement this memorandum.

A brief summary of the new law and its requirements were set forth in our previous memorandum, attached to this memorandum for your reference in **Exhibit A**. Please feel free to contact us with any questions.

When is the deadline?

For both wastewater and stormwater, the first analysis must be submitted by **June 30, 2022** and updated every five (5) years thereafter. The needs analysis, along with the methodology and any supporting data necessary to interpret the results, must be submitted to the county in which the largest portion of the service area or stormwater system is located.

What steps should the District take?

- District engineers should review the stormwater needs analysis excel workbook and submit a work authorization for approval by the District’s Board prior to commencing work. We recommend presenting the work authorization to the Board as soon as is practical, but no later than the first quarter of 2022.
- District managers should review the stormwater needs analysis excel workbook and start entering information that is readily available. The district manager may be able to complete the “background information” section and provide data on stormwater O&M expenditures, among other assistance.
- Once the work authorization is approved, the district manager should work with the district engineer to complete the remainder of the stormwater needs analyses with the final version submitted to the District no later than May 15, 2022.



- In some cases, districts may require outside consulting or evaluation to complete the needs analyses. Since the necessity of this additional step may not be immediately apparent, we recommend that district managers begin coordinating with their engineers as soon as possible.

Stormwater Needs Analysis Resources from OEDR

- OEDR website <http://edr.state.fl.us/Content/natural-resources/stormwaterwastewater.cfm>
- Excel Workbook (stormwater needs analysis reporting template)
http://edr.state.fl.us/Content/natural-resources/Stormwater_Needs_Analysis.xlsx
(last updated October 8, 2021)
- PDF Version for (essentially the same as the Excel workbook)
http://edr.state.fl.us/Content/natural-resources/Stormwater_Needs_Analysis.pdf
(last updated October 8, 2021)

Wastewater Needs Analysis Resources from OEDR

- Forthcoming.

Exhibit A



MEMORANDUM

To: District Manager, District Engineer
From: District Counsel
Date: September 7, 2021
Subject: Wastewater Services and Stormwater Management Needs Analysis
(Chapter 2021-194, Laws of Florida/HB53)

We are writing to inform you of a new law requiring special districts that either own or operate stormwater management systems, stormwater management programs or wastewater services to create a 20-year needs analysis of such system(s). The requirements relating to wastewater services are found in Section 4 of Chapter 2021-194, Laws of Florida, creating Section 403.9301, Florida Statutes, and the requirements relating to stormwater management programs and systems are found in Section 5 of Chapter 2021-194, Laws of Florida, creating Section 403.9302, Florida Statutes (attached hereto for reference).

A brief summary of the new law and its requirements is set forth below. Please feel free to contact us with any questions.

What is required?

The Office of Economic and Demographic Research (“OEDR”) is expected to promulgate additional details about the requirements of the needs analyses. However, certain general requirements are set forth in the new law.

For wastewater services, the needs analysis must include:

- a) A detailed description of the facilities used to provide wastewater services.
- b) The number of current and projected connections and residents served calculated in 5-year increments.
- c) The current and projected service area for wastewater services.
- d) The current and projected cost of providing wastewater services calculated in 5-year increments.
- e) The estimated remaining useful life of each facility or its major components.
- f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.
- g) The local government’s plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.

For stormwater management programs and stormwater management systems, the needs analysis must include:

- a) A detailed description of the stormwater management program or stormwater management system and its facilities and projects.
- b) The number of current and projected residents served calculated in 5-year increments.



- c) The current and projected service area for the stormwater management program or stormwater management system.
- d) The current and projected cost of providing services calculated in 5-year increments.
- e) The estimated remaining useful life of each facility or its major components.
- f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.
- g) The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.

When is the deadline?

For both wastewater and stormwater, the first analysis must be created by **June 30, 2022**, and the analysis must be updated every five (5) years thereafter. The needs analysis, along with the methodology and any supporting data necessary to interpret the results, must be submitted to the county in which the largest portion of the service area or stormwater system is located.

What steps should districts take?

District engineers and district managers should begin by evaluating what information is already available to the district, and what new information may need to be gathered. Each district should approve a work authorization for their district engineer to create the needs analysis report and should consider proposals for any outside consulting or evaluation that may be necessary, though in most cases we expect this will not be required. In order to provide ample time for completion of the necessary needs analysis reports, we recommend presenting these items for board consideration no later than the first quarter of 2022, or as soon thereafter as is practical. OEDR is anticipated to provide further guidelines for the reporting requirements, none of which we expect to be particularly burdensome, and which will likely include information readily available to districts' engineering and/or environmental professionals. Once we receive further guidance, we will supplement this informational memorandum.

CHAPTER 2021-194

Committee Substitute for Committee Substitute for Committee Substitute for House Bill No. 53

An act relating to public works; amending s. 255.0991, F.S.; revising a prohibition relating to any solicitation for construction services paid for with state appropriated funds; amending s. 255.0992, F.S.; revising the definition of the term “public works project”; prohibiting the state or any political subdivision that contracts for a public works project from taking specified action against certain persons that are engaged in a public works project or have submitted a bid for such a project; providing applicability; amending s. 403.928, F.S.; requiring the Office of Economic and Demographic Research to include an analysis of certain expenditures in its annual assessment; creating s. 403.9301, F.S.; providing definitions; requiring counties, municipalities, and special districts that provide wastewater services to develop a needs analysis that includes certain information by a specified date; requiring municipalities and special districts to submit such analyses to a certain county; requiring the county to file a compiled document with the coordinator of the Office of Economic and Demographic Research by a specified date; requiring the office to evaluate the document and include an analysis in its annual assessment; providing applicability; creating s. 403.9302, F.S.; providing definitions; requiring counties, municipalities, and special districts that provide stormwater management to develop a needs analysis that includes certain information by a specified date; requiring municipalities and special districts to submit such analyses to a certain county; requiring the county to file a compiled document with the Secretary of Environmental Protection and the coordinator of the Office of Economic and Demographic Research by a specified date; requiring the office to evaluate the document and include an analysis in its annual assessment; providing applicability; providing a determination and declaration of important state interest; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Subsection (2) of section 255.0991, Florida Statutes, is amended to read:

255.0991 Contracts for construction services; prohibited local government preferences.—

(2) For any a competitive solicitation for construction services paid for with any in which 50 percent or more of the cost will be paid from state-appropriated funds which have been appropriated at the time of the competitive solicitation, a state college, county, municipality, school district, or other political subdivision of the state may not use a local ordinance or regulation to prevent a certified, licensed, or registered contractor,

subcontractor, or material supplier or carrier, from participating in the bidding process that provides a preference based upon:

- (a) ~~The contractor's~~ Maintaining an office or place of business within a particular local jurisdiction;
- (b) ~~The contractor's~~ Hiring employees or subcontractors from within a particular local jurisdiction; or
- (c) ~~The contractor's~~ Prior payment of local taxes, assessments, or duties within a particular local jurisdiction.

Section 2. Paragraph (b) of subsection (1) and subsections (2) and (3) of section 255.0992, Florida Statutes, are amended to read:

255.0992 Public works projects; prohibited governmental actions.—

(1) As used in this section, the term:

(b) “Public works project” means an activity exceeding \$1 million in value that is of which 50 percent or more of the cost will be paid for with any from state-appropriated funds that were appropriated at the time of the competitive solicitation and which consists of the construction, maintenance, repair, renovation, remodeling, or improvement of a building, road, street, sewer, storm drain, water system, site development, irrigation system, reclamation project, gas or electrical distribution system, gas or electrical substation, or other facility, project, or portion thereof that is owned in whole or in part by any political subdivision.

(2)(a) Except as required by federal or state law, the state or any political subdivision that contracts for a public works project may not take the following actions:

(a) Prevent a certified, licensed, or registered contractor, subcontractor, or material supplier or carrier, from participating in the bidding process based on the geographic location of the company headquarters or offices of the contractor, subcontractor, or material supplier or carrier submitting a bid on a public works project or the residences of employees of such contractor, subcontractor, or material supplier or carrier.

(b) Require that a contractor, subcontractor, or material supplier or carrier engaged in a public works such project:

1. Pay employees a predetermined amount of wages or prescribe any wage rate;
2. Provide employees a specified type, amount, or rate of employee benefits;
3. Control, limit, or expand staffing; or

4. Recruit, train, or hire employees from a designated, restricted, or single source.

~~(c)(b) The state or any political subdivision that contracts for a public works project may not~~ Prohibit any contractor, subcontractor, or material supplier or carrier able to perform such work that who is qualified, licensed, or certified as required by state or local law to perform such work from receiving information about public works opportunities or from submitting a bid on the public works project. This paragraph does not apply to vendors listed under ss. 287.133 and 287.134.

(3) This section does not apply to the following:

(a) Contracts executed under chapter 337.

(b) A use authorized by s. 212.055(1) which is approved by a majority vote of the electorate of the county or by a charter amendment approved by a majority vote of the electorate of the county.

Section 3. Paragraph (e) is added to subsection (1) of section 403.928, Florida Statutes, to read:

403.928 Assessment of water resources and conservation lands.—The Office of Economic and Demographic Research shall conduct an annual assessment of Florida's water resources and conservation lands.

(1) WATER RESOURCES.—The assessment must include all of the following:

(e) Beginning with the assessment due January 1, 2022, an analysis of the expenditures necessary to repair, replace, and expand water-related infrastructure. As part of this analysis, the office shall periodically survey public and private utilities.

Section 4. Section 403.9301, Florida Statutes, is created to read:

403.9301 Wastewater services projections.—

(1) The Legislature intends for each county, municipality, or special district providing wastewater services to create a 20-year needs analysis.

(2) As used in this section, the term:

(a) "Domestic wastewater" has the same meaning as provided in s. 367.021.

(b) "Facility" means any equipment, structure, or other property, including sewerage systems and treatment works, used to provide wastewater services.

(c) "Treatment works" has the same meaning as provided in s. 403.031(11).

(d) “Wastewater services” means service to a sewerage system, as defined in s. 403.031(9), or service to domestic wastewater treatment works.

(3) By June 30, 2022, and every 5 years thereafter, each county, municipality, or special district providing wastewater services shall develop a needs analysis for its jurisdiction over the subsequent 20 years. In projecting such needs, each local government shall include the following:

(a) A detailed description of the facilities used to provide wastewater services.

(b) The number of current and projected connections and residents served calculated in 5-year increments.

(c) The current and projected service area for wastewater services.

(d) The current and projected cost of providing wastewater services calculated in 5-year increments.

(e) The estimated remaining useful life of each facility or its major components.

(f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.

(g) The local government’s plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.

(4) Upon completing the requirements of subsection (3), each municipality or special district shall submit its needs analysis, as well as the methodology and any supporting data necessary to interpret the results, to the county within which the largest portion of its service area is located. Each county shall compile all analyses submitted to it under this subsection into a single document and include its own analysis in the document. The county shall file the compiled document with the coordinator of the Office of Economic and Demographic Research no later than July 31, 2022, and every 5 years thereafter.

(5) The Office of Economic and Demographic Research shall evaluate the compiled documents from the counties for the purpose of developing a statewide analysis for inclusion in the assessment due January 1, 2023, pursuant to s. 403.928.

(6) This section applies to a rural area of opportunity as defined in s. 288.0656 unless the requirements of this section would create an undue economic hardship for the county, municipality, or special district in the rural area of opportunity.

Section 5. Section 403.9302, Florida Statutes, is created to read:

403.9302 Stormwater management projections.—

(1) The Legislature intends for each county, municipality, or special district providing a stormwater management program or stormwater management system to create a 20-year needs analysis.

(2) As used in this section, the term:

(a) “Facility” means any equipment, structure, or other property, including conveyance systems, used or useful in connection with providing a stormwater management program or stormwater management system.

(b) “Stormwater management program” has the same meaning as provided in s. 403.031(15).

(c) “Stormwater management system” has the same meaning as provided in s. 403.031(16).

(3) By June 30, 2022, and every 5 years thereafter, each county, municipality, or special district providing a stormwater management program or stormwater management system shall develop a needs analysis for its jurisdiction over the subsequent 20 years. In projecting such needs, each local government shall include the following:

(a) A detailed description of the stormwater management program or stormwater management system and its facilities and projects.

(b) The number of current and projected residents served calculated in 5-year increments.

(c) The current and projected service area for the stormwater management program or stormwater management system.

(d) The current and projected cost of providing services calculated in 5-year increments.

(e) The estimated remaining useful life of each facility or its major components.

(f) The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components.

(g) The local government’s plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap.

(4) Upon completing the requirements of subsection (3), each municipality or special district shall submit its needs analysis, as well as the

methodology and any supporting data necessary to interpret the results, to the county within which the largest portion of its stormwater management program or stormwater management system is located. Each county shall compile all analyses submitted to it under this subsection into a single document and include its own analysis in the document. The county shall file the compiled document with the Secretary of Environmental Protection and the coordinator of the Office of Economic and Demographic Research no later than July 31, 2022, and every 5 years thereafter.

(5) The Office of Economic and Demographic Research shall evaluate the compiled documents from the counties for the purpose of developing a statewide analysis for inclusion in the assessment due January 1, 2023, pursuant to s. 403.928.

(6) This section applies to a rural area of opportunity as defined in s. 288.0656 unless the requirements of this section would create an undue economic hardship for the county, municipality, or special district in the rural area of opportunity.

Section 6. The Legislature determines and declares that this act fulfills an important state interest.

Section 7. This act shall take effect July 1, 2021.

Approved by the Governor June 29, 2021.

Filed in Office Secretary of State June 29, 2021.

B.

1.

WORK AUTHORIZATION

November 16, 2021

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

Subject: **Work Authorization,
Amelia Concourse Community Development District**

Dear Chairperson, Board of Supervisors:

Yuro & Associates, LLC ("Engineering Professional") is pleased to submit this work authorization to provide professional services for the Amelia Concourse Community Development District. We will provide these services pursuant to our current agreement dated September 1, 2020 ("Agreement") as follows:

I. Scope of Work

Amelia Concourse Community Development District ("District") hereby engages the services of Engineering Professional to perform the work described in **Schedule A**, attached hereto, related to stormwater reporting requirements due June 30, 2022.

II. Fees

The District will compensate Engineering Professional in accordance with the terms of the Agreement and **Schedule A**.

This proposal, together with the Agreement, represents the entire understanding between the District and Engineering Professional with regard to the referenced work authorization. If you wish to accept this work authorization, please sign both copies where indicated, and return one complete copy to our office. Upon receipt, we will promptly schedule our services.

Thank you for considering Yuro & Associates, LLC. We look forward to helping you create a quality project.

Sincerely,



Authorized Representative of
Yuro & Associates, LLC

APPROVED AND ACCEPTED

By: _____
Authorized Representative of
Amelia Concourse Community Development District

Date: _____

Schedule A

Stormwater Reporting/Analysis

We have reviewed the 24 page stormwater needs analysis document provided by the Office of Economic and Demographic Research (OEDR) to determine the level of effort that will be required to complete the document by the June 30, 2022 deadline. A summary of the efforts that will be required by our office to comply with this requirement includes, but is not limited to:

- Review & fill out all required forms
- Coordinate with the District Manager and/or District Attorney, as necessary, to address a number of requirements including current and projected maintenance funding, stormwater management program, future improvements, etc.
- Review the permitted plans in order to fill out required forms
- Conduct a site visit, as necessary to supplement information from the plan review
- Provide complete description of stormwater management system for the District
- Provide the total length of buried pipe within the District boundaries
- Provide the total number of ponds, weirs, & pollutant separators
- Provide a GIS shapefile with current and projected service area
- Evaluate and provide the estimated remaining useful life for the elements of the stormwater system

We anticipate that it will be a fairly involved process which will require a significant effort on our part.

We estimate that this effort will take approximately 48 hours to complete at a unit rate of \$135/hr for a total Lump Sum cost of \$6,480.00.

2.

WORK AUTHORIZATION

November 16, 2021

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

Subject: **Work Authorization,
Amelia Concourse Community Development District**

Dear Chairperson, Board of Supervisors:

Yuro & Associates, LLC ("Engineering Professional") is pleased to submit this work authorization to provide professional services for the Amelia Concourse Community Development District. We will provide these services pursuant to our current agreement dated September 1, 2020 ("Agreement") as follows:

I. Scope of Work

Amelia Concourse Community Development District ("District") hereby engages the services of Engineering Professional to perform the work described in **Schedule A**, attached hereto, related to bi-annual stormwater management system inspection requirements.

II. Fees

The District will compensate Engineering Professional in accordance with the terms of the Agreement and **Schedule A**.

This proposal, together with the Agreement, represents the entire understanding between the District and Engineering Professional with regard to the referenced work authorization. If you wish to accept this work authorization, please sign both copies where indicated, and return one complete copy to our office. Upon receipt, we will promptly schedule our services.

Thank you for considering Yuro & Associates, LLC. We look forward to helping you create a quality project.

Sincerely,



Authorized Representative of
Yuro & Associates, LLC

APPROVED AND ACCEPTED

By: _____
Authorized Representative of
Amelia Concourse Community Development District

Date: _____

Schedule A

Stormwater Reporting/Analysis

Permit condition #16 of the Operation & Maintenance Permit for Amelia Concourse (Permit #92522-28) states that *“the operation and maintenance entity shall inspect the stormwater or surface water management system once within two years after the completion of construction and every two years thereafter to determine if the system is functioning as designed and permitted...”*. Yuro & Associates contract with the Amelia Concourse CDD was executed on September 1, 2020 and since that time we have not yet completed this permit requirement on behalf of the district.

This Work Authorization includes:

- Review the existing permit, design plans and as-built plans of the community to ensure a full understanding of the entire stormwater management system design & function.
- Conduct a field inspection of the entire stormwater management system, including inlets, ponds and outfall structures
- Fill out, sign & seal the required SJRWMD form and provide to the CDD manager for your records
- Prepare a letter report to the Board to summarize the results of the inspection

We estimate that this effort will take approximately 16 total hours to complete at a unit rate of \$135/hr for a total Lump sum cost of \$2,200.00

FOURTH ORDER OF BUSINESS

A.

MINUTES OF MEETING
AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT

A regular meeting of the Board of Supervisors of the Amelia Concourse Community Development District was held Tuesday, September 14, 2021 at 10:30 a.m. at the Amelia Concourse Amenity Center, 85200 Amaryllis Court, Fernandina Beach, Florida 32034.

Present and constituting a quorum were:

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

Also present were:

Daniel Laughlin	District Manager
Jennifer Kilinski	District Counsel
Mike Yuro	District Engineer
Tony Shiver	First Coast CMS

The following is a summary of the discussions and actions taken at the September 14, 2021 meeting. An audio copy of the proceedings can be obtained by contacting the District Manager.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Laughlin called the meeting to order at 10:35 a.m.

SECOND ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of Ellis Lancaster

On MOTION by Mr. Greenberg seconded by Ms. Cator with all in favor Ellis Lancaster's resignation was accepted.
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B. Consideration of Appointing a New Supervisor to Fill the Vacancy

Mr. Laughlin reminded the Board the term for the vacant seat expires in November 2022 and will be available to be filled through the general election at that time. He introduced Mr. Daniel Pieratti noting he is a Dream Finders representative and also a resident of the community. Mr. Greenberg stated that he feels it is advantageous to have the developer's input and if possible, help and asked Mr. Pieratti to ensure he is committed to doing what is in the best interest of the community.

On MOTION by Mr. Greenberg seconded by Mr. Snow with all in favor appointing Mr. Daniel Pieratti to fill the vacant seat was approved.

C. Oath of Office for Newly Appointed Supervisor

Mr. Laughlin, being a notary public of the State of Florida administered an oath of office to Mr. Pieratti.

Ms. Kilinski recommended Mr. Pieratti create an email address dedicated to CDD business and also keep any CDD records separate for public record request purposes. She also gave an overview of the Sunshine Law noting board members cannot communicate about CDD business outside of public meetings.

D. Consideration of Resolution 2021-05, Designating Officers

Mr. Laughlin reminded the Board the current slate of officers is Supervisor Greenberg as Chairman, Supervisor Toohey as Vice Chairman, Supervisors Snow and Cator as Assistant Secretaries, and from his office for document and check signing purposes, Mr. Laughlin as Secretary and Assistant Treasurer, Jim Perry as Treasurer and Assistant Secretary and Ernesto Torres and Marilee Giles as Assistant Secretaries. Mr. Laughlin noted Jim Perry is retiring in the next month and therefore will need to be removed from the list of officers. He asked for a motion to set the slate of officers as follows: Supervisor Greenberg as Chairman, Supervisor Toohey as Vice Chairman, Supervisors Snow, Cator and Pieratti as Assistant Secretaries, Daniel Laughlin as Secretary and Assistant Treasurer, Jim Oliver as Treasurer and Assistant Secretary, and Ernesto Torres and Marilee Giles as Assistant Secretaries.

On MOTION by Mr. Snow seconded by Mr. Pieratti with all in favor Resolution 2021-05, designating officers as listed above was approved.

FOURTH ORDER OF BUSINESS

Staff Reports (1)

A. District Engineer

There being nothing to report, the next item followed.

B. Trim All Landscape Report

Mr. Shiver informed the Board there is no report for Trim All, but noted a proposal was submitted for items to be completed in the fall, however he is holding off on approval until he is able to meet with them this week to discuss numerous complaints. The Board discussed whether to proceed with obtaining proposals for landscape maintenance services to be considered at the November meeting. Mr. Greenberg suggested providing Trim All the opportunity to improve after the meeting with Mr. Shiver this week and if there is no improvement, the Board can make the decision to request proposals at the November meeting.

FIFTH ORDER OF BUSINESS

Minutes

A. Approval of Minutes of the May 18, 2021 Board of Supervisors Meeting

There were no comments on the minutes.

On MOTION by Mr. Snow seconded by Mr. Greenberg with all in favor the minutes of the May 18, 2021 meeting were approved as presented.

B. Acceptance of Minutes of the May 18, 2021 Audit Committee Meeting

There were no comments on the minutes.

On MOTION by Mr. Greenberg seconded by Mr. Snow with all in favor the minutes of the May 18, 2021 Audit Committee Meeting were accepted as presented.

SIXTH ORDER OF BUSINESS

**Ratification of Transfer to KE Law Group
for Legal Counsel and Consideration of Fee
Agreement**

Mr. Laughlin informed the Board Ms. Kilinski has left Hopping Green & Sams and is now working with KE Law Group. Between meetings Mr. Laughlin made the decision to sign a letter stating that the District would retain Ms. Kilinski as legal counsel at her new firm. Mr. Greenberg stated that he felt it would be to the District's benefit to continue to retain Ms. Kilinski as legal counsel, however he asked that annual increases in fees come before the Board for approval.

On MOTION by Mr. Greenberg seconded by Mr. Snow with all in favor ratifying the transfer to KE Law Group for legal counsel was approved along with the fee agreement.

Mr. Greenberg informed the Board the issue of acceptance of the Phase 1 roadways by the County went before the Board of County Commissioners and it was approved unanimously. He also updated the Board on new developments surrounding Amelia Concourse, including a school district to be called Amelia Concourse School District of Fernandina Beach. A traffic study was done about a month ago which has resulted in the County looking at additional traffic lights. An issue brought forth in a few meetings is a request for a cut through by Orchid Blossom Trail in Phase 3. The County has acknowledged that might be the only solution, however he's not aware of where it will be or the timing of the project.

SEVENTH ORDER OF BUSINESS

Acceptance of the Audit Committee's Recommendation

This item was tabled as the Audit Committee rejected the only proposal received in response to the RFP for audit services.

EIGHTH ORDER OF BUSINESS

Acceptance of the Fiscal Year 2020 Audit Report

Mr. Laughlin read statements from the audit report into the record noting the audit is what is known as a clean audit. The SPE fund, created when the bonds defaulted, has been questioned each year in the audit report and will be questioned each year until the SPE fund is no long necessary. District staff will respond to the query as it does each year stating that the major landowner in the District failed to pay their annual debt service assessments, which caused the District to have insufficient funds to pay their annual debt service payments for the Series 2007 Capital Improvement Revenue Bonds. The District filed a foreclosure lawsuit against the

property owned by the major landowner and obtained ownership of the property through the special purpose entity. The SPE has entered into various real estate sales agreements with the new developer that requires a payment to the SPE upon the closing of each developed lot on the property securing the bonds. The collection in these fees to date has resulted in over \$3.5 million of past due debt service payments being made. Ms. Kilinski stated that a true-up of the amortization schedule for the assessments outstanding will be needed. A new amortization schedule will need to be done by the trustee.

On MOTION by Mr. Greenberg seconded by Ms. Cator with all in favor the Fiscal Year 2020 audit report was accepted.

NINTH ORDER OF BUSINESS

Public Hearing for the Purpose of Adopting the Fiscal Year 2022 Budget

Mr. Laughlin noted there is no increase in assessments proposed with the Fiscal Year 2022 budget, which is substantially similar to last year's budget.

On MOTION by Mr. Greenberg seconded by Ms. Cator with all in favor the public hearing was opened.

There were no comments from the public.

On MOTION by Mr. Greenberg seconded by Ms. Cator with all in favor the public hearing was closed.

A. Consideration of Resolution 2021-06, Relating to Annual Appropriations and Adopting the Fiscal Year 2022 Budget

On MOTION by Mr. Snow seconded by Mr. Greenberg with all in favor Resolution 2021-06, relating to annual appropriations and adopting the Fiscal Year 2022 budget was approved.

B. Consideration of Resolution 2021-07, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2022

Mr. Laughlin noted this resolution allows District staff certify the assessment roll and submit it to the County for collection of the annual assessments.

On MOTION by Mr. Greenberg seconded by Mr. Snow with all in favor Resolution 2021-07, imposing special assessments and certifying an assessment roll was approved.

TENTH ORDER OF BUSINESS**Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2022**

Mr. Laughlin noted the proposed schedule includes bi-monthly meetings for Fiscal Year 2022. Meetings can be canceled or added as needed.

On MOTION by Mr. Greenberg seconded by Ms. Cator with all in favor the Fiscal Year 2022 meeting schedule was approved as presented.

ELEVENTH ORDER OF BUSINESS**Consideration of Resident Request to Remove Portion of Fence on CDD Property**

Mr. Shiver informed the Board a previous owner of 85189 Amaryllis Court installed irrigation and landscaping on a portion of property owned by the CDD. The current homeowner installed a fence and later learned what he thought was his property was in fact the CDD's. There is no irrigation and poor landscaping in the area. The homeowner has requested he be allowed to remove the fence, enclose the section of property, re-landscape the section, and maintain it himself. Mr. Shiver noted he is not asking for ownership of the property, but simply an easement or permission in perpetuity to have use of the property that could be terminated if needed. Ms. Kilinski stated that she would draft a non-exclusive perpetual easement agreement. Mr. Greenberg asked if there were any downsides to consider. Ms. Kilinski responded that overall there were not. Mr. Toohey stated that he was concerned this would set a precedent and could encourage similar requests from other homeowners. Ms. Kilinski responded that this agreement would not be ceding property to the homeowner, and it would not allow structures, hardscape or impervious areas; the purpose is to allow them to install irrigation and landscaping. A member of staff will review what the homeowner intends to install, and the agreement would allow the District to reclaim the property afterwards. The agreement will be brought back to the next meeting and Mr. Shiver will confirm what the homeowner intends to install on the property.

On MOTION by Mr. Greenberg seconded by Mr. Snow with all in favor authorizing counsel to draft a non-exclusive perpetual easement agreement for 85189 Amaryllis Court was approved.

TWELFTH ORDER OF BUSINESS**Discussion Regarding Phase 2 Maintenance Access Easements**

Mr. Shiver informed the Board the District's lake maintenance and landscape maintenance vendors only have one point of access to the pond located off Snapdragon that does not have a fence barrier. The other access points have fences installed with gates on both sides of the property, however they are not large enough for the maintenance vendor's equipment. The two homeowners that have not installed fences feel it's unfair that their yards are being used each time the ponds and pond banks are maintained. Mr. Shiver noted letters were sent in 2019 to all the owners whose lots are on easements warning them of the issues installing fences will create. Mr. Shiver suggested either asking the owners to remove the fencing, or to reposition the fencing so that it doesn't block the easement. Ms. Kilinski recommended sending a letter to the homeowners giving them a timeframe to remove the fencing from the easement.

On MOTION by Mr. Greenberg seconded by Ms. Cator with all in favor authorizing staff to send cease and desist letters asking homeowners to remove their fences out of the District's easements was approved with Supervisor Snow authorized to finalize with staff.

THIRTEENTH ORDER OF BUSINESS**Consideration of Little Library Request**

Mr. Laughlin reminded the Board a request from the Junior Women's Club of Fernandina to install a Little Library on District was presented at an earlier meeting and the Board asked for more information. Ms. Cator provided a picture of what the Little Library will look like and noted it would be donated and installed by the Women's Club in a designated place of the Board's choosing. The box measures about 10-inches by 12-inches with a glass door and stores donated books. The Women's Club goal is strong reading and literacy skills and to help prepare children for further education. In response to a concern that the box would bring a lot of outside people coming in to use the box, the Women's Club stated that the libraries are intended to be filled by the community and are usually filled with a combination of children and adult books and do not have to be returned to the same library. The HOA would be responsible for maintaining the library. As for advertising, they would like to post a picture of the project once completed on their Facebook page to show the ladies completing their community service

project, otherwise it will not be advertised. If it was important to the Board that the picture was not posted, they would abide by that.

Mr. Greenberg asked Ms. Kilinski if there are any liability and insurance concerns. Ms. Kilinski responded that a perpetual easement agreement may be necessary for the installation if the HOA is going to be operating and maintaining the library on CDD property, however the liability risk is low.

Mr. Shiver asked which HOA would be responsible for the maintenance. Ms. Cator responded that she presumes it will be the Phase 1 HOA, but she could confirm that is the case if the Board agrees to allow the installation of the box.

The Board discussed other concerns about the library such as inviting outside people into the community, creating more traffic congestion and relying on the HOA for maintenance.

Mr. Snow stated that he's in favor of installing the box and if it does not work out, it can be removed.

On MOTION by Mr. Snow seconded by Ms. Cator with Mr. Greenberg, Mr. Toohey and Mr. Pieratti opposed, allowing installation of a Little Library on District property was not approved.

The Board was agreeable to a representative from the Women's Club attending the next meeting to answer any questions the Board has in order to consider the request again.

FOURTEENTH ORDER OF BUSINESS Staff Reports (2)

A. District Counsel

Ms. Kilinski informed the Board the current standard per the District's Rules of Procedure is to notice every board meeting seven days in advance. There is also an annual notice that gets published in a newspaper and posted on the District's website. There is nothing in the Statute requiring the seven-day notice for regular board meetings. Ms. Kilinski presented a resolution that would waive the requirement of the seven-day notice for regular meetings, which would in turn save the District advertising expenses.

On MOTION by Mr. Greenberg seconded by Mr. Snow with all in favor Resolution 2021-08, waiving the portion of the rules of procedure requiring published notices for each regular meeting was approved.

B. District Manager

Mr. Laughlin informed the Board the last capital reserve study done for the community was completed in 2018 and a lot of the estimates are no longer accurate due to the amount of inflation. He recommended beginning the process of obtaining proposals to have another reserve study done. There were no objections from the Board so the item will be added to the next agenda.

C. Field Operations Manager – Report

Mr. Shiver gave an overview of maintenance updates and repairs that have taken place since the last meeting. He informed the Board he received a request from the Phase 2 HOA to get permission to install a second message board at the Bellflower entrance, which the Board felt was not necessary.

The Board discussed the complaints of excessive geese. Mr. Laughlin informed the Board of a vendor called Goose Masters that uses herding dogs to control the geese, and Mr. Shiver will install a sign near the amenity center asking residents not to feed the geese.

Mr. Greenberg asked Mr. Shiver to obtain a quote for restocking carp in the ponds. Mr. Laughlin will look at the lake maintenance contract.

Mr. Shiver presented a proposal from Horizon Casual for replacing the tables on the pool deck, totaling \$2,668.80 and noted he plans to get at least one more quote to present at the next meeting if the Board is amenable to considering the proposals. Mr. Snow asked for more options for the tables and the Board also asked for quotes to replace the chairs.

Mr. Shiver asked the Board for direction on installing holiday decorations as First Coast CMS is no longer able to do so. He presented a quote from a company to install their own lighting for a total of \$4,714. The Board discussed asking the HOA for assistance in funding installation of Christmas lights and opted to approve a not to exceed amount to allow Mr. Shiver to look into other companies that provide a similar service or will use the lights the District already owns.

Mr. Toohey left the meeting at this time.

On MOTION by Mr. Pieratti seconded by Mr. Snow with Mr. Greenberg in favor and Ms. Cator opposed installation of Christmas lights at an amount not to exceed \$6,000 was approved.

FIFTEENTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

SIXTEENTH ORDER OF BUSINESS Financial Reports

A. Balance Sheet and Statement of Revenues & Expenditures

Copies of the financial statements were included in the agenda package.

B. Assessment Receipt Schedule

A copy of the assessment receipt schedule was included in the agenda package showing the District's assessments are fully collected.

C. Approval of Check Register

A copy of the check register totaling \$943,321.53 was included in the agenda package, \$853,581.23 of which are related to the SPE and are costs reimbursed by Dream Finders. Mr. Laughlin noted going forward the SPE charges will not be listed on the check register.

On MOTION by Mr. Snow seconded by Ms. Cator with all in favor the Check Register was approved.

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

Mr. Pieratti stated that the 15 mph signs on Amaryllis have to be removed in order for the County to allow acceptance of Phase 2. He also noted the District could petition the County to install speed bumps if desired. Mr. Laughlin stated that a traffic study would need to be done prior to initiating the petition.

Audience Comments

Mr. Bill Wesley, 95182 Snapdragon, stated, "I own the house that has the only open access and I appreciate your motion. The real concern is the pickup truck because it runs over sprinkler systems and breaks them, and it leaves tracks. Is there some other way to get a boat on a trailer through there and if there was, with 7.5-feet you could get a boat in there without having to remove the fence if they put a 7-foot gate in there." Mr. Laughlin responded that the

homeowners should not have installed a fence within the easement in the first place and it is not a precedent that should be set. Mr. Shiver stated the goal is to have the contractor only using one person's easement access every four or five months.

Ms. Cator left the meeting at this time.

A resident asked whose responsibility it would be to clean the stormwater drainage out. Mr. Pieratti responded the CDD is responsible for the stormwater management system.

EIGHTEENTH ORDER OF BUSINESS Next Scheduled Meeting – TBD

The next scheduled meeting per the adopted meeting schedule is November 16, 2021.

NINETEENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Pieratti seconded by Mr. Snow with all in favor the meeting was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman

B.

MINUTES OF MEETING
AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT

An audit committee meeting of the Amelia Concourse Community Development District was held Tuesday, September 14, 2021 at 10:30 a.m. at the Amelia Concourse Amenity Center, 85200 Amaryllis Court, Fernandina Beach, Florida 32034.

Audit Committee members present were:

Jeffry Snow
Bill Toohey by telephone
Harvey Greenberg
Ellen Cator

Also present were:

Daniel Laughlin	District Manager
Jennifer Kilinski	District Counsel

FIRST ORDER OF BUSINESS

Roll Call

Mr. Laughlin called the meeting to order at 10:30 a.m.

SECOND ORDER OF BUSINESS

Review and Rank Proposals for Audit Services

Mr. Laughlin noted only one proposal was received. He recommended rejecting the only proposal received and authorizing staff to re-issue the RFP to attempt to receive more proposals.

On MOTION by Mr. Greenberg seconded by Mr. Snow with all in favor rejecting the only proposal received in response to the audit RFP was approved.

THIRD ORDER OF BUSINESS

Other Business

There being none, the next item followed.

FOURTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Greenberg seconded by Ms. Cator with all in favor the Audit Committee Meeting was adjourned.

FIFTH ORDER OF BUSINESS

**AGREEMENT BETWEEN THE AMELIA CONCOURSE COMMUNITY
DEVELOPMENT DISTRICT AND DREAM GROUP USA CORP, D/B/A DREAM
LIGHTS OF FLORIDA, FOR SEASONAL LANDSCAPE LIGHTING AND
ENHANCEMENTS**

This Agreement (“Agreement”) is made and entered into this ___ day of November, 2021, by and between:

Amelia Concourse Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Nassau County, Florida, and whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (“District”); and

Dream Group USA Corp, d/b/a Dream Lights of Florida, a Florida corporation, whose mailing address is 10882 Stanton Hills Dr. E., Jacksonville, Florida 32202 (“Contractor” and, together with the District, “Parties”).

RECITALS

WHEREAS, the District was established for the purpose of planning, financing, constructing, installing, operating and/or maintaining certain infrastructure improvements within the boundaries of the District; and

WHEREAS, the District has a need to retain an independent contractor to provide for the installation of seasonal landscape lighting and enhancements (collectively, “Decorations”); and

WHEREAS, Contractor represents that it is qualified to perform such services and has agreed to provide to the District those services identified in this Agreement and in **Exhibit A** attached hereto and incorporated herein by this reference (“Services”); and

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

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

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

SECTION 2. SCOPE OF SERVICES; TERM.

- A.** Contractor will provide the Services, which include but are not limited to the provision of materials and labor, installation services, lighting repair and/or replacement services and removal services. The Contractor shall repair and/or replace any seasonal landscape lighting or enhancements within twenty-four (24)

hours of being informed of any seasonal lighting outage and/or necessary repairs or replacement of the Decorations. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.

- B. Contractor shall perform the Services in a neat and workmanlike manner. In the event the District, in its sole determination, finds that the work of Contractor is not satisfactory to District, District shall have the right to immediately terminate this Agreement and will only be responsible for payment of Services satisfactorily completed.
- C. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities within twenty-four (24) hours.
- D. Initial installation of the Decorations shall be completed no later than November 15, 2021. The removal of the Decorations shall be completed no later than January 15, 2022. This schedule may only be altered in writing by the District in its sole discretion. Contractor shall promptly, and in no event more than 24 hours, respond to any lighting outages or other issues that impair the performance of the Services.
- E. This Agreement shall be effective upon execution of this Agreement and shall remain in effect until completion of the Services, unless terminated earlier in accordance with Section 10 herein. To the extent this Agreement and Exhibit A conflict, this Agreement controls.

SECTION 3. COMPENSATION. The District agrees to pay the Contractor in the amount of **Five Thousand and Ninety Five Dollars (\$5,095.00)** with 50% due upon execution of this Agreement and 50% due upon completion of the Services.

SECTION 4. INDEPENDENT CONTRACTOR. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 5. INSURANCE. Contractor shall, at its own expense, maintain insurance during the performance of its services under this Agreement, with limits of liability not less than the following:

Workers Compensation	Statutory
General Liability	
<i>Bodily Injury (including contractual)</i>	\$1,000,000/\$2,000,000
<i>Property Damage (including contractual)</i>	\$1,000,000/\$2,000,000
Automobile Liability	
<i>Bodily Injury</i>	
<i>Property Damage</i>	Combined Single Limit \$1,000,000

Contractor shall provide to District prior to the commencement of any performance under this contract, a certificate naming the District, its officers, agents and employees as an additional insured. At no time shall Contractor be without insurance in the above amounts. No policy may be canceled during the term of this Agreement without at least thirty (30) days' written notice to the District.

SECTION 6. INDEMNIFICATION.

- A.** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.
- B.** Contractor agrees to defend, indemnify and hold harmless the District and its officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor, including litigation or any appellate proceedings with respect thereto. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute.

SECTION 7. AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the Parties relating to the subject matter of this Agreement.

SECTION 8. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties.

SECTION 9. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this instrument.

SECTION 10. TERMINATION. The Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the

District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor, as its sole recourse for termination.

SECTION 11. ENFORCEMENT OF AGREEMENT. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, expert witness fees, paralegal fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 12. NOTICES. All notices, requests, consents, and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

A. If to District: Amelia Concourse Community
Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attention: District Manager

With a copy to: KE Law Group, PLLC
2016 Delta Blvd. Suite 101
Tallahassee, Florida 32303
Attn: District Counsel

B. If to Contractor: Dream Group USA Corp,
d/b/a Dream Lights of Florida
10882 Stanton Hills Dr. E.
Jacksonville, Florida 32202
Attn: _____

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notices on behalf of the District and the Contractor. Any Party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent

by providing the same on five (5) days' written notice to the Parties and addressees set forth in this Agreement.

SECTION 13. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement or any monies to become due under this Agreement without the prior written approval of the other, and such approval shall not be unreasonably withheld.

SECTION 14. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue shall be in Nassau County, Florida.

SECTION 15. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Daniel Laughlin** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (904) 940-5850 EXT. 401, DLAUGHLIN@GMSNF.COM, OR 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092.

SECTION 16. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 17. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 18. COUNTERPARTS. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

SECTION 19. E-VERIFY. Effective immediately and for as long as the Contractor provides services for the District, the Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the day and year first written above.

Attest:

**AMELIA CONCOURSE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairperson, Board of Supervisors

**DREAM GROUP USA CORP., D/B/A DREAM
LIGHTS OF FLORIDA**

(Signature of Witness)

By: _____

Its: _____

Exhibit A: Scope of Services

Exhibit A
Scope of Services



ESTIMATE

EST-000735

Estimate Date: Sep 30, 2021

Expiry Date: Oct 28, 2021

FROM:

Dream Group USA Corp

License: 278526

10882 STANTON HILLS DR E

JACKSONVILLE, FL, 32222-1460

Email: info@dreamgroupusa.com

Phone: (904) 654-8044

TO:

Amelia Concourse Cdd

Attn: Tony Shiver

85200 Amaryllis Court

Fernandina Beach, FL, 32034

Phone: (904) 506-8410

JOB LOCATION:

Amelia Concourse Cdd

85200 Amaryllis Court

Fernandina Beach, FL, 32034

Phone: (904) 506-8410

JOB:

#	Services	Qty	Discount	Total
1	Line Roof line in C9 on towers Custom fit C9s to roofline	120.00	\$0.00	\$600.00
2	Line Roofridges in C9 on towers Custom fit C9s to roofline	96.00	\$0.00	\$480.00
3	60" Lighted Wreaths on Towers 60" pre Lit Wreath	2.00	\$0.00	\$700.00
4	Light Palm up to 15 Wrap Palm trunk with lights up to 15 ft	10.00	\$0.00	\$1,750.00
5	Line Clubhouse Roofline in C9 Custom fit C9s to roofline	170.00	\$0.00	\$850.00
6	60" Lighted Wreath on Clubhouse 60" pre Lit Wreath	1.00	\$0.00	\$350.00
7	Line Roof ridge lines on tower C9 Led Custom fit C9s to roofline	48.00	\$0.00	\$240.00

#	Services	Qty	Discount	Total
8	Additional Plugs and Wires Plugs, wires, Timer	1.00	\$0.00	\$125.00
			Subtotal	\$5,095.00
			Grand Total (\$)	\$5,095.00
			Deposit Due	\$2,547.50

Accepted payment methods

Credit Card, Check, Cash

Message

We appreciate the opportunity to work with you.

Terms

A deposit of 50% must be received before work will begin. The full amount for product (lighting and accessories), installation and removal must be paid in full upon completion of the installation. Dream Lights of Florida is not responsible for any products damaged or lost due to vandalism, extreme weather conditions, or acts of god and will make efforts to replace any damaged product for an additional charge. By signing this contract customer acknowledges that Dream Lights of Florida fills their schedule well in advance, and all cancellations will be charged 50% of the labor charge. All bids are made under the assumption that adequate power supplies and receptacles are available. Customer is responsible for maintaining and providing adequate electrical outlets adjacent to the proposed locations for it's lit decorations and building lights. By signing below I agree to the terms of this contract, and accept this proposal on those terms. Furthermore, I declare that I am authorized to sign this document, either as an owner of the property, or as an agent for the owner or entity. Please note that 1.5% per month (18% per yr.) will be added to all outstanding balances.

SIXTH ORDER OF BUSINESS

Amelia Concourse Community Development District
Auditor Selection Evaluation Criteria

	Ability of Personnel	Proposer's Experience	Understanding of Scope of Work	Ability to Furnish the Required Services	Price	Point Total
	(e.g., geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing workload; proposed staffing levels, etc.)	(e.g., past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character; integrity; reputation of respondent, etc.)	Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.	Extent to which the proposal demonstrates the adequacy of proposer's financial resources and stability as a business entity necessary to complete the services required (e.g., the existence of any natural disaster plan for business operations).	Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to services.	
Proposer	20	20	20	20	20	100
Grau & Associates						
Berger, Toombs, Elam, Gaines & Frank						

SEVENTH ORDER OF BUSINESS

_____, 2021

Amelia Concourse Community Development District
c/o Daniel Laughlin, District Manager
Governmental Management Services - North Florida, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Re: Letter Regarding Acquisition of Phase III Improvements and Work Product

Dear Mr. Laughlin,

Dream Finders Homes, LLC ("**Developer**") hereby notifies the Amelia Concourse CDD ("**District**") that the Developer has completed and wishes to convey to the District certain "**Work Product**" and "**Improvements**" as described in **Exhibit A** attached hereto. The Developer agrees to assist with the transfer of any permits or similar approvals necessary for the operation of the Improvements.

The total cost of constructing the Improvements and completing the Work Product is \$_____, as described in **Exhibit A** attached hereto. Developer agrees that there are no outstanding amounts identified in **Exhibit A** still owed to contractors for any of the Improvements and/or Work Product and hereby certifies it is not seeking reimbursement for any of the Work Product or Improvements from the District or otherwise.

Sincerely,
DREAM FINDERS HOMES, LLC

Name: _____
Title: _____

EXHIBIT A

Description of Improvements and Work Product

Improvements:

Phase III Stormwater Retention Ponds: All hardscaping and landscaping improvements, including but not limited to _____ located within Tract ____ as identified on the Plat of _____ recorded in Plat Book __, Page __, of the Public Records of Nassau County, Florida (the "**Plat**").

Work Product:

All of the right, title, interest and benefit, if any, in, to, and under any and all site plans, construction and development drawings, plans, and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the Improvements.

Table 1 – Costs

<u>IMPROVEMENTS</u>	
<u>Invoice Number</u>	<u>Invoice Amount</u>
<u>[Contractor]</u>	
<i>Subtotal – Improvements</i>	\$
<u>WORK PRODUCT</u>	
<u>Invoice Number</u>	<u>Invoice Amount</u>
<u>[Professional]</u>	
<i>Subtotal – Work Product</i>	\$
TOTAL:	\$

AFFIDAVIT REGARDING COSTS PAID
ACQUISITION OF PHASE III
WORK PRODUCT AND IMPROVEMENTS

STATE OF FLORIDA

COUNTY OF _____

I, _____, as _____ of **DREAM FINDERS HOMES, LLC**, a Florida limited liability company ("**Developer**") and the developer of certain lands within the Amelia Concourse Community Development District ("**District**"), being duly sworn, do hereby state for my affidavit as follows:

1. I have personal knowledge of the matters set forth in this affidavit.
2. I am employed by the Developer as its _____. I have authority to make this affidavit on behalf of the Developer.
3. The District's Amelia Concourse Subdivision Phase III Engineer's Report, prepared by McCranie and Associates and dated January 26, 2016, which was subsequently updated January 7, 2019 (collectively, the "**Engineer's Report**") describes certain public infrastructure improvements that the District intends to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, or maintain pursuant to Chapter 190, *Florida Statutes*.
4. Developer has expended funds to develop certain of the public infrastructure improvements described in the Engineer's Report and more specifically described in **Exhibit A**. The attached **Exhibit A** accurately identifies certain of those improvements that have been completed to date and states the amounts that Developer has spent on those improvements for purposes of the District's audit.
5. No money is owed to any contractors or subcontractors for any work performed on the completed improvements set forth in **Exhibit A**.
6. The Developer is not seeking reimbursement for any of the amounts set forth in **Exhibit A** now or in the future.
7. I acknowledge that the District intends to rely on this affidavit for purposes of acquiring the infrastructure improvements and work product identified in **Exhibit A** and for representation of the same in its financial reports.

[Signatures on following page]

Under penalties of perjury, I declare that I have read the foregoing Affidavit Regarding Costs Paid and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this ____ day of _____ 2021.

Dream Finders Homes, LLC

By: _____

Its: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was sworn and subscribed before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____ 2021 by _____, as _____ of Dream Finders Homes, LLC, who ☐ is personally known to me or ☐ produced _____ as identification.

(NOTARY SEAL)

Notary Public Signature

(Name typed, printed or stamped)

Notary Public, State of _____

Commission No. _____

My Commission Expires: _____

Exhibit A – Description of Improvements and Work Product

EXHIBIT A
Description of Improvements and Work Product

Improvements:

Phase III Stormwater Retention Ponds: All hardscaping and landscaping improvements, including but not limited to _____ located within Tract ____ as identified on the Plat of _____ recorded in Plat Book __, Page __, of the Public Records of Nassau County, Florida (the “**Plat**”).

Work Product:

All of the right, title, interest and benefit, if any, in, to, and under any and all site plans, construction and development drawings, plans, and specifications, documents, surveys, engineering and soil reports and studies, licenses, permits, zoning approvals, entitlements, building permits, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, bonds, and similar or equivalent private and governmental documents of every kind and character whatsoever pertaining or applicable to or in any way connected with the development, construction, and ownership of the Improvements.

Table 1 – Costs

<u>IMPROVEMENTS</u>	
<u>Invoice Number</u>	<u>Invoice Amount</u>
<u>[Contractor]</u>	
<i>Subtotal – Improvements</i>	\$
<u>WORK PRODUCT</u>	
<u>Invoice Number</u>	<u>Invoice Amount</u>
<u>[Professional]</u>	
<i>Subtotal – Work Product</i>	\$
TOTAL:	\$

DISTRICT ENGINEER'S CERTIFICATE
PHASE III WORK PRODUCT AND IMPROVEMENTS

_____, 2021

Board of Supervisors
Amelia Concourse Community Development District

Re: Amelia Concourse Community Development District (Nassau County, Florida)
Acquisition of Phase III Improvements and Work Product

Ladies and Gentlemen:

The undersigned, a representative of Yuro & Associates, LLC ("**District Engineer**"), as engineer for the Amelia Concourse Community Development District ("**District**"), hereby makes the following certifications in connection with the District's acquisition from Dream Finders Homes, LLC, a Florida limited liability company ("**Developer**") of the "**Work Product**" and "**Improvements**," as further described in **Exhibit A** attached hereto, and in that certain bill of sale ("**Bill of Sale**") dated as of or about the same date as this certificate. For good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, the undersigned, an authorized representative of the District Engineer, hereby certifies that:

1. I have reviewed and inspected the Improvements. I have further reviewed certain documentation relating to the same, including but not limited to, the Bill of Sale, agreements, invoices, plans, as-builts, and other documents.
2. The Improvements are within the scope of the District's capital improvement plan as set forth in the District's *Amelia Concourse Subdivision Phase III Engineer's Report*, prepared by McCranie and Associates and dated January 26, 2016, which was subsequently updated January 7, 2019 (collectively the "**Engineer's Report**"), and specially benefit property within the District as further described in the Engineer's Report.
3. The Improvements were installed in accordance with their specifications and are capable of performing the functions for which they were intended. I am not aware of any defects in the Improvements or design.
4. All known plans, permits and specifications necessary for the operation and maintenance of the Improvements are complete and on file with the District, and have been transferred, or are capable of being transferred, to the District for operations and maintenance responsibilities. District Engineer further hereby acknowledges that the District is acquiring or has acquired the Improvements and the Work Product in conjunction therewith and has the District has the unrestricted right to rely upon the work product for it intended use, including the right to rely on any and all warranties, defects, and claims related to said work product.
5. With this document, I hereby certify that it is appropriate at this time to acquire the Improvements and Work Product.

Under penalties of perjury, I declare that I have read the foregoing District Engineer's Certificate and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this _____ day of _____, 2021.

Mike Yuro, P.E.

Yuro & Associates, LLC

Florida Registration No. _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was sworn and subscribed before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2021, by Mike Yuro, on behalf of Yuro & Associates, LLC, who is personally known to me or who has produced _____ as identification, and did [] or did not [] take the oath.

Notary Public, State of _____

Print Name: _____

Commission No.: _____

My Commission Expires: _____

**CONTRACTOR ACKNOWLEDGMENT AND RELEASE
PHASE III WORK PRODUCT AND IMPROVEMENTS**

THIS ACKNOWLEDGMENT & RELEASE ("Release") is made the ____ day of _____, 2021, by _____ having offices located at _____ ("**Contractor**"), in favor of the **Amelia Concourse Community Development District ("District")**, which is a local unit of special-purpose government situated in Nassau County, Florida, and having offices at 475 West Town Place, Suite 114, St. Augustine, FL 32092.

RECITALS

WHEREAS, pursuant to that certain _____, dated _____, 2021, between Contractor and Dream Finders Homes, LLC, a Florida limited liability company ("**Developer**"), attached hereto as **Exhibit A ("Contract")** Contractor has constructed and/or installed for Developer certain improvements, as described in **Exhibit A ("Improvements")**; and

WHEREAS, Developer is in the process of conveying the Improvements to the District and for that purpose has requested Contractor to confirm the release of all restrictions on the District's right to use and rely upon the Improvements; and

WHEREAS, Contractor has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Contractor provides the following acknowledgment and release:

1. **GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

2. **ACQUISITION OF IMPROVEMENTS.** Contractor acknowledges that the District is acquiring or has acquired the Improvements constructed by Contractor in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to rely upon the terms of the Contract for same, including all warranties.

3. **WARRANTY.** Contractor hereby expressly acknowledges the District's right to enforce the terms of the Contract, including but not limited to any warranties and other forms of indemnification provided therein and to rely upon and enforce any other warranties provided under Florida law.

4. **INDEMNIFICATION.** Contractor indemnifies and holds the District harmless from any claims, demands, liabilities, judgments, costs, or other actions that may be brought against or imposed upon the District in connection with the Improvements because of any act or omission of Contractor, its agents, employees, or officers. Said indemnification shall include, but not be limited to, any reasonable attorney's fees and costs incurred by the District.

5. **CERTIFICATION.** Contractor hereby acknowledges that it has been fully compensated for its services and work related to completion of the Improvements. Contractor further certifies that no outstanding requests for payment exist related to the Improvements, including any payments to subcontractors, materialmen, suppliers or otherwise, and that there is no disagreement as to the

appropriateness of payment made for the Improvements. This document shall constitute a final waiver and release of lien for any payments due to Contractor by Developer or District for the Improvements.

6. **EFFECTIVE DATE.** This Release shall take effect upon execution.

[CONTRACTOR]

By: _____
Its: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2021, by _____ as _____ of _____, and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

PROFESSIONAL ACKNOWLEDGMENT AND RELEASE
PHASE III WORK PRODUCT AND IMPROVEMENTS

THIS ACKNOWLEDGMENT & RELEASE ("Release") is made the ____ day of _____, 2021, by _____, a Florida _____, having offices located _____ ("**Professional**"), in favor of the **Amelia Concourse Community Development District ("District")**, which is a local unit of special-purpose government situated in the Nassau County, Florida, and having offices at c/o Governmental Management Services - North Florida, LLC, 475 West Town Place, Suite 114, St. Augustine, FL 32092.

RECITALS

WHEREAS, pursuant to that certain _____ ("**Contract**") dated _____, 20__, between Professional and Dream Finders Homes, LLC, a Florida limited liability company ("**Developer**") has created certain work product, as described in **Exhibit A ("Work Product")**; and

WHEREAS, Developer is in the process of conveying the Work Product to the District and for that purpose has requested Professional to confirm the release of all restrictions on the District's right to use and rely upon the Work Product; and

WHEREAS, Professional has agreed to the release of any such restrictions.

NOW, THEREFORE, for and in consideration of mutual promises and obligations, the receipt and sufficiency of which are hereby acknowledged, Professional provides the following acknowledgment and release:

1. **GENERAL.** The recitals so stated above are true and correct and by this reference are incorporated as a material part of this Release.

2. **ACQUISITION OF WORK PRODUCT.** Professional acknowledges that the District is acquiring or has acquired the Work Product created by the Professional in connection with the Contract, from Developer, and accordingly, the District has the unrestricted right to use and rely upon the Work Product for any and all purposes. Professional hereby affirmatively agrees that the Work Product identified in **Exhibit A** is free of all claims, security agreement, encumbrances or liens and is fit for its intended use, designed within all applicable federal, state and local guidelines and regulations and is free from defects.

3. **RELEASE.** Premised upon the District's agreement to make no revisions or modifications to the Work Product without prior written permission of Professional, Professional confirms the release of all restrictions upon the District's right to use and rely upon the Work Product for any and all purposes. Further, Professional acknowledges that all warranties, contracts and rights and remedies thereunder and other forms of indemnification, if any, may be freely transferred to the District from the Developer.

4. **CERTIFICATION.** Professional hereby acknowledges that it has been fully compensated for its services and work related to completion of the Work Product. Professional further certifies that there are no outstanding requests for payment related to the Work Product and that there is no disagreement as to the appropriateness of payment made for Work Product. This document shall

constitute a final waiver and release of lien for any payments due to Professional by Developer or District for the Work Product.

5. **EFFECTIVE DATE.** This Release shall take effect upon execution. This Release is effective only for the Work Product, and Professional is not waiving or releasing any rights with respect to future work to be conducted for the Developer pursuant to its existing agreement or a future agreement.

[PROFESSIONAL]

By: _____
Its: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2021, by _____ of _____ and with authority to execute the foregoing on behalf of the entit(ies) identified above, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

EXHIBIT A

Work Product

BILL OF SALE
PHASE III WORK PRODUCT AND IMPROVEMENTS

THIS BILL OF SALE is made to be effective as of the ____ day of _____, 2021, by and between **Dream Finders Homes, LLC**, a Florida limited liability company, whose local mailing address is 14701 Philips Highway, Suite 300, Jacksonville, FL 32256 ("**Grantor**"), and for good and valuable consideration, to it paid by the **Amelia Concourse Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* ("**District**" or "**Grantee**") whose address is c/o Governmental Management Services - North Florida, LLC, 475 West Town Place, Suite 114, St. Augustine, FL 32092.

(Wherever used herein, the terms "Grantor" and "Grantee" include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor by these presents does grant, bargain, sell, transfer, and deliver unto the Grantee, its successors and assigns, the following described property, assets and rights, to-wit:

- a) **Improvements -**
- b) **Work Product -**
- c) **Additional Rights** - All of the right, title, interest, and benefit of Grantor, if any, in, to and under any and all contracts, guaranties, affidavits, warranties, bonds, claims, lien waivers, and other forms of indemnification, given heretofore and with respect to the Improvements and the Work Product ("**Warranty and Indemnity Rights**"), which Warranty and Indemnity Rights are being assigned on a non-exclusive basis to be held jointly with Grantor (provided however that the Grantor and Grantee may independently exercise such rights).

To have and to hold all of the foregoing unto the Grantee, its successors and assigns, for its own use forever, free and clear and discharged of and from any and all obligations, claims or liens.

This instrument is subject to the following provisions:

- a) In furtherance of the foregoing, Grantor hereby acknowledges that from this date Grantee has succeeded, on a non-exclusive basis jointly with Grantor (provided however that the Grantor and Grantee may independently exercise such rights), to all of its right, title, and standing to: (i) receive all rights and benefits pertaining to all rights, title, interests, and benefits transferred and assigned hereby; (ii) institute and prosecute all proceedings and take all action that Grantee, in its sole discretion, may deem necessary or proper to collect, assert, or enforce any claim, right, or title of any kind in and to any and all rights, title, interests, and benefits transferred and assigned hereby; and (iii) defend and compromise any and all such actions, suits, or proceedings relating to such transferred and assigned rights, title, interests, and benefits and do all other such acts and things in relation thereto as Grantee, in its sole discretion, shall deem advisable.
- b) Grantor hereby covenants that: (i) Grantor is the lawful owner of the Improvements and Work Product; (ii) the Improvements are free from any liens or encumbrances and the

Grantor covenants to timely address any such liens or encumbrances if and when filed; (iii) Grantor has good right to sell the Improvements and Work Product; and (iv) the Grantor will warrant and defend the sale of the Improvements and Work Product hereby made unto the Grantee against the lawful claims and demands of all persons whosoever.

- c) The Grantor represents that, without independent investigation, it has no knowledge of any defects in the Improvements or Work Product, and hereby assigns, transfers and conveys to the Grantee any and all rights against any and all firms or entities which may have caused any defects, including, but not limited to, any and all warranties and other forms of indemnification. That being the case, this conveyance is made on an "as is" basis, with no warranties whatsoever except as expressly stated herein, provided however, the Developer shall provide any warranties required by any other governmental entity in connection with the turnover of any of the Improvements thereto, but only to the extent that the Developer is unable to transfer and/or assign sufficient warranties from applicable contractors.
- d) By execution of this document, the Grantor affirmatively represents that it has the contractual right, consent and lawful authority of any and all forms to take this action in this document and in this form.
- e) Nothing herein shall be construed as a waiver of Grantee's limitations on liability as provided in Section 768.28, *Florida Statutes*, and other statutes and law.
- f) This instrument shall be governed by, and construed under, the laws of the State of Florida.
- g) This instrument shall inure to the benefit of, and be binding upon, the respective legal representatives, successors, and assigns of the parties hereto.

[CONTINUED ON FOLLOWING PAGE]

WHEREFORE, the foregoing Bill of Sale is hereby executed and delivered on the date first set forth above.

Signed, sealed and delivered by:

WITNESSES

DREAM FINDERS HOMES, LLC

By: _____
Name: _____
Title: _____

Name: _____
Title: _____

By: _____
Name: _____
Title: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was sworn and subscribed before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2021, by _____ as _____ of Dream Finders Homes, LLC, a Florida limited liability company, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

This instrument was prepared by:
Jennifer Kilinski, Esq.
KE Law Group, PLLC
2016 Delta Blvd, Suite 101
Tallahassee, Florida 32303

QUIT CLAIM DEED

THIS QUIT CLAIM DEED is executed as of this _____ day of _____, 2021, by **DREAM FINDERS HOMES, LLC**, a Florida limited liability company, whose local mailing address is 14701 Philips Highway, Suite 300, Jacksonville, FL 32256 (hereinafter called the “**Grantor**”), in favor of **AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government, with a mailing address of c/o Governmental Management Services - North Florida, LLC, 475 West Town Place, Suite 114, Boca Raton, Florida 33431 (hereinafter called the “**Grantee**”).

(Wherever used herein, the terms “Grantor” and “Grantee” include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

WITNESSETH

THAT GRANTOR, for good and valuable consideration to it in hand paid by Grantee, the receipt and sufficiency whereof are hereby acknowledged, hereby remises, releases and quit-claims to Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Nassau, State of Florida, and more particularly below (“**Property**”):

TRACTS ... AS SHOWN ON THE PLAT KNOWN AS ... , AS RECORDED IN PLAT BOOK .., PAGES ... OF THE OFFICIAL RECORDS OF NASSAU COUNTY, FLORIDA.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and to have and to hold the same in fee simple forever. Such conveyance is subject to all matters of record; however, reference hereto shall not operate to re-impose the same.

GRANT OF EASEMENTS

THAT GRANTOR, for good and valuable consideration to it in hand paid by Grantee, the receipt and sufficiency whereof are hereby acknowledged, hereby further remises, releases and quit-claims to Grantee forever, the following non-exclusive, perpetual easement rights as more particularly described below (“**Easements**”):

THOSE CERTAIN DRAINAGE AND ACCESS EASEMENTS (TOGETHER, “EASEMENT AREAS”), IDENTIFIED ON THE FOLLOWING PLATS:

**.... , AS RECORDED IN PLAT BOOK .., PAGES ..., OF THE OFFICIAL RECORDS OF NASSAU COUNTY, FLORIDA; and
..., AS RECORDED IN PLAT BOOK .., PAGE ... OF THE OFFICIAL RECORDS OF NASSAU COUNTY, FLORIDA.**

AND, WITH RESPECT TO THE FOREGOING, THE RIGHTS OF INGRESS AND EGRESS OVER, ACROSS, UPON, AND THROUGH THE EASEMENT AREAS, AS WELL AS RIGHTS OF INSTALLING, CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING AND REPLACING STORMWATER, HARDSCAPING, LANDSCAPING, IRRIGATION, WETLAND AND/OR OTHER DISTRICT IMPROVEMENTS THAT COMPRISE THE DISTRICT'S CAPITAL IMPROVEMENT PLAN.

TOGETHER with all rights of Grantor, if any, to such stormwater, hardscaping, landscaping, irrigation, wetland and/or other District improvements that comprise the District's capital improvement plan and that are located on the Easement Areas;

TO HAVE AND TO HOLD the same forever, subject to taxes for the year hereof and subsequent years, as applicable, and all easements, restrictions, reservations, conditions, covenants, limitations and agreements of record. This reference to such matters of record shall not operate to re-impose the same. Grantor agrees and covenants that it has not and shall not grant or exercise any rights in the Easement Areas that are materially inconsistent with, or which materially interfere with, the rights herein granted to the District.

RESERVATION OF EASEMENT

GRANTOR hereby reserves unto itself and its successors and assigns, and Grantee by acceptance hereby gives and grants unto Grantor and its successors and assigns, non-exclusive easements for ingress and egress over, upon and across the Property and Easement Areas, together with the rights to install, maintain, repair, plant, mow, cultivate, irrigate, improve and care for all landscaping, hardscaping, irrigation, lighting, conservation and related improvements, and the right to maintain, repair and replace and improve any improvements now or hereafter located on the Property and Easement Areas; provided, however, that Grantor's reservation of rights hereunder shall not be deemed to impose any obligations on Grantor to maintain, repair or replace any part of the Property or Easement Areas or improvements located thereon.

[CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the grantor has hereunto set its hand and seal the day and year first above written.

"GRANTOR"

WITNESSES

DREAM FINDERS HOMES, LLC

By: _____
Name: _____
Title: _____

Name: _____
Title: _____

By: _____
Name: _____
Title: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was sworn and subscribed before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2021, by _____ as _____ of Dream Finders Homes, LLC, a Florida limited liability company, and who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

EIGHTH ORDER OF BUSINESS

RESOLUTION 2022-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT ACCEPTING THE CERTIFICATION OF THE DISTRICT ENGINEER THAT THE PHASE III PROJECT IS COMPLETE; DECLARING THE PHASE III PROJECT COMPLETE; FINALIZING THE SPECIAL ASSESSMENTS SECURING THE DISTRICT'S SERIES 2019A CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2019B-1 CAPITAL IMPROVEMENT REVENUE BONDS AND SERIES 2019 B-2 CAPITAL IMPROVEMENT REVENUE BONDS; CONFIRMING WAIVER OF STATUTORY PREPAYMENT RIGHTS; PROVIDING FOR A SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, the Amelia Concourse Community Development District ("Amelia Concourse") was established by Ordinance Number 2006-58 of the Board of County Commissioners of Nassau County, Florida, enacted on July 10, 2006 (the "Ordinance"), for the purpose of providing infrastructure improvements, facilities and services to the lands within the District as provided in Chapter 190, Florida Statutes; and

WHEREAS, on February 19, 2019, the Board of Supervisors of Amelia Concourse adopted Resolution 2019-11, which supplemented Resolution 2007-13, and authorized, among other things, the issuance of not to exceed \$3,200,000 aggregate principal amount of its Amelia Concourse Community Development District (Nassau County, Florida) Capital Improvement Revenue Bonds, Series 2019A ("Series 2019A Bonds"), not to exceed \$2,200,000 aggregate principal amount of its Amelia Concourse Community Development District (Nassau County, Florida) Capital Improvement Revenue Bonds, Series 2019B-1 ("Series 2019B-1 Bonds"), and not to exceed \$1,500,000 aggregate principal amount of its Amelia Concourse Community Development District (Nassau County, Florida) Capital Improvement Revenue Bonds, Series 2019B-2 ("Series 2019B-2 Bonds," and together with the Series 2019B-1 Bonds, the "Series 2019B Bonds," and together with the Series 2019A Bonds and Series 2019B-1 Bonds, the "Series 2019 Bonds") in order to finance all or a portion of the costs of the planning, financing, reconstruction, equipping and installation of certain infrastructure improvements; and

WHEREAS, Amelia Concourse approved the *Amelia Concourse Subdivision Phase III Engineer's Report*, dated January 7, 2019 (the "Engineer's Report"), attached hereto as **Exhibit A** and incorporated herein by reference, which identifies and describes the components of the project to be financed with the Series 2019 Bonds (the "Phase III Project") and sets forth the estimated total costs of the Phase III Project ("Total Project Costs"); and

WHEREAS, the Engineer's Report estimated capital costs totaling \$5,617,330 for the public improvements comprising the Phase III Project, including professional services and contingencies; and

WHEREAS, on January 18, 2019, the Amelia Concourse Board adopted Resolution 2019-08, declaring that such Total Project Costs would be defrayed by the imposition of special assessments pursuant to Chapters 170 and 190, Florida Statutes, and that such special assessments would be paid in annual installments commencing in the year in which the special assessments were confirmed, and Resolution 2019-09, setting a public hearing on the special assessments; and

WHEREAS, on February 19, 2019, the Amelia Concourse Board adopted Resolution 2019-10, which, among other things, approved and confirmed the provision of infrastructure improvements, adopted and approved an engineer's report, and confirmed and adopted the *Third Supplemental Special Assessment Methodology Report for Capital Improvement Revenue Bonds, Series 2019 (Phase III Project)*, dated March 11, 2019 ("Methodology Report"), and, pursuant to Section 170.08, Florida Statutes, authorized the project described therein, equalized and levied special assessments to defray the Total Project Costs, levied a master assessment lien over all of the property within the District and provided that this levy shall be a lien on the property so assessed co-equal with the lien of all state, county, district, municipal or other governmental taxes (the "**Special Assessment Lien**"), all in accordance with Section 170.08, Florida Statutes (together, Amelia Concourse Resolutions 2019-08, 2019-09, and 2019-10 comprise the "**Assessment Resolutions**"); and

WHEREAS, on March 18, 2019, Amelia Concourse duly authorized and issued \$3,035,000 in tax-exempt Series 2019A Bonds, \$1,920,000 in tax-exempt Series 2019B-1 Bonds, and \$1,415,000 in taxable Series 2019B-2 Bonds for the purpose of funding all of the construction, installation, and acquisition of public infrastructure, improvements, and services of the Phase III Project; and

WHEREAS, the Series 2019A Bonds were issued pursuant to that certain *Master Indenture* dated July 1, 2007 (the "Master Indenture"), as supplemented by the *Third Supplemental Trust Indenture* dated March 1, 2019 (the "Third Supplemental Indenture"), and the Series 2019B Bonds were issued pursuant to the Master Indenture as supplemented by the *Fourth Supplemental Trust Indenture* dated March 1, 2019 (the "Fourth Supplemental Indenture" and, together with the Master Indenture and the Third Supplemental Indenture, the "Indenture"), all by and between Amelia Concourse and the Trustee; and

WHEREAS, the Phase III Project specially benefits all of the developable acreage in the District as set forth in the Assessment Resolutions and the Methodology Report, which is attached hereto as **Exhibit B** and it is reasonable, proper, just and right to assess the portion of the costs of the Phase III Project financed with the Series 2019 Bonds to the specially benefitted properties within the District as set forth in the Assessment Resolutions and this Resolution; and

WHEREAS, pursuant to Chapter 170, Florida Statutes, and the Indenture, the District Engineer has executed and delivered a certificate regarding completion of construction dated , 2021 (the "Engineer's Certificate of Completion"), attached hereto as **Exhibit C** and

incorporated herein by reference, wherein the District Engineer certified the Phase III Project, as amended, to be complete; and

WHEREAS, upon receipt of and in reliance upon the Engineer's Certificate of Completion evidencing the Date of Completion, as such term is defined in the Indenture, of the Phase III Project as described above, the District's Board of Supervisors desires to certify the Phase III Project complete in accordance with the Indenture; and

WHEREAS, according to the records of the District, \$5,107,102.85 represents the eligible Costs of the Phase III Project that were subject to the requisition process under the Indenture and which were subsequently paid by the District from the proceeds of the Series 2019 Bonds; and

WHEREAS, there are no 'Deferred Costs' for the Completed Phase III Project due to the 'Developer' as those terms used are and/or defined under the Indenture and no such Deferred Cost Account was created under the Fourth Supplemental Indenture; and

WHEREAS, the completion of the Phase III Project, as amended, resulted in a balance of One Hundred Ninety-Six Dollars and Ninety-Five Cents (\$196.95) in the Series 2019A Acquisition and Construction Account ("Series 2019A Construction Account"); Five Hundred Eighty-Four Thousand, One Hundred Sixty-Eight Dollars and Twenty-Seven Cents (\$584,168.27) in the Series 2019B-1 Acquisition and Construction Account ("Series 2021B-1 Construction Account"); and Twenty Thousand, Nine Hundred Fifty-Five Dollars and Fourteen Cents (\$20,955.14) in the Series 2019B-2 Acquisition and Construction Account ("Series 2021B-2 Construction Account and, together, the "Construction Accounts"); and

WHEREAS, Chapter 170, *Florida Statutes*, requires that upon completion of the Phase III Project, the District is to credit each of the assessments the difference, if any, between the amounts assessed and the actual cost of the Phase III Project, as amended.

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

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

SECTION 2. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to the Indenture and Chapters 170 and 190, *Florida Statutes*, and in accordance with the provisions of the Assessment Resolutions.

SECTION 3. ACCEPTANCE OF DISTRICT ENGINEER'S CERTIFICATE OF COMPLETION OF THE PHASE III PROJECT. The District's Board of Supervisors hereby accepts the Engineer's Certificate of Completion, dated [REDACTED], 2021, attached hereto as **Exhibit C**, certifying the Phase III Project complete and upon reliance thereon, and certifies the Phase III Project complete in accordance with the Assessment Resolutions and the Indenture. The

Date of Completion, as that term is defined in the Indenture, shall be the date of the Engineer's Certificate of Completion.

SECTION 5. FINALIZATION OF SPECIAL ASSESSMENTS SECURING SERIES 2019B BONDS. Pursuant to Section 170.08, *Florida Statutes*, and the Assessment Resolutions, special assessments securing the Series 2019 Bonds on benefitted property within the District are to be credited the difference in the assessment as originally made, approved, and confirmed and the proportionate part of the costs paid by the District to fund the Phase III Project. Attached hereto as **Exhibit B** and incorporated herein by reference, is the Methodology Report which, based on the balance of One Hundred Ninety-Six Dollars and Ninety-Five Cents (\$196.95) in the Series 2019A Construction Account; Five Hundred Eighty-Four Thousand, One Hundred Sixty-Eight Dollars and Twenty-Seven Cents (\$584,168.27) in the Series 2019B-1 Construction Account; and Twenty Thousand, Nine Hundred Fifty-Five Dollars and Fourteen Cents (\$20,955.14) in the Series 2019B-2 Construction Account at the time of receipt of the Engineer's Certificate of Completion, accurately reflects the amount of special assessments securing the Series 2019 Bonds. The assessments levied pursuant to the Assessment Resolutions also correctly reflect an amount of debt assessment equal to the amount being finalized. Therefore, in accordance with Section 170.08, *Florida Statutes*, and the Assessment Resolutions, the special assessments on parcels specially benefitted by the Phase III Project are hereby finalized in the amount of the outstanding debt due on the Series 2019 Bonds in accordance with **Exhibit B** herein, and is apportioned in accordance with the methodology described in **Exhibit B**, upon the specially benefitted lands indicated in the District's Final Assessment Lien Roll attached hereto as **Exhibit D** and incorporated herein by reference.

SECTION 6. NO DEFERRED COSTS. No provision of Deferred Costs was provided in the Third Supplemental Indenture or the Fourth Supplemental Indenture and as such, no Deferred Costs are due and owing for the Phase III Project.

SECTION 7. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this resolution the special assessments as reflected herein shall be recorded by the Secretary of the District's Board of Supervisors in the District's "Improvement Lien Book." The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be co-equal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

SECTION 8. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 9. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 10. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 16th day of November, 2021.

Attest:

**AMELIA CONCOURSE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: *Amelia Concourse Subdivision Phase III Engineer's Report*, dated January 7, 2019
Exhibit B: *Third Supplemental Special Assessment Methodology Report for Capital Improvement Revenue Bonds, Series 2019 (Phase III Project)*, dated March 11, 2019
Exhibit C: Engineer's Certificate of Completion (dated _____, 2021)
Exhibit D: *Final Assessment Lien Roll*

EXHIBIT A

Amelia Concourse Subdivision Phase III Engineer's Report, dated January 7, 2019

EXHIBIT B

***Third Supplemental Special Assessment Methodology Report for Capital Improvement
Revenue Bonds, Series 2019 (Phase III Project), dated March 11, 2019***

EXHIBIT C

Engineer's Certificate of Completion (dated _____, 2021)

**CERTIFICATE OF DISTRICT ENGINEER
COMPLETION OF CONSTRUCTION
AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT
PHASE III PROJECT**

_____, 2021

Board of Supervisors
Amelia Concourse Community Development District (“District”)

U.S. Bank, National Association, as Trustee,

This Certificate is furnished in connection with the \$3,035,000 in Amelia Concourse Community Development District (Nassau County, Florida) Capital Improvement Revenue Bonds, Series 2019A (Tax-Exempt) (“Series 2019A Bonds”), \$1,920,000 in Amelia Concourse Community Development District (Nassau County, Florida) Capital Improvement Revenue Bonds, Series 2019B-1 (Tax-Exempt) (“Series 2019B-1 Bonds”), and \$1,415,000 in Amelia Concourse Community Development District (Nassau County, Florida) Capital Improvement Revenue Bonds, Series 2019B-2 (Taxable) (together with the Series 2019B-1 Bonds, the “Series 2019B Bonds” and together with the Series 2019A Bonds and Series 2019B-1 Bonds, the “Series 2019 Bonds”) issued pursuant to that certain *Master Indenture*, dated March 1, 2007 (the “Master Indenture”), by and between the District and U.S. Bank National Association, as supplemented by the *Third Supplemental Trust Indenture*, dated March 1, 2019 (“Third Supplemental Indenture”), and the *Fourth Supplemental Trust Indenture*, dated March 1, 2019 (the “Fourth Supplemental Indenture” and together with the Master Indenture and Third Supplemental Indenture, the “Indenture”), all by and between the District and U.S. Bank National Association.

The Series 2019 Bonds were issued to finance a portion of the costs of the Phase III Project. The Phase III Project is more fully described in the *Amelia Concourse Subdivision Phase III Engineer’s Report*, dated January 7, 2019 (the “Engineer’s Report”). This Certificate is furnished in accordance with Section 5.01(c) of the Master Indenture and Chapter 170, *Florida Statutes*, and intended to evidence the completion of the Phase III Project, as amended, as undertaken by the District. All capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Indenture.

The undersigned, acting on behalf of Yuro & Associates, LLC, as District Engineer, hereby certifies that:

- I. As of the date hereof, the Phase III Project, as amended, and all components thereof have been acquired or constructed and are capable of performing the functions for which they were intended.
- II. The Phase III Project, as amended, has been completed in substantial compliance with the specifications therefore and all labor, services, materials, and supplies used in the Phase III Project have been paid for and acknowledgment of such payments has been obtained from all contractors and suppliers or the Developer provided reasonable assurances of past payment for such labor, services, materials and supplies.
- III. All other facilities necessary in connection with the Phase III Project, as amended, have been constructed, acquired, and installed in accordance with the specifications therefore and all Costs and expenses incurred in connection therewith have been paid, except the following: **[ARE THERE ANY INCOMPLETE FACILITIES?]**

- IV. All plans, permits and specification necessary for the operation and maintenance of the improvements made pursuant to the Phase III Project, as amended, are complete and on file with the District Engineer or have been transferred to the appropriate governmental entity having charge of such operation and maintenance.
- V. There are no remaining unpaid Costs of the Phase III Project, as those terms are used in the Indenture. The funds remaining in the Acquisition and Construction Accounts for the Series 2019A bonds, Series 2019B-1 Bonds, and Series 2019B-2 Bonds, currently estimated at a total of \$605,320.36, are not necessary for the payment of any remaining enhancement or deferred costs of the improvements.
- VI. The Date of Completion of the Phase III Project, as amended, shall be the date of this Certificate stated above.

This Certificate is given without prejudice to any rights against third parties which exist as of the date of this Certificate or which may subsequently come into being.

Yuro & Associates, LLC

Mike Yuro, P.E.
President

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2021, by Mike Yuro, P.E., of Yuro & Associates, LLC, District Engineer of the Amelia Concourse Community Development District, who is personally known to me or who has produced _____ as identification, and did [] or did not [] take the oath.

Notary Public, State of Florida
Print Name: _____
Commission No.: _____
My Commission Expires: _____

EXHIBIT D
Final Assessment Lien Roll

NINTH ORDER OF BUSINESS

A.



October 28, 2021

Mr. Daniel Laughlin
District Manager
Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092

Re: Level II Reserve Study Update for Amelia Concourse CDD

Dear Mr. Laughlin:

Thank you for the opportunity to submit a Reserve Study Update with Site Visit proposal for your District. We only update Reserve Studies that we have initially performed to ensure accuracy and consistency in our work product. We store your project in our electronic database which provides quick access to begin your update therefore reducing time and cost.

All work is completed or supervised by Reserve Analyst who have been awarded professional certifications of Certified Construction Inspector (CCI), Professional Reserve Analyst (PRA) and Reserve Specialist (RS) signifying broad experience with successful results. Your reserve study is completed following guidelines for Reserve Studies established by the Association of Professional Reserve Analysts (APRA) and the Community Associations Institute (CAI).

Best Regards,

Charles R. Sheppard *RS PRA CCI*
President & Reserve Analyst



Scope of Work for The District

What is Included in

- ❖ Limited to component inventory established in previous reserve study dated February 26, 2018 prepared by Community Advisors. Components added since our initial site visit may cause additional cost depending on the quantity. Photos only included for new components. Report will be updated for component remaining life, replacement cost and funding plan generated.
- ❖ One revision with limited adjustments is included for your report after your review within 90 days of issue. Additional revisions are invoiced at \$350.00 per issue. One site visit with meeting is included. Additional site visits are invoiced at \$500 plus travel expense each.

Terms of Service

Physical Analysis

- ❖ The site visit includes meeting with your representative to discuss any maintenance or operational concerns. We observe major components to determine quantity, age, condition and remaining useful life. Quantities are determined by field measurement and internet measurement tools or aerial measurement services.
- ❖ Building walls, trim and other features are observed from ground level. Flat roofs are observed only if safe fixed ladder access is available. Pitched roofs are observed from ground level. Building Systems are not operated.
- ❖ Upon completion of the site visit, an inventory of major components is established which includes quantity, replacement cost and remaining useful life. We recommend you review this information and provide historical cost and previous replacement time for any components.

Financial Analysis

- ❖ A review of your current funding plan is completed to determine fund status and performance. We provide a funding plan using the Cash Flow Method (pooled cash) with a funding goal of adequate funding which keeps reserves above a percent funded or balance threshold level. If component funding (line item) is used, then full funding is the funding goal.

Your Reserve Study Includes

- ❖ Executive summary with current funding status, fund balances and assumptions.
- ❖ Cash Flow with 30-year cash flow projection or Component Funding Projection year one only.
- ❖ Inventory of major components with replacement cost, useful and remaining life projections.
- ❖ Various charts and photographs of major components.
- ❖ Completed Report is sent via email in a PDF file. Printed & bound copies available at additional cost.

Payment Agreement & Terms

- To maintain excellent customer service and requested delivery schedules we ask that your acceptance of this proposal is made within 30 days. Signed proposals received after 30 days are subject to revision of delivery time and cost. If indicated a deposit fee may be required with signed agreement to place your project in our production schedule and begin your study. A progress payment may be requested upon completion of site visit depending on the size of the project. Remaining fee is due upon receipt of the preliminary report. Payments not received 30 days after invoice date are assessed a 1.5% late fee per month. After 90 days past, due payments will be subject to addition charges for collection including attorney fees and other reasonable cost incurred by Community Advisors, LLC. Returned checks will be invoiced at \$25.00 each.

- ❖ Our financial analysis is based on information provided by this client which we assume is accurate. Your report is a guide to be used for future capital component replacement planning, not a complete property inspection analysis. This agreement for consulting services is accepted this date:

Professional Fee: \$2,200.00 Deposit Required: -0-

Delivery of Draft Report is typically 4-6 weeks after completion of site visit

Authorized Signature: _____ Title: _____

Printed Name: _____ Date: _____

B.

First Time Reserve Study Report Proposal

Page 1 of 2

DATE: October 29, 2021 (To be done in **2022**)

CLIENT: Amelia Concourse CDD
85200 Amaryllis Court, Fernandina Beach, FL 32034

PROPERTY: Amelia Concourse CDD
85200 Amaryllis Court, Fernandina Beach, FL 32034

INTRODUCTION: Dreux Isaac & Associates, Inc. will perform a First Time Reserve Study of the property listed in this proposal. The Reserve Study Report we prepare for each property will contain two methods for calculating reserve contributions. The first method, a straight-line component plan, includes a detailed categorized reserve component schedule which lists every reserve component, its' current cost, life expectancies, accumulated cash balance, the unfunded balance and recommended contribution amount. The second method, a thirty-year cash flow plan, includes the same reserve component list, but calculates the reserve contribution based on combined reserve expenditures over a thirty-year period, factoring in interest and inflation.

Each First Time Reserve Study Report will contain a summary of findings and recommendations, the two methods of calculating reserve contributions previously described, supporting charts and graphs as well as property photographs and general reserve information. The report will also comply with auditing guidelines from the American Institute of Certified Public Accountants, which require full disclosure on the adequacy of reserves.

SCOPE OF WORK: **On-Site Survey** – We will perform an on-site survey of the property listed in this proposal. While on-site, we will meet with available personnel (manager, maintenance engineer, board/committee members, etc.) to discuss specific reserve concerns. We will then identify the reserve components and collect specific information on each including age, history, quantity and condition. Photographs and measurements will be taken as needed.

Physical Analysis – We will research relevant background information on the property, review past reserve related work and, if necessary, contact those involved. We will also investigate any possible reserve requirements. A takeoff of information will be performed from available construction drawings. Current repair and/or replacement costs for each reserve component will be estimated. Useful and remaining life expectancies for each reserve component will then be projected.

Financial Analysis – We will input current reserve financial data including budget contributions and fiscal year end balances. From there future reserve contribution amounts will be calculated. Lastly, we will analyze, adjust and finalize study findings and recommendations.

Report Preparation – We will prepare and send to the client a pdf copy. **No reports** will be printed (only a pdf copy will be sent) unless requested. Each Reserve Study Report will include a summary of recommendations and findings, a straight-line segregated reserve component plan and schedule, a thirty year cash flow plan and schedule, supporting charts, graphs and property photographs.

DREUX ISAAC & ASSOCIATES, INC.

10151 UNIVERSITY BLVD., STE. 323 • ORLANDO, FL 32817 • 800.866.9876 • 407.695.5226 • FAX 407.695.3865 • WWW.DIA-CORP.COM

First Time Reserve Study Report Proposal

October 29, 2021

Amelia Concourse CDD

85200 Amaryllis Court, Fernandina Beach, FL 32034

Page 2 of 2

UPDATE REPORT: For future years (and budgets) clients who have had a First Time Reserve Study Report prepared by our firm will have the open-ended option of requesting a Reserve Study Update Report. In each update report, any reserve related changes made to property since the time the last report was prepared will be reviewed. Based on the latest available data, all reserve component costs and life expectancies will be adjusted accordingly. Current financial data will be entered in and a new analysis will be performed. The update report will be prepared in our office without an on-site visit. Future site visits may be recommended when substantial changes are made to the property and/or to observe the present condition and rate of deterioration of the reserve components.

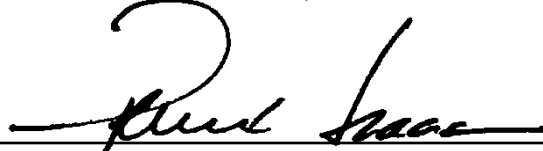
FEES: First Time Reserve Study Fee: **\$5,000.00** First Year (2023) Update Fee: **\$1,000.00**

The First Year Update Fee is an open option for the client and shown for information purposes only. Acceptance of this proposal does not include acceptance of the First Year Update Reports.

FEE PAYMENT: The First Time Reserve Study fee payment is as follows: 50% is due upon completion of the on-site visual observation inspection portion of the work. The remaining 50% balance is due upon the client's receipt of the pdf. You have 30 days to make any corrections or revisions. We do one set of changes to account for errors/omissions and then charge thereafter for any additional changes. After 30 days, payment will be considered "past due". **No reports** will be printed (only a pdf copy will be sent) unless requested.

TIME FRAME: As of this proposal date, the estimated starting time frame for the work proposed will be in **April, March of 2022**.

CONTRACTOR: Dreux Isaac & Associates, Inc.



Dreux Isaac, President

October 29, 2021

Date

ACCEPTED: Amelia Concourse CDD

Authorized Signature

Date

Name (Please Print)

Position/Title

DREUX ISAAC & ASSOCIATES, INC.

10151 UNIVERSITY BLVD., STE. 323 • ORLANDO, FL 32817 • 800.866.9876 • 407.695.5226 • FAX 407.695.3865 • WWW.DIA-CORP.COM

Partial Client List

Southeast Florida

1000 Island Boulevard, Aventura
1680 Michigan, Miami Beach
18101 Collins Avenue, Sunny Isles Beach
2080 Ocean Drive, Hallandale
2800 Island Boulevard, Williams Island
4000 Island, Aventura
5000 Bayview, Fisher Island
5100 Bayview, Fisher Island
5600, Miami Beach
70 Park Drive at Bal Harbour, Bal Harbour
7400 Oceanside, Fisher Island
7600 Oceanside, Fisher Island
Acqualina, Sunny Isles
Admiral Towers, Miami Beach
Admirals Cove Master POA, Jupiter
Alexandra Village, Boynton Beach
Andalusia, Coral Gables
Apogee, Miami Beach
Atlantic Coral Harbor, Islamorada
Atlantic II at the Point, Aventura
Atlantic III at the Point, Aventura
Avant Garde, Hallandale
Bayside Village East, Fisher Island
Bayside Village, Fisher Island
Bayview No One, Fisher Island
Bayview No Three, Fisher Island
Bayview No Two, Fisher Island
Beach Club Three, Hallandale
Beach Beach Club Villas II, North Miami Beach
Bel-Aire On The Ocean, Miami Beach
Bellavista Village, Boynton Beach
Biltmore II, Coral Gables
Blue & Green Diamond Master, Miami Beach
Blue Diamond, Miami Beach
Boynton Lakes North, Boynton Beach
Brickell Bay Club, Miami
Brickell East, Miami
Brickell Mar, Miami
Brickell Place Phase II, Miami
Brickell Town House, Miami
Canada House Beach Club, Pompano Beach
Carbonell, Miami
Carrington at Coconut Creek, Coconut Creek
City Place Tower, West Palm Beach
Coastal Towers, Sunny Isles Beach
Coconut Bay Resort, Ft Lauderdale
Coconut Mallory Marina and Resort, Key West
Continuum on South Beach Master, Miami Beach
Continuum on South Beach South Tower, Miami Beach
Coral Ridge Towers South, Ft Lauderdale
Coronado , Aventura
Country Walk Estate Homes, Miami
Country Walk Master, Miami
Country Walk Patio Homes, Miami
Courts Brickell Key, Miami
Courvoisier Courts, Miami
Cypress Bend VII, Pompano Beach
Cypress Head Club, Parkland
Cypress Lake of Martin County, Palm City
Cypress Lakes Master, West Palm Beach
Diamante Village, Boynton Beach
Emerald Pointe Community, Delray Beach
Ensenada, Aventura
Excellente Village, Boynton Beach
Fairways at Mariner Sands, Stuart
Finnish-American Rest Home, Lake Worth
First Sunrise LC, West Palm Beach
Forest Ridge Master, Davie
Gables Point I, Miami
Gables Point II, Miami

Gables Point III, Miami
Gables Point Reclands Master, Miami
Galeria, Miami Beach
Giardino Village, Boynton Beach
Golden Lakes Village A, West Palm Beach
Green Diamond, Miami Beach
Grove Isle, Coconut Grove
Grovenor House, Coconut Grove
Gulfstream, Boynton Beach
Hammocks Community, Miami
Hamptons South, Aventura
Harbor Club South Bldg No 1, Marathon
Harborview, Fisher Island
ICON, Miami Beach
Illustre Village, Boynton Beach
Imagination Farms Community, Davie
Imperial at Brickell, Miami
Jackson Tower Las Olas, Ft Lauderdale
Jade Residences at Brickell Bay, Miami
Jefferson Corners at Heritage Ridge, Stuart
Kings Creek South, Miami
Kings Point Imperial, Sunny Isles Beach
La Tour, Miami Beach
Lago Del Rey 2, Delray Beach
Lago Del Rey Central Maint, Delray Beach
Lago Del Reyminium 10, Delray Beach
Lake Emerald, Oakland Park
Lake Tower, Key Biscayne
Lake Villa Three, Key Biscayne
Lake Villa Two, Key Biscayne
Lake Villa, Key Biscayne Lakewood Townhomes, Miami
Lakes of the Meadow Master, Miami
Lakes of the Meadow Neighborhoods, Miami
Las Salinas, Key West
Le Club International, Ft Lauderdale
LExcellence, Miami Beach
LHermitage II, Ft Lauderdale
Lucente Village, Boynton Beach
Maison Grande, Miami Beach
Majestic Isles, Boynton Beach
Marbella of Miami, Miami
Marina Village No Three, Fisher Island
Marina Village No Two, Fisher Island
Marina Village, Fisher Island
MarinaBlue, Miami
Mariner Village Gardens, Aventura
Michael-Ann Russell Jewish Community Ctr, N Miami Bch
Millennium, Sunny Isles Beach
Mizner Court, Boca Raton
Mizner Place at Weston Town Center, Weston
Mizner Tower, Boca Raton
Mizner Village Maintenance, Boca Raton
Moorings at Lantana No Three, Lake Worth
Moors Pointe, Miami
Murano Grande at Portofino Master, Miami Beach
Murano Grande at Portofino, Miami Beach
Mystic Pointe Tower 300, Aventura
Mystic Pointe Tower 500, Aventura
Mystic Pointe Tower 600, Aventura
Mystic Pointe Townhouses, North Miami Beach
Neo Lofts, Miami
Nola Lofts I, Ft Lauderdale
North Tower at the Point, Aventura
Northtree Community, Lake Worth
Nuriver Landing, Ft Lauderdale
Oasis Singer Island, Singer Island
Ocean Club Community, Key Biscayne
Ocean Club Jupiter, Jupiter
Ocean Three, Sunny Isles Beach
Ocean Trail No II, Jupiter
Ocean Two, Sunny Isles Beach
Oceania V, Sunny Isles

Oceanside No Five, Fisher Island
Oceanside No Four, Fisher Island
Oceanside No Three, Fisher Island
Oceanside No Two, Fisher Island
Oceanside, Fisher Island
Old Port Cove Lake Point Tower, N Palm Beach
Old Port Cove Towers, North Palm Beach
One Royal Palm Way, Palm Beach
Palm Beach Shores Resort, Palm Beach Shores
Palm-Aire Country Club No 6, Pompano Beach
Palmetto Place at Mizner Park, Boca Raton
Park Place, Pembroke Pines
Pembroke Cove Apts, Pembroke Pines
Pembroke Falls, Pembroke Pines
Phoenix Towers, Singer Island
Pipers Landing Garden Apts Area Nine, Palm City
Pipers Landing Garden Apts Area Three, Palm City
Pipers Landing POA, Palm City
Pipers Landing, Palm City
Plantation Beach Club, Stuart
Platina Community Master, Boynton Beach
Playa Del Sol, Ft Lauderdale
Plaza Del Prado, North Miami Beach
Plaza of Bal Harbour, Bal Harbour
Poinciana Island Yacht and Racquet Club, Sunny Isles
Porta Bella Yacht & Tennis Club, Boca Raton
Porto Vita POA, Miami
Portofino Tower, Miami Beach
Portofino/South Pointe Master, Miami Beach
Portsvie at The Waterways Harbor Towers, Aventura
Portsvie at The Waterways Harborside, Aventura
Portsvie at The Waterways Master, Aventura
Portsvie at The Waterways Tower 1, Aventura
Portsvie at The Waterways Townhomes, Aventura
Presidential Place, Boca Raton
Puerta De Palmas, Coral Gables
Quadomain, Hollywood
Regent Park, Hollywood
Resort Villa One, Key Biscayne
Resort Villa, Key Biscayne
Runaway Bay Apts, Ft Lauderdale
Sandy Lane Master, Miami Beach
Sea Air Towers, Hollywood
SeaSide Residences, Key West
Seaside Villas, Fisher Island
Seaside, Fisher Island
Sherwood Lakes, Lake Worth
Shoma Homes Keys Gate, Homestead
Silver Seas Beach Club, Ft Lauderdale
Skyline on Brickell, Miami
Snapper Creek Townhouse, Miami
Snug Harbor Yacht Club, Stuart
South Bay Club, Miami Beach
South Pointe Towers I, Miami Beach
Stratford Arms, Boca Raton
Summerspell, Miramar Beach
Summit Tower, Hollywood Beach
Sunset Harbour North, Miami Beach
Sunset Trace, Palm City
Symphony Master, Ft Lauderdale
The 2100, Palm Beach
The 3560, Palm Beach
The Admirals Walk, Boca Raton
The Amethyst, Miami Beach
The Beresford, Boca Raton
The Carriage Club North, Miami Beach
The Coconut Grove Bayshore, Coconut Grove
The Courtyards at The Point, Aventura
The Courtyards in Cityplace, West Palm Beach
The Crossings, Miami
The Emeraldbay at Key Colony, Key Biscayne
The Floridian of Miami Beach, Miami Beach

Partial Client List

The Gables and Club, Coral Gables
The Golf Village at Admirals Cove Master, Jupiter
The Jockey Club Apt, Miami
The Lands of The President Two, W Palm Beach
The Loxahatchee Club, Jupiter
The Marina at the Bluffs, Jupiter
The Metropolitan, Miami
The Moors Master Maintenance, Miami
The of Harbour Isles, North Palm Beach
The Palm Yacht Beach Club, Lauderdale By The Sea
The Palms 2100 Master, Ft Lauderdale
The Palms 2100 Tower One, Ft Lauderdale
The Palms 2100 Tower Two, Ft Lauderdale
The Palms 2100 Townhouses, Ft Lauderdale
The Palms of Islamorada, Islamorada
The Parc, Aventura
The Point of Aventura Maintenance, Aventura
The Prado, West Palm Beach
The Ridges Maintenance, Weston
The Tides, Hollywood
The Village of Stuart, Stuart
The Waterfront on the Ocean, Juno Beach
The Yacht Club at Portofino, Miami Beach
The Yacht Club, Aventura
Three Tequesta Point, Miami
Tiffany Lakes, Mangonia Park
Tivoli Trace, Deerfield Beach
Toscano, Miami
Town Park Village No 1, Miami
Tumberry Ocean Colony S Twr, Sunny Isles Beach
Tumberry on the Green, Aventura
Tuscany No 6, Miramar
Vacation Village at Bonaventure Master, Weston
Vacation Village at Bonaventure, Weston
Vacation Village at Weston, Weston
Vacation Village Registration, Weston
Venetia, Miami
Venetian Palms, Miami
Villa Regina, Miami
Village Homes Maintenance, Miami
Waterview, Aventura
Willoughby Community, Stuart
Willoughby Golf Club, Stuart
Windchime Lakes, Boynton Beach
Yorktown POA, Hobe Sound

Southwest Florida

Acadia II, Sun City Center
Acadia, Sun City Center
Admirals Bay, Ft Myers Beach
Admiralty Point, Naples
Aloha Kai, Sarasota
Alta Mar, Ft Myers
Amberwood Lake, Ft Myers
Andover A of Kings Pointe, Sun City Center
Andover B of Kings Point, Sun City Center
Andover C, Sun City Center
Andover D of Kings Point, Sun City Center
Andover E of Kings Point, Sun City Center
Andover F of Kings Point, Sun City Center
Andover G, Sun City Center
Andover H of Kings Point, Sun City Center
Andover I of Kings Point, Sun City Center
Anna Maria, Cape Coral
Ariel, Ft Myers
Avalon Bay, Ft Myers
Bahia Del Sol, Ruskin
Ballantrae, Sarasota
Barefoot Pelican, Naples
Bay Colony Community, Naples
Bay Colony Golf Club, Naples

Bay Colony Shores POA, Naples
Bay Forest, Naples
Bay Harbor Community, Bonita Springs
Bay Harbor, Ft Myers
Bay Hollow, Bradenton
Bay Isles, Longboat Key
Bay Plaza, Sarasota
Bay Pointe at Bonita Bay, Bonita Springs
Bay Village Club, Ft Myers Beach
Bays Bluff, Sarasota
Bayshore Regency, Tampa
Bayshore, Cape Coral
Bayshores of Vanderbilt Beach, Naples
Bayview Homes I, Sarasota
Baywood Colony Southwood Apts I, Sarasota
Beach Terrace, Sarasota
Beach View at Boca Bay, Boca Grande
Beach Villas III, Captiva
Beachway, Sarasota
Bedford A, Sun City Center
Bedford B, Sun City Center
Bedford C, Sun City Center
Bedford D, Sun City Center
Bedford E, Sun City Center
Bedford F, Sun City Center
Bedford G, Sun City Center
Bedford H, Sun City Center
Bedford J, Sun City Center
Beechwood Cove, Sarasota
Bellavista at Gulf Harbour Yacht & Country Club, Ft Myers
Bermuda Club, Ft Myers
Bermuda Pointe, Bonita Springs
Bird Bay Community, Venice
Bird Bay Village Phase 1, Venice
Bird Bay Village Phase 2, Venice
Bird Bay Village Phase 4, Venice
Bird Bay Village Phase 5, Venice
Blackburn Harbor, Osprey
Blind Pass, Sanibel
Boathouse on Longboat, Longboat Key
Boca Bay Master, Boca Grande
Boca Bay Pass Club, Boca Grande
Boca Grande Health Clinic Foundation, Boca Grande
Boca Grande Health Clinic, Boca Grande
Boca Grove, Bradenton
Boca Vista at Burnt Store Lakes, Punta Gorda
Bonita Beach Club, Bonita Springs
Brandywine, Ft Myers
Brenson Mar, Cape Coral
Brookfield, Sun City Center
Brookshire Village I, Ft Myers
Brookshire Village II, Ft Myers
Brookshire Village IV, Ft Myers
Calais at Pelican Bay, Naples
Caloosa Isles II, Ft Myers
Cambridge A, Sun City Center
Cambridge B, Sun City Center
Cambridge C, Sun City Center
Cambridge E, Sun City Center
Cambridge F, Sun City Center
Cambridge H, Sun City Center
Cambridge I, Sun City Center
Cambridge J, Sun City Center
Cambridge K, Sun City Center
Cambridge L, Sun City Center
Cambridge M, Sun City Center
Cane Palm Beach, Ft Myers Beach
Canton Court D, Sun City Center
Captains Bay North One, Ft Myers Beach
Captains Bay North Two, Ft Myers Beach
Captains Bay South, Ft Myers Beach
Captains Harbour, Cape Coral

Cardinal Cove, Ft Myers
Carrington Place, Sarasota
Casa Del Sol, Sarasota
Casa Ybel Beach and Racquet Club Phase IJK, Sanibel
Casa Ybel Resort Limited Partnership, Sanibel
Casarina, Sarasota
Castel Del Mare, Sarasota
Cedar Hammock Golf & Country Club, Naples
Chandlers Forde, Sarasota
Chiltington Court, Naples
Cinnamon Cove Terrace I, Ft Myers
Cinnamon Cove Terrace III, Ft Myers
Clipper Bay, Cape Coral
Clipper Cove Village, Ft Myers
Clipper Cove Village, Punta Gorda
Club Brittany at Park Shore, Naples
Club Harbour, Cape Coral
Club Regency, Marco Island
Cobblestone Court I, Naples
Colonial Wests, Ft Myers
Colony Bay One, Tampa
Condo of Sand Cay, Longboat Key
Coral Del Rio, Cape Coral
Coreys Landing, Longboat Key
Corinth, Sun City Center
Corkscrew Woodlands, Estero
Coronado, Ft Myers
Country Pines of North Fort Myers, N Ft Myers
Countryside Master, Naples
Courtside Landings, Punta Gorda
Courtyard Landings III, Punta Gorda
Courtyard Landings, Punta Gorda
Crescent Arms, Sarasota
Crescent Beach, Marco Island
Crescent Royale, Sarasota
Crossings II at Bonita Bay, Bonita Springs
Cypress Lake Country Club, Ft Myers
Cypress Lake Estates, Ft Myers
Cypress Lake Gardens, Ft Myers
Deer Creek Community, Sarasota
Devonshire, Sun City Center
Dolphin Towers, Sarasota
Dolphin Watch, Ft Myers Beach
Dorchester A of Kings Point, Sun City Center
Dorchester B of Kings Point, Sun City Center
Dorchester C of Kings Point, Sun City Center
Dorchester D of Kings Point, Sun City Center
Eagle Creek Golf & Country Club, Naples
Eagles Nest at Bonita Bay, Bonita Springs
Eagles Nest, Marco Island
Eagles Point at the Landings III, Sarasota
Eden House, Ft Myers Beach
Edinburgh, Sun City Center
Egret Landing at Tampa Bay, San Antonio
Egrets Landing at Bonita Bay, Bonita Springs
Emerald Cove at Cape Coral Community, Cape Coral
Emerald Pointe, Punta Gorda en Provenance, Longboat Key
Enclave at Palmira I, Bonita Springs
Enclave Neighborhood, Bonita Springs
Enclave of Naples, Naples
Englewood Beach, Englewood
Estero Bayside, Ft Myers Beach
Estero Sands, Ft Myers Beach
Fairbourne, Sun City Center
Fairfield A, Sun City Center
Fairfield B, Sun City Center
Fairfield C, Sun City Center
Fairfield D, Sun City Center
Fairfield E, Sun City Center
Fairfield F, Sun City Center
Fairfield G, Sun City Center
Fairfield H, Sun City Center

Partial Client List

Fairway Bay Common Shared Facility, Longboat Key
Fairway Bay I, Longboat Key
Fairway Bay II, Longboat Key
Fairway Bay III, Longboat Key
Fairway Trace at Peridia II, Bradenton
Fairway Villas Property, North Port
Fairway Woods, Sarasota
Falling Waters Master Rec Facilities, Naples
Falling Waters Master, Naples
First Lido, Sarasota
First Presbyterian Church of Naples, Naples
First United Methodist Church, Ft Myers
Forest Glen Golf & Country Club Master, Naples
Four Winds Marina North, Bokeelia
Four Winds Marina, Bokeelia
Foxfire Community, Naples
Foxmoor, North Ft Myers
Gateway Golf & Country Club, Ft Myers
Glades Golf & Country Club, Naples
Glades Golf and Country Club, Naples
Gladiolus Gardens Rec and Maint, Ft Myers
Gladiolus Gardens Section V, Ft Myers
Gladiolus Gardens Section X, Ft Myers
Gladiolus Gardens Section XI, Ft Myers
Glen Eagle Golf & Country Club, Naples
Glen Oaks Manor Home, Sarasota
Gleneagles IV, Naples
Gloucester A, Sun City Center
Gloucester B, Sun City Center
Gloucester C, Sun City Center
Gloucester D, Sun City Center
Gloucester E, Sun City Center
Gloucester F, Sun City Center
Gloucester G, Sun City Center
Gloucester H, Sun City Center
Gloucester J, Sun City Center
Gloucester K, Sun City Center
Gloucester L, Sun City Center
Gloucester M, Sun City Center
Gloucester N, Sun City Center
Gloucester P, Sun City Center
Gramercy, Naples
Grand Bay/LBK Community, Longboat Key
Grand Bay/LBK I, Longboat Key
Grand Bay/LBK II, Longboat Key
Grand Bay/LBK III, Longboat Key
Grand Bay/LBK IV, Longboat Key
Grand Bay/LBK V, Longboat Key
Grand Bay/LBK VI, Longboat Key
Grand Vista at Riverwood, Port Charlotte
Grande Bay at Boca Bay, Boca Grande
Grantham, Sun City Center
Greenbriar VI at Bonita Bay, Bonita Springs
Greengate Community, Ft Myers
Greengate IV, Ft Myers
Gulf Reflections, Ft Myers
Gulf Sandss of Mansota Key, Englewood
Hacienda de Ybor Apt Community, Tampa
Hacienda Villas, Tampa
Hamilton Club, Sarasota
Hammock Isle at Bonita Bay, Bonita Springs
Harbor Isles, Venice
Harbor Place at Peppertree, Ft Myers
Harborshore at Boca Bay, Boca Grande
Harborside at Boca Bay, Boca Grande
Harbortown, Ft Myers
Harbour Court, Longboat Key
Harbour Landings Estates, Cortez
Harbour Landings, Ft Myers
Harbour Links, Ft Myers
Harbour Pointe, Ft Myers Beach
Harbourtowne, Cape Coral

Heather Ridge II of Brookshire, Ft Myers
Heritage Oaks Golf & Country Club, Sarasota
Heritage Palms Golf & Country Club, Ft Myers
Hibiscus Pointe, Ft Myers Beach
Hickory Shores, Bonita Beach
Hidden Harbour One, Ft Myers
High Point Country Club Group Eleven, Naples
High Point Country Club Group Fourteen, Naples
High Point Country Club Group One, Naples
High Point Country Club Group Ten, Naples
High Point Country Club Group Two, Naples
High Point Country Club, Naples
Highgate A, Sun City Center
Highgate B, Sun City Center
Highgate C, Sun City Center
Highgate D, Sun City Center
Highgate E, Sun City Center
Highgate F, Sun City Center
Highgate II, Sun City Center
Highgate III, Sun City Center
Highgate IV, Sun City Center
Highland Woods Golf & Country Club, Bonita Springs
Hudson Harbour, Sarasota
Huntington at Sun City Center, Sun City Center
Huron Cove, Marco Island
Hurricane House, Sanibel
Idlewood, Sun City Center
Inn On The Beach, Longboat Key
Insurance Service of Sarasota, Osprey
Inverness at Sun City Center, Sun City Center
Ironwood Business Park, Sarasota
Island Beach, Ft Myers Beach
Island Pines Recreation, Ft Myers Beach
Island Reef, Ft Myers Beach
Island Winds Bath and Racquet Club, Ft Myers Beach
Jameson, Sun City Center
Japanese Gardens, Venice
Jetty Villas, Venice
Kahlua, Ft Myers Beach
Kelly Greens Community IV, Ft Myers
Kelly Greens Single Family I, Ft Myers
Kelly Greens Terrace V, Ft Myers
Kelly Greens Verandas I, Ft Myers
Kelly Greens Verandas II, Ft Myers
Kelly Greens Verandas III, Ft Myers
Kelly Greens Verandas IV, Ft Myers
Kelly Greens Verandas V, Ft Myers
Kelly Greens Verandas VI, Ft Myers
Kelly Greens Verandas VII, Ft Myers
Kensington, Sun City Center
Key Harbour, Ft Myers
Key Royal, Naples
Kings Point, Sun City Center
Kingsmere, Sarasota
Kingston Arms, Sarasota
Krain Residence, Longboat Key
La Bellasara, Sarasota
La Firenze, Longboat Key
Lake Louise, Cape Coral
Lake Pointe Apts Ltd, Tampa
Lakebridge, Bradenton
Lakemont Cove, Bonita Springs
Lakeshore Village, Sarasota
Lakeside Vista, Ft Myers
LAmbiance at Longboat Key Club, Longboat Key
Lancaster I, Sun City Center
Lancaster II, Sun City Center
Lancaster III, Sun City Center
Lancaster IV, Sun City Center
Laurel Villas, Venice
Le Ciel Park Tower, Naples
LElegance on Lido Beach, Sarasota

Lido Beach Club, Sarasota
Lido Towers, Sarasota
Limetree Beach Resort, Sarasota
Linkside Village I, Port Richey
Little Hickory Bay, Bonita Springs
Longboat Beachcomber, Longboat Key
Longboat Terrace, Longboat Key
Longboat Village, Ft Myers
Longshore Lake Foundation, Naples
Lovers Key Beach Club, Ft Myers Beach
Lyndhurst, Sun City Center
Manchester I, Sun City Center
Manchester II, Sun City Center
Manchester III, Sun City Center
Manchester IV, Sun City Center
Manhattan Palms, Tampa
Mansion La Palma at Bay Colony, Naples
Marina Bay, Longboat Key
Marina Del Sol, Sarasota
Marina North Shore, Punta Gorda
Marina Terrace, Ft Myers
Marina Village at Snug Harbor, Ft Myers Beach
Marinatown Village A, Ft Myers
Mariner Pointe, Sanibel
Mariners Boathouse and Beach Resort, Ft Myers Beach
Mariners Cove, Naples
McGregor Woods, Ft Myers
Meadowlake, Sarasota
Merano at the Colony, Bonita Springs
Meridian at the Oaks Preserve Commons, Osprey
Meridian I at The Oaks Preserve, Osprey
Meridian II at The Oaks Preserve, Osprey
Meridian III at The Oaks Preserve, Osprey
Meridian IV at The Oaks Preserve, Osprey
Meridian V at The Oaks Preserve, Osprey
Meridian VI at The Oaks Preserve, Osprey
Midnight Cove II, Sarasota
Midnight Cove, Sarasota
Miromar Lakes Master, Estero
Mission Lakes of Venice, Venice
Mission Monterey, Ft Myers
Mont Claire at Pelican Marsh, Naples
Myerlee Manor, Ft Myers
Nantucket I, Sun City Center
Nantucket II, Sun City Center
Nantucket III, Sun City Center
Nantucket IV, Sun City Center
Nantucket V, Sun City Center
Naples Four Winds, Naples
Naples Heritage Golf & Country Club, Naples
Naples Lakes Country Club, Naples
New Approach, Ft Myers
North Bay, Boca Grande
North Shore Place, North Ft Myers
North Village, Boca Grande
Office Buildings, LeHigh
Old Bridge Village Co-op, North Ft Myers
Orchid Beach Club Residences, Sarasota
Oxford I, Sun City Center
Oxford II, Sun City Center
Paddle Creek, Ft Myers
Palm Avenue Baptist Tower, Tampa
Palm Harbor Club at Bay Beach, Ft Myers Beach
Palmetto Ridge at the Brooks, Bonita Springs
Park Plaza, Naples
Park Shore Resort, Naples
Park View III, Cape Coral
Pavese Garner Attorney at Law, Ft Myers
Pavilion Club, Naples
Pelican Bay Foundation, Naples
Pelican Cove, Sarasota
Pelican Marsh Golf Club, Naples

Partial Client List

Pelican Watch, Ft Myers Beach
Peppertree Bay, Siesta Key
Pine Grove, Ft Myers
Pinebrook-Ironwood Recreation, Bradenton
Pipers Grove, Naples
Plantation Beach Club II, Captiva
Plantation Beach Club III, Captiva
Plantation Beach Club, Captiva
Plantation Beach Club, Port Charlotte
Plantation House, Captiva
Plantation Village of Sanibel, Sanibel
Pointe Estero, Ft Myers Beach
Porta Vecchio at Mediterra Neighborhood, Naples
Portobello, Longboat Key
Ports of Iona, Ft Myers
Portsmith, Sun City Center
Princess Del Mar, Marco Island
Princeton, Sun City Center
Promenade, Longboat Key
Prosperity Point Master, Punta Gorda
Provincetown, Ft Myers
Quail Creek Village Foundation, Naples
Radison I, Sun City Center
Radison II, Sun City Center
Raintree Village No 4, Temple Terrace
Raintree Village POA, Temple Terrace
Reflection Lakes Master, Ft Myers
Reflection Lakes Two, Ft Myers
Regatta Pointe, Palmetto
Regency House, Sarasota
RHC Master, Valrico
River View Villas, Cape Coral
Rivers Edge 2, Ft Myers
Rivers Edge 3, Ft Myers
Riverside Yacht Club Estates, Ft Myers
Riverwalk Cove, Ft Myers
Riviera Club Village, Sarasota
Riviera Club, Ft Myers Beach
Rosewood at the Gardens, Sarasota
Royal Beach Club, Ft Myers Beach
Royal Vista, Cape Coral
Royal Wood Master, Naples
Ruby at Sunstone, Naples
San Carlos Springs, Ft Myers
San Marino Bays, Tampa
Sanctuary I at Longboat Key Club, Longboat Key
Sanctuary II at Longboat Key Club, Longboat Key
Sanctuary III at Longboat Key Club, Longboat Key
Sanctuary IV at Longboat Key Club, Longboat Key
Sandalfort, Sanibel
Sandpiper Apts, Venice
Sanibel Beach Club, Sanibel
Sanibel Harbour Tower South, Ft Myers
Sanibel Siesta Apt, Sanibel
Sarabande, Sarasota
Sarasota Harbor East Apts, Sarasota
Saturnia Lakes, Naples
Savannah at Turtle Rock, Sarasota
Savannah Trace, Tampa
Sea Isles of Bonita Beach, Bonita Springs
Seagrove at Siesta Key, Siesta Key
Seascape of Little Hickory Island, Bonita Springs
Seawatch, Ft Myers Beach
Senior Friendship Centers, Naples
Senior Friendship Centers, Sarasota
Senior Friendship Centers, Venice
Serenade on Palmer Ranch, Sarasota
Seven Lakes, Ft Myers
Shorewood of Sanibel, Sanibel
Siesta Towers, Sarasota
Silver King, Boca Grande
Silverleaf at Seven Oaks, Wesley Chapel

Smugglers Cove, Ft Myers Beach
Snug Harbor, Sanibel
Solamar, Naples
Somerset Cay, Sarasota
South Bay at Boca Bay, Boca Grande
South Gate Village Green Section Four, Sarasota
South Pointe Villas Master, Ft Myers
South Pointe Villas Phase II, Ft Myers
South Pointe Villas Phase III, Ft Myers
South Pointe Villas Phase IV, Ft Myers
South Seas Club, Captiva
Southampton I, Sun City Center
Southampton II, Sun City Center
Spanish Main Yacht Club, Longboat Key
Spring Lake Community, Ft Myers
Spring Lake II, Ft Myers
Spring Lake, Ft Myers SRQ Park, Sarasota
St Croix, Sanibel Island
Steamboat Bend East, Ft Myers
Stonebridge Country Club Community, Naples
Stoneybrook Clubside South, Sarasota
Stoneybrook Fairway Verandas I, Sarasota
Stoneybrook Golf & Country Club, Sarasota
Stoneybrook Greens Commons, Sarasota
Stoneybrook Veranda Greens North I, Sarasota
Stoneybrook Veranda Greens North II, Sarasota
Stoneybrook Verandas I, Sarasota
Strawberry Ridge, Valrico
Summerlin Village, Ft Myers
Sundial East, Sanibel
Sundial of Sanibel, Sanibel
Sunrise Bay Resort and Club, Marco Island
Sunset Beach, Longboat Key Surfrider Beach Club, Sanibel
Surfsong, Ft Myers Beach Surfwalk, Marco Island
Tamarind Gulf and Bay, Englewood
Tangerine Bay Club, Longboat Key
TBM Properties & Smoot Properties, Ft Myers Terrace I at
Lakeside Greens, Ft Myers Terrace II at Lakeside Greens,
Ft Myers Terrace III at Lakeside Greens, Ft Myers
Terraverde 1, Ft Myers
Terraverde 2, Ft Myers Terraverde 3, Ft Myers Terraverde
4, Ft Myers Tessera, Sarasota
The Alagon on Bayshore, Tampa
The Bayou, Ana Maria
The Beaches, Longboat Key
The Boardwalk Caper III, Ft Myers Beach
The Boardwalk Caper IV , Ft Myers Beach
The Caper Beach Club, Ft Myers Beach
The Castillian, Longboat Key
The Club at Crystal Lake II, Ft Myers
The Club at Crystal Lake III, Ft Myers
The Club at Crystal Lake, Ft Myers
The Club at Crystal Lake, Ft Myers
The Club Pelican Bay, Naples
The Cottages at South Seas Plantation, Captiva
The Country Club of Naples, Naples
The Embassy House, Sarasota
The Enclave at Fiddlesticks Neighborhood, Ft Myers
The Encore, Sarasota
The Estates at Bay Colony Golf Club, Naples
The Foundation of Pelican Marsh, Naples
The Glasser-Schoenbaum Human Svcs Ctr, Sarasota
The Grande Riviera, Sarasota
The Habitat, Marco Island
The Hamptons at Bonita Bay, Bonita Springs
The Harbour Club at Lighthouse Bay, Bonita Springs
The Heron at the Sanctuary III, Sanibel
The Isles of Caloosa, Ft Myers
The Isles Recreation, Ft Myers
The Knolls of Kings Point II, Sun City Center
The Knolls of Kings Point III, Sun City Center
The Knolls of Kings Point, Sun City Center

The Landings Carriagehouse, Sarasota
The Landings Racquet Club, Sarasota
The Landings Yacht Golf and Tennis Club, Ft Myers
The Landings, Sarasota
The Miles Building, Ft Myers
The Monaco Beach Club, Naples
The Moorings at Edgewater, Bradenton
The Moorings Country Club, Naples
The Oaks Preserve Management, Osprey
The Olde Hickory Golf & Country Club, Ft Myers
The Olde Hickory Verandas Common, Ft Myers
The Olde Hickory Verandas I, Ft Myers
The Olde Hickory Verandas II, Ft Myers
The Olde Hickory Verandas III, Ft Myers
The Olde Hickory Villas, Ft Myers
The Players Club, Longboat Key
The Regency, Ft Myers
The Sanctuary at Longboat Key Club, Longboat Key
The Sand Caper, Ft Myers Beach
The Sanibel Cottages, Sanibel
The Shore, Longboat Key
The Shores at Gulf Harbour III, Ft Myers
The Somerset, Marco Island
The Strand at Bay Colony, Naples
The Sun Caper, Ft Myers Beach
The Surf Club of Marco, Marco Island
The Venice Golf & Country Club Master, Venice
The Villas at Deer Creek, Sarasota
The Villas at Pinebrook, Bradenton
The Water Club, Longboat Key
The Waterfront at Main Street, Bradenton
The Waterfront, Bradenton
The Waterway, Bradenton
The Woods at Pinebrook, Bradenton
Tortuga Beach Club, Sanibel
Town & River Phase One, Ft Myers
Tremont I, Sun City Center
Tremont II, Sun City Center
Tuckaweye, Bonita Springs
Turtle Rock Community, Sarasota
Tuscan, Sarasota
Tuscany Bay POA, Gibsonton
University Park Community, University Park
Vanderbilt Beach & Harbour Club, Naples
Vanderbilt Gulfside, Naples
Vasari Country Club Master, Bonita Springs
Veinte, Longboat Key
Venice Golf & Country Club, Venice
Viking, Cape Coral
Villa Capri, Ft Myers
Villa Del Mar, Ft Myers Beach
Villa Di Lancia, Longboat Key
Villa La Palma, Naples
Villa Palmeras at Prestancia, Sarasota
Villa Serena, Riverview
Village on Golden Pond at Breckenridge, Estero
Village Walk, Sarasota
Villas on Golden Beach, Venice
Villeroy, Sun City Center
Vistas on Beneva, Sarasota
Vizzcaya at Bay Colony, Naples
Water Crest of Falling Waters, Naples
Watercrest, Bradenton
Wedgewood, Sanibel
Whiskey Creek Village Green Section Eight, Ft Myers
Whiskey Creek Village Green Section Fourteen, Ft Myers
Whiskey Creek Village Green Section Ten, Ft Myers
Whiskey Creek Village Green Section Two, Ft Myers
Whispering Sands, Sarasota
White Sands Club, Naples
Wilderness Country Club, Naples
Wilderness, Naples

Partial Client List

Wildewood Springs, Bradenton
Winding Oaks, Longboat Key
Windsong, Bonita Beach
Woodside Village West, Sarasota
Worthington, Sun City Center
Wyldeewood Lakes, Ft Myers

Central Florida

2100 Towers, Cocoa Beach
89 Oceanfront, Ormond Beach
Alhambra at Poinciana, Kissimmee
Alhambra Villas, Kissimmee
Anthem Park, St Cloud
Artesia Townhomes, Cape Canaveral
Artesia, Cape Canaveral
Artisan Club, Celebration
Ashbury Park, Orlando
Aspenwood at Grenelefe, Grenelefe
Baldwin Park Commercial, Orlando
Baldwin Park Commercial-NBD, Orlando
Baldwin Park Commercial-Village Center, Orlando
Baldwin Park Joint Committee, Orlando
Baldwin Park Residential, Orlando
Baldwin Park Residential-Cambridge, Orlando
Baldwin Park Residential-Common, Orlando
Baldwin Park Residential-ISSA 22, Orlando
Baldwin Park Residential-ISSA 28, Orlando
Baldwin Park Residential-Live/Work, Orlando
Baldwin Park Residential-Recreation, Orlando
Baldwin Park Residential-Rey City Homes 2, Orlando
Baldwin Park Residential-Rey City Homes, Orlando
Bali, Winter Garden
Banana Bay, Cocoa Beach
Beachwalker At Harbourside, South Pasadena
Bear Creek Manufactured, Ormond Beach
Bella Playa, Indian Shores
Bellevue Biltmore Villas Bayshore, Belleair
Bellevue Biltmore Villas Oak, Belleair
Bellevue Biltmore Villas South Garden, Belleair
Bermuda Bay Beach, St Petersburg
Bermuda Bay Club, Bradenton Beach
Boca Ciega Residents, Largo
Bouchelle Island I, New Smyrna Beach
Breakaway Trails, Ormond Beach
Bridgewater Neighborhood, Heathrow
Briercliff Commons, Orlando
Brookside Bluff, Zolfo Springs
Bryans Spanish Cove, Orlando
Cabana Club, Clearwater
Cape Caribe, Cape Canaveral
Carefree Country Club, Winter Haven
Caya Costa Community, St Petersburg
Centre Court Ridge, Reunion
Chapman Lakes, Oviedo
Chateaus at Magnolia Pointe,
Clermont Ciega Cove, South Pasadena
Clearwater Key, Clearwater
Coconut Palms Beach Resort II, New Smyrna Beach
Coconut Palms Beach Resort, New Smyrna Beach
Colony Surf, Clearwater
Commodore Beach Club, Maderia Beach
Coral Pointe at Harbourside, St Petersburg
Corbett Development, Clearwater
Cranes Roost, Altamonte Springs
Crescent Beach Club Two 8-A LLC, Clearwater
Cristal, Indian Harbour Beach
Cross Creek of Ocoee, Ocoee
Crystal Lake, Palm Harbor
Curlew Landings South, Indian Rocks Beach
Cypress Creek Village Unit Two, Orlando
Cypress Creek Village, Orlando

Cypress Lakes Assoc & Big Cypress Golf, Lakeland
Daytona Beach Riverhouse, Daytona Beach
Devon Green Neighborhood, Heathrow
Dunedin Pines, Dunedin
Edgewater Harbor, Indian Shores
Eloise Pointe Estates, Winter Haven
Emerald Seas, Cocoa Beach
Fairway Village Residents, Largo
Florescia, St Petersburg
Forest Lakes of Cocoa, Cocoa
Forest Lakes, Oldsmar
Fountain Beach, Daytona Beach
Fountain Parke at Lake Mary, Lake Mary
Foxhaven Neighborhood, Orlando
Georgetown East, Safety Harbor
Georgian Inn Beach Club, Ormond Beach
Golfside Villas, Winter Park
Grand Lake Resort, Kissimmee
Greenbriar at Tuscawilla, Winter Springs
Greystone Town Homes, Sanford
Gulf Gate, St Petersburg
Hampton Hills Estates, DeBary
Harbor Pointe, Titusville
Hawks Landing at Pelican Bay, Daytona Beach
Heathrow Lakes Maintenance, Heathrow
Heathrow Master, Heathrow
Heathrow Woods, Heathrow
Heritage Crossing, Reunion
Heron Cove, Lake Mary
Hidden Springs, Altamonte Springs
Highlands of Innisbrook, Palm Harbor
Home of Palm Hill, Largo
Hunters Creek Community, Orlando
Hunters Creek Town Center POA, Orlando
Hunters Creek Tract 181, Orlando
Hyde Park, Winter Garden
Images, Kissimmee
Indian River Club, Rockledge
Island Oaks of Merritt Island, Merritt Island
Island Pointe of Merritt Island, Merritt Island
Islander Beach Club, New Smyrna Beach
Jameson Place, Rockledge
Jefferson Green at Anthem Park, St Cloud
Joyce Ann Apts, Pinellas Park
Kingstown Reef, Orlando
Knights Landing Apts, Orlando
Lake Griffin Harbor, Leesburg
Lake Ridge Villas S at Fleming Island, Orange Park
Lake Underhill Ltd, Orlando
Lasereño, Largo
Lauren Manor West, Saint Petersburg
Lemon Tree, Orlando
Lighthouse Shores Townhomes, Ponce Inlet
LOVO, Kissimmee
Madeira Place, Madeira Beach
Madeira Villa North, Ormond Beach
Mai Kai, Orlando
Majestic Park Homes, Seminole
Mandalay Beach Club, Clearwater
Mariners Pass, St Petersburg
Maverick, Ormond Beach
Middlebrook Pines, Orlando
Moontide, New Smyrna Beach
Mt Olive Shores Lot of Polk County, Polk City
Muirfield Village Neighborhood, Heathrow
Normandy, Clearwater
Oak Lake Park I & II, Clearwater
Oaks Landing Ltd, Bartow Oakwater, Kissimmee
Ocean Beach Club, New Smyrna Beach
Ocean Inlet Yacht Club, New Smyrna Beach
Ocean Sands Beach Club, New Smyrna Beach
OceanQuest, Ponce Inlet

Oceans Two, Daytona Beach Shores
Oceanside Golf and Country Club, Ormond Beach
Oleander Pointe, Cocoa
One Kapok Terrace, Clearwater
ORBIT, Kissimmee
Osprey Pointe at Dolphin Cay, St Petersburg
Palmas de Majorca, Cocoa Beach
Park Lake Villas, Maitland
Park Maitland Villas, Maitland
Park West of Winter Park, Winter Park
Parkshore Plaza, St Petersburg
Parkway International, Kissimmee
Pasadena Cove, South Pasadena
Patriot Square, St Petersburg
Pelican Bay Yacht Club Bldg A, Gulfport
Pine Ridge at Lake Tarpon Village II, Tarpon Springs
Plantation Bay Community, Ormond Beach
Plantation Village I, Orlando
Poinciana Golf Villas II, Kissimmee
Pointe Alexis Recreation, Tarpon Springs
Pointe West, New Port Richey
Ponce de Leon Towers, New Smyrna Beach
Princess, Madeira Beach
Prospect Towers, Clearwater
Punta Gorda Isles Section 22, Punta Gorda
Ranger (Sailboat Key-Group III), South Pasadena
Redington Towers No 1, Redington Shores
Regency Green Neighborhood, Heathrow
Reunion Grande, Reunion
Riverside of DeBary, DeBary
Riverside, Daytona Beach
Riverwood Plantation, Port Orange
Riverwoods, Titusville
Royal Floridian Resort, Ormond Beach
Royal Harbor POA, Tavares
Ruby Lake, Winter Haven
Salem Square, Palm Harbor
Sand Dunes Oceanfront, Cape Canaveral
Santa Maria, South Pasadena
Savannah, South Pasadena
SC, Ponce Inlet
Scottish Highlands, Leesburg
Sea Havens, Daytona Beach
Shores Sea Villas IV, New Smyrna Beach
Sea Villas, New Smyrna Beach
Seaport Master, Cape Canaveral
Seaside at Belleair II, Belle Air
Seminole Garden Apts, Sanford
Seminole Hill Villas, Seminole
Seminole Woods Community, Geneva
Seven Eagles, Reunion
Seville 7, Clearwater
Sheoah Highlands, Winter Springs
Shipwatch Seven, Largo
Shorehom By The Sea, New Smyrna Beach
Silver Lake Resort, Kissimmee
Solana Lake, Cape Canaveral
Solana On The River, Cape Canaveral
Solana Shores, Cape Canaveral
South Bay, Orlando
Southpoint of Daytona, Ponce Inlet
Springwood Village, Longwood
Spruce Creek POA, Port Orange
St Andrews, Oldsmar
St Tropez IV, Clearwater
Starlight Tower, St Petersburg Beach
Stonebridge Commons Community, Orlando
Stonebridge Maintenance, Heathrow
Strathmore Gate East at Lake St George, Palm Harbor
Sunisands Beach Club, New Smyrna Beach
Sunshine on Indian Shores, Indian Shores
Sunshine Towers Apt Residences, Clearwater

Partial Client List

Terra, Kissimmee
The Anchorage, Cocoa Beach
The Ashley, Daytona Beach Shores
The Bluffs, Sebring
The Bordeaux, Ocoee
The Cedar Island Club, New Smyrna Beach
The Constellation, St Petersburg Beach
The Courageous, St Petersburg Beach
The Crescent Beach Club at Sand Key Shared, Clearwater
The Crescent Beach Club at Sand Key, Clearwater
The Cypress Pointe Resort at Lake Buena Vista, Orlando
The Cypress Pointe Resort II, Orlando
The Enclave at Orlando, Orlando
The Grand Coquina, Daytona Beach Shores
The Grande Verandahs on the Bay, St Petersburg
The Grande, Orlando
The Great Outdoors, Titusville
The Hamptons, Heathrow
The Intrepid, St Petersburg Beach
The Lakes Villas I, Clearwater
The Mediterranean, Daytona Beach
The Meridian, Cocoa Beach
The Ocean Ritz of Daytona, Daytona Beach
The Oceans Cloverleaf North, Daytona Beach Shores
The of Eden Isle, St Petersburg
The Peninsula, Daytona Beach Shores
The Residences of Winter Park, Winter Park
The Resort on Cocoa Beach, Cocoa Beach
The Sherwin, Daytona Beach Shores
The Springs Community, Longwood
The Townhomes of Lake Seminole No 4, Seminole
The Village at Melbourne, Melbourne
The Villages of Seaport, Cape Canaveral
The Villas at East Park, Orlando
The Weatherly, St Petersburg Beach
Thornton Park Central, Orlando
Tidesfall, Ormond Beach
Tortoise Island, Satellite Beach
Traders Inn Beach Club, Ormond Beach
Trails West, DeLand
Tropic Shores, Daytona Beach Shores
Tropic Sun Towers, Ormond Beach
Twenty One Riverside, Cocoa
Ultimar Three, Clearwater
Ultimar, Clearwater
Vacation Village at Parkway, Kissimmee
Vacation Villas at Fantasyworld Two, Kissimmee
Vacation Villas at Fantasyworld, Kissimmee
Venetian Bay Villages, Kissimmee
Ventura Country Club Community, Orlando
Ventura Village, Orlando
Victoria Gardens, DeLand
Victoria Park Community Council, DeLand
Villa Villar, DeLand
Village on the Green I, Clearwater
Villas at Fortune Place, Kissimmee
Vista Lakes Community, Orlando
Vittoria, Treasure Island
Waterford Lakes Community, Orlando
Waterstreet at Celebration, Celebration
Wekiva Village, Apopka
Wesmere, Ocoee
Westshore Place, Indian Shores
Whitley Bay West, Cocoa
Whitley Bay, Cocoa
Wildwood Homes, Winter Springs
Willowbrook Neighborhood, Heathrow
Wimbledon Park No 1, Orlando
Winding Wood IX, Clearwater
Windrush Bay, Tarpon Springs
Wintermere Harbor, Winter Garden
Woodside Village, Clearwater

Yacht & Tennis Club, St Pete Beach
Yale Townhouse Apts, Orlando
Yorkfield Square, DeLand

Northeast Florida

Aliki Gold Coast No One, Flagler Beach
Amberwood at Fleming Island, Jacksonville
Atlantic East, St Augustine
Belleza at Ponte Vedra, Ponte Vedra Beach
Brighton Park, Jacksonville
Brightwater, Jacksonville
Camachee Island 1, St Augustine
Canopy Walk, Palm Coast
Carrington Place at Fleming Island, St Augustine
Cinnamon Beach at Ocean Hammock, Palm Coast
Clearview Townhouses, Jacksonville
Clifton Village, Jacksonville
Colony Reef Club, St Augustine
Crescent Beach Ocean House, St Augustine
Cypress Bridge, Ponte Vedra Beach
Cypress Trace Master, Jacksonville
Deercreek Country Club, Jacksonville
Deermeadows Baptist Church, Jacksonville
Drayton Park, Jacksonville
East Hampton, Jacksonville
Fleming Island Plantation CDD, Orange Park
Florida Club, St Augustine
Golfview, Jacksonville
Greenfield, Jacksonville
Hammock Grove, Jacksonville
Harbour Island at Marsh Landing, Ponte Vedra Beach
Hawthorn, Jacksonville
Horizons at Stonebridge Village I, Jacksonville
Horizons at Stonebridge Village II, Jacksonville
Horizons at Stonebridge Village III, Jacksonville
Jacksonville Golf & Country Club, Jacksonville
Jacksonville Golf & Country Club, Jacksonville
Julington Creek Plantation POA, Jacksonville
Kingston Dunes, St Augustine Beach
Las Palmas on the Intracoastal, St Augustine
Little Bay Harbor, Ponte Vedra Beach
Magnolia Point Community, Green Cove Springs
Mariners Watch, St Augustine
Marsh Landing at Sawgrass I, Ponte Vedra Beach
Marsh Landing at Sawgrass II, Ponte Vedra Beach
Marsh Landing at Sawgrass III, Ponte Vedra Beach
Marsh Landing at Sawgrass IV, Ponte Vedra Beach
Marsh Landing at Sawgrass Master, Ponte Vedra Beach
Marsh Landing at Sawgrass V, Ponte Vedra Beach
Marsh Landing at Sawgrass VI, Ponte Vedra Beach
Marsh Landing at Sawgrass VII, Ponte Vedra Beach
Marsh Landing at Sawgrass VIII, Ponte Vedra Beach
Merrill Pines, Jacksonville
Miravista at Harbortown, Jacksonville
Moultrie Trails, St Augustine
Ocean Breeze (Ocean Beach Club II), Flagler Beach
Ocean Gate Phase 1, St Augustine
Ocean Hammock POA, Palm Coast
Ocean Palms, St Augustine
Ocean Village Club, St Augustine
Ocean Villas, St Augustine Beach
Old Ponte Vedra Beach, Ponte Vedra Beach
Osprey Branch, Jacksonville
Oxford Chase, Jacksonville
Palm Coast Resort, Palm Coast
Pelican Reef, St Augustine
Pier Point South, St Augustine Beach
Pottsburg Crossing, Jacksonville
Quail Point I, Ponte Vedra Beach
Queens Harbour Yacht & Country Club, Jacksonville
Regency Wood, Jacksonville

Royal Pines, St Augustine
Saint Johns NW Commercial POA, St Augustine
Saint Johns NW Master, St Augustine
Saint Johns NW Residential POA, St Augustine
Saint Johns SE Master, St Augustine
Saint Johns-Six Mile Creek North POA, St Augustine
Salt Creek, Ponte Vedra Beach
Sawgrass Island, Ponte Vedra
Sawgrass, Ponte Vedra Beach
Sawmill Lakes Maintenance, Ponte Vedra Beach
Sea Place I, St Augustine
Sea Place III, St Augustine
Sea Place Master, St Augustine
Sea Winds, St Augustine
Seagate North, St Augustine
Seagate, St Augustine
Sequest, Jacksonville Beach
Seascape, Jacksonville Beach
Seaside at Anastasia, St Augustine Beach
Sebastian Harbor Villas, St Augustine
Six Thousand, Jacksonville
Southern Grove, Jacksonville
Southwood, St Augustine
St Andrews Place, St Augustine
St Augustine Beach and Tennis Club, St Augustine
St Augustine Ocean & Racquet Club, St Augustine
St Augustine Ocean Resort Co-op, St Augustine
St Augustine Shores Service Corp, St Augustine
Stonebridge Village Master, Jacksonville
Summer Grove, Jacksonville
Summer Island, St Augustine
Sweetwater by Del Webb Carriage Homes, Jacksonville
Sweetwater by Del Webb Master, Jacksonville
The Alexandria, Jacksonville
The Amenities for the Residences, St Augustine
The Barefoot Trace, St Augustine Beach
The Conquistador Apts, St Augustine
The Crossings at Cypress Trace, Jacksonville
The Greens, St Augustine
The Hampton Glen at Deerwood, Jacksonville
The Landmark, Jacksonville Beach
The Oakbridge, Ponte Vedra Beach
The Ocean Villas at Serenata Bch, Ponte Vedra Beach
The One Bedrooms at Hammock Beach, Palm Coast
The Overlook at Baymeadows, Jacksonville
The Palms at Marsh Landing, Jacksonville
The Plantation, Ponte Vedra Beach
The Preserve on Anastasia Island, St Augustine
The Ravines Community, Middleburg
The Reserve at Pointe Meadows, Jacksonville
The Residences at World Golf Village, St Augustine
The Residences II at World Golf Village, St Augustine
The Sanctuary at Palm Coast, Palm Coast
The Sawgrass Players Club, Ponte Vedra Beach
The Seasons at Kensington, Jacksonville
The Seasons at Mill Cove, Jacksonville
The Woods Community, Jacksonville
Timber Run, Jacksonville
Tumberry, St Augustine
Villa San Marco, St Augustine
Villas at Marsh Landing, Jacksonville Beach
Villas of Timberlin Parc, Jacksonville
Vista Cove, St Augustine
Vistas at Stonebridge Village I, Jacksonville
Windjammer, St Augustine
Wolf Creek, Jacksonville
World Golf Village POA, St Augustine

Florida Panhandle

Association of Southbay by the Gulf, Destin
Bayview Waters, Ft Walton Beach

Partial Client List

Beach Colony Resort, Navarre Beachcrest, Santa Rosa Beach
Breakers East, Destin
Capistrano, Panama City Beach
Cassine Garden Townhomes, Seagrove Beach
Compass Point at Watersound, WaterSound
Compass Pointe II, WaterSound
Crescent Keel, WaterSound
Crystal Dunes, Destin
Dolphin Point, Destin
Eden III, Pensacola Eden, Pensacola
Emerald Dunes, Destin
Golf Villas at Regatta Bay, Destin
Islander Beach Resort &, Ft Walton Beach
Lands End of Perdido Key, Pensacola
Largo Mar, Panama City Beach
Marina Bay Resort, Ft Walton Beach
Navarre Towers, Navarre
Oceania, Destin
Perdido Sun, Pensacola
Sandpiper Cove, Destin
Seascape Resorts, Destin
Seminole Legends, Tallahassee
Shipwatch, Pensacola
Siesta Key Chapel, Sarasota
Sugar Dunes, Navarre Beach
The Crossings at Watersound, WaterSound
The Palms at Seagrove, Seagrove Beach
The Pearl, Navarre Beach
The Summit, Panama City Beach
Tivoli by the Sea II, Miramar Beach
Tivoli by the Sea III, Miramar Beach
Tivoli by the Sea, Miramar Beach
WaterColor Community, Santa Rosa Beach
WaterColor Gulfside Villas, Santa Rosa Beach
WaterColor Private Residence Club, Santa Rosa Beach
WaterColor Towncenter Community, Santa Rosa Beach
WaterSound Beach Community, WaterSound
WaterSound Beach Gatehouse, WaterSound
Waterview Towers, Destin

Out of State

Commodore Horizontal Property Regime, Hilton Head, SC
Cullasaja Club, Highlands, NC
Cullasaja, Highlands, NC
Laurel Point, Gatlinburg, TN
Ocean Cove Resort at Palmetto Dunes, Hilton Head, SC
Ocean Palms, Hilton Head Island, SC
Southwind at Shipyard, Hilton Head, SC
Southwind II at Shipyard, Hilton Head, SC
Spinnaker at Shipyard, Hilton Head, SC
Sunrise Ridge, Pigeon Forge, TN
The Beach Club, St Simons, GA
The Council Village at Palmetto Dunes, Hilton Head, SC
The Ford Plantation, Richmond Hill, VA
The Plaza in Clayton, Clayton, MO
Vacation Village in the Berkshires, Hancock, MA
Williamsburg Plantation, Williamsburg, VA

C.



RESERVE STUDY PROPOSAL

Amelia Concourse Community Development District

Prepared for:

Mr. Daniel Laughlin, Assistant District Manager

c/o Governmental Management Services

November 1, 2021



Prepared by:

Reserve Advisors, LLC

5 Utility Drive, Suites C&G

Palm Coast, Florida 32137

(800) 980-9881

www.reserveadvisors.com

November 1, 2021

Dear Mr. Daniel Laughlin,

Thank you for the opportunity to present Amelia Concourse Community Development District with this reserve study proposal.

As a fiduciary, your Board of Directors has been entrusted to represent and protect the best interests of their community. Our expert reserve study will be the guide that you and your board rely on for maintaining sufficient reserve funds and prioritizing long-term capital planning.

While our industry-leading team of consultants have conducted over 26,000 reserve studies, they will approach your study with the firm understanding that your community's needs are truly unique. That's why we guarantee:



FULL ENGAGEMENT

It's our job to understand your specific concerns and to discuss your priorities in order to ensure your reserve study experience exceeds your expectations.



DETAILED UNDERSTANDING

We will do whatever it takes to ensure Amelia Concourse Community Development District has complete confidence in interpreting and putting into practice our findings and recommendations.



ONGOING SUPPORT

This will not be a one-and-done report. Unlike other firms, we provide your current and future boards with additional insight, availability to answer questions and guidance well beyond report delivery.

At Reserve Advisors, we take great pride in helping communities thrive. By applying industry leading expertise, we deliver unbiased guidance that supports the Amelia Concourse Community Development District Board with maintaining their community's long-term physical and financial health.

Please sign and return the [Confirmation of Services](#) page to get started.

Sincerely,

Nick Brenneman, Southeast Regional Account Manager
(800) 980-9881

RESERVE STUDY BENEFITS



FOR BOARDS

- ✓ Fulfills your fiduciary responsibility
- ✓ Supports board decisions
- ✓ Streamlines your budget process
- ✓ Prioritizes capital projects



FOR HOMEOWNERS

- ✓ Ensures fair and equitable reserve contributions
- ✓ Reduces long-term cost of ownership
- ✓ Minimizes risk of assessments

MAIN REASONS COMMUNITIES CHOOSE RESERVE ADVISORS

✓ Multi-disciplined Expert Engineers

- With more than 40 engineers, we match our expertise with your community rather than a “one size fits all” engineer

✓ Dedicated Support During and After the Reserve Study

- Industry leading support by our team of multi-disciplined engineers ensures your complete satisfaction

✓ Comprehensive Reports to Solve Problems Before They Escalate

- Thorough condition assessments that prioritize your near-term projects
- Best practices and technical illustrations to better understand project scope and compare contractor bids

✓ Knowledge of Local Replacement Costs

- Our proprietary cost database comprises actual client project costs and is the basis for adequate — not excessive — reserve budgets

✓ Unbiased Recommendations With Your Best Interests in Mind

- We do not provide design or project management services
- We do not profit from your capital projects

✓ Exclusive and Unique Easy-to-use Expenditures Table

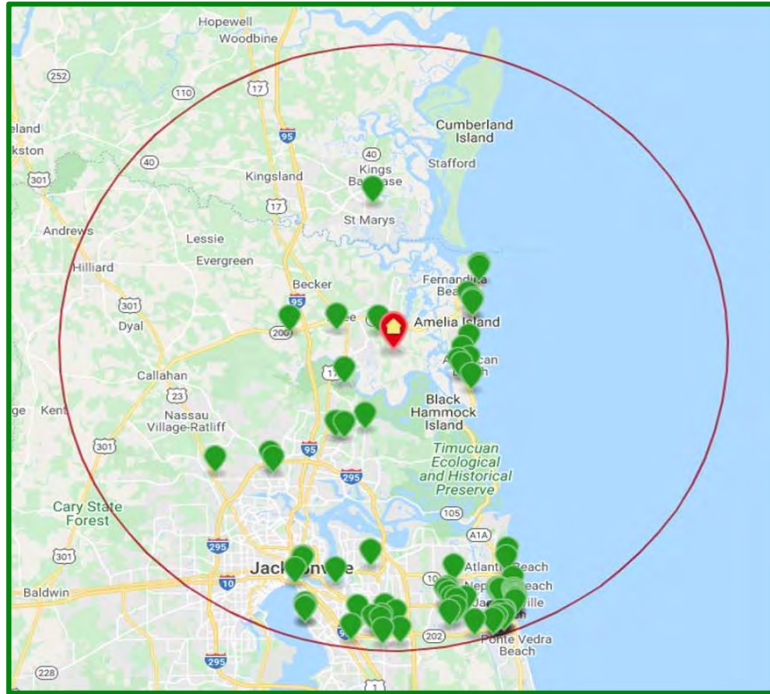
- View all of your community's reserve components in one place
- See all of your prioritized capital projects for the next 30 years

✓ Unmatched Local Experience

- Intimate working knowledge of local costs and conditions that affect your community

CLIENTS SERVED NEAR YOU

Red represents your property, Green represents our clients.
 References available upon request.



Name

North Hampton Association, Inc.
 Lumber Creek Homeowners Association, Inc.
 Eagle Bend Island Association, Inc.
 Ocean Club Villas Condominium Association, Inc.
 Fiddlers Bend Villas Association, Inc.
 Amelia Surf & Racquet Club Association, Inc.
 Club Villas Association, Inc.
 The Amelia Island Club
 Amelia Woods Beach and Racquet Club Condominium Association, Inc.
 Cape Sound on Amelia Island Association, Inc.
 Forest Ridge Village Condominium Association, Inc.
 Sea Dunes Condominium Association, Inc.
 Eagles Hammock Homeowners Association, Inc.
 The Homeowners' Association of Timbercreek, Inc.
 Ocean Park (On Amelia Island) Condominium Association, Inc.
 Sweetwater by Del Webb Master Association, Inc.
 Fernandina Shores Condominium Association, Inc.
 North Creek Homeowners' Association, Inc.
 Osprey Cove Club Owners Association, Inc.
 Victoria Preserve Homeowners' Association, Inc.
 Victoria Pointe Homeowners' Association, Inc.

City

Fernandina Beach
 Yulee
 Jacksonville
 Amelia Island
 Amelia Island
 Fernandina Beach
 Fernandina Beach
 Amelia Island
 Fernandina Beach
 Fernandina Beach
 Fernandina Beach
 Fernandina Beach
 Jacksonville
 Yulee
 Fernandina Beach
 Jacksonville
 Fernandina Beach
 Jacksonville
 St. Marys
 Jacksonville
 Jacksonville

QUALIFICATIONS

SPECIALIZING IN RESERVE STUDIES SINCE 1991

Reserve Advisors is an engineering firm that specializes in reserve study consulting services for common-interest communities. We've partnered with more than 26,000 clients, providing communities across the United States the peace of mind that comes from long-term planning and proactive asset management. Our full-time staff of engineers conduct life and valuation analyses for building, mechanical system, site and recreational components and utilizes its breadth of experience to deliver the most realistic capital planning solutions in the industry.

44
ENGINEERS

26,000
RESERVE STUDIES CONDUCTED

270+
YEARS OF RESERVE STUDY EXPERIENCE

A LEADERSHIP TEAM LIKE NO OTHER

Reserve Advisors' leadership team comprises 5 licensed professional engineers with a combined 50 years of reserve study experience. What sets our leadership team apart is the around-the-clock collaboration they demonstrate to share field intelligence, market trends and to discover new products, materials, and best practices. The intelligence they gather is constantly enhancing our recommendations for the good of your community, and keeps Reserve Advisors a step ahead.

Nick Brenneman
**REGIONAL
ACCOUNT MANAGER**

10 Years of Experience



Since joining Reserve Advisors in 2010, Nick has partnered with more than 2,600 clients to deliver comprehensive reserve study solutions that guide community association boards in fulfilling their fiduciary responsibilities for the maintenance, operation and longevity of their properties.

Matt Kuisle
**REGIONAL
EXECUTIVE DIRECTOR**

*21 Years of Experience
275+ Studies Conducted*



B.S. CIVIL ENGINEERING
Professional Engineer (FL)
Reserve Specialist
Professional Reserve Analyst

Ashley Doucet
**REGIONAL
ENGINEERING MANAGER**

*7 Years of Experience
400+ Studies Conducted*



**B.S. CIVIL ENGINEERING,
M.S. ENGINEERING MANAGEMENT**
Professional Engineer (FL)
Reserve Specialist



SCOPE OF WORK

FOR CONFIDENCE IN ALL DECISIONS

Reserve Advisors will perform a Full Reserve Study (Level I) in accordance with Community Associations Institute (CAI) National Reserve Study Standards. The reserve study includes both a physical analysis and financial analysis of your association's common property. Your reserve study comprises the following activities:

Physical Analysis: The reserve study consultant develops a detailed list of reserve components, also known as a component inventory, and related quantities for each. A condition assessment or physical evaluation is completed for each reserve component and the current condition of each is documented with photographs. Life and valuation estimates are performed to determine estimated useful lives, remaining useful lives and current cost of repair or replacement.

Financial Analysis: The reserve study consultant identifies the current reserve fund status in terms of cash value. A funding plan is then prepared. The funding plan outlines recommended annual reserve contributions to offset the future cost of capital projects over the next 30 years.

Amelia Concourse Community Development District comprises 458 units in Fernandina Beach. We've identified and will include the following reserve components in your Full Reserve Study:

Site Components

- Pool including Fence, Deck, Mechanicals & Furniture
- Wading Pool
- Splash Pad
- Subsurface Utilities
- Ponds (3)
- Irrigation System
- Monuments
- Stormwater System

Clubhouse Elements

- Roofs including Assembly
- Exterior Wall Finishes
- Meeting Room
- Plumbing, Mechanical and HVAC Systems

Scope of work includes all property owned-in-common as defined in your association's declaration and other property specifically identified that you'd like us to include.

KEY ELEMENTS OF YOUR RESERVE ADVISORS RESERVE STUDY

INDUSTRY LEADING SUPPORT

- ✓ Your reserve study experience is tailored to your specific needs, ensuring your community's concerns are thoroughly addressed and its priorities are met
- ✓ We provide current and future boards with additional insight, availability to answer questions and guidance well beyond report delivery

TABLES AND GRAPHS EXCLUSIVE TO RESERVE ADVISORS

- ✓ **Reserve Expenditures** - View your community's entire schedule of prioritized expenditures for the next 30-years; on one spreadsheet

RESERVE EXPENDITURES

Reserve Component Inventory	Estimated 1st Year of Event	RUL = 0 FY2021	1 2022	2 2023	3 2024	4 2025	5 2026
<u>Exterior Building Elements</u>							
Roofs, Asphalt Shingles, Phased	2025					228,696	234,414
Roofs, Flat, Phased	2025					71,748	73,542
Walls, Stucco, Paint Finishes and Capital Repairs	2022		38,438	39,398	40,383		
Walls, Trim, Soffits and Fascia, Paint Finishes	2022		12,812	13,133	13,461		
<u>Property Site Elements</u>							
Asphalt Pavement, Mill and Overlay, Phased	2025					108,643	111,359
Pavers, Masonry	2025					22,518	
Retaining Walls, Timber (Replace with Masonry)	2024				76,998	78,923	
Anticipated Expenditures, By Year		0	51,250	52,531	130,842	510,528	419,315

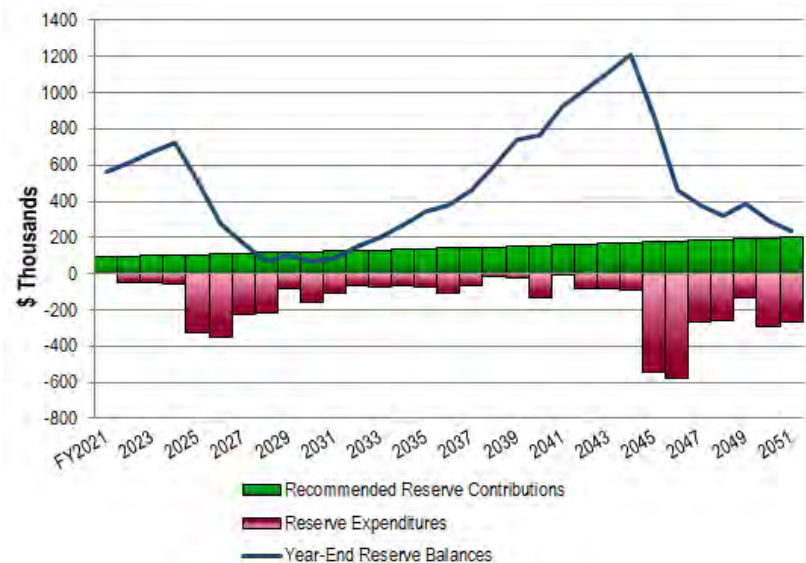
- ✓ **Funding Plan** - Establishes adequate, not excessive recommended annual reserve contributions to meet your future project needs

RESERVE FUNDING PLAN

	Individual Reserve Budgets & Cash Flows for the Next 30 Years					
	FY2021	2022	2023	2024	2025	2026
Reserves at Beginning of Year	567,289	666,648				357,432
Total Recommended Reserve Contributions	92,000	95,500				109,500
Estimated Interest Earned, During Year	7,359	8,265				2,430
Anticipated Expenditures, By Year	0	(51,250)	(52,531)	(130,842)	(510,528)	(419,315)
Anticipated Reserves at Year End	\$666,648	\$719,163	\$774,541	\$755,323	\$357,432	\$50,047

KEY ELEMENTS OF YOUR RESERVE ADVISORS RESERVE STUDY

- ✓ **Reserve Funding Graph** highlights your community's financial health and provides visibility to your projected 30-year cash flow



COMPREHENSIVE REPORTS

Reserve Advisors delivers insights that enhance your ability to make informed decisions. Our reports:

- ✓ Include detailed photos that document the condition of your property
- ✓ Provide project-specific best practices and diagrams to help you understand the scope of future projects
- ✓ Recommend preventative maintenance activities to maximize component useful lives

RESERVE ADVISORS
Roofs, Asphalt Shingles
Live View: 1,200 through 1,200

Quantity: Approximately 5,000 square feet at the following locations:

Location	Quantity (sq. ft.)	Year of Construction
Concord Lane	500	2007-2008
Kennel Lane	500	2005
Woodport Middle School	400	2000-2007
Woodport High School	500	2000-2005
West Chase and Ocean Lane	400	2008
Marshall Street	500	2000
Jefferson Street	400	2000-2010
Marshall and Concord Lane	500	2010-2015
Jefferson Street	500	2010-2015

Notes: This roof shingle at Concord Lane and Kennel Lane was installed from 2010 to 2020. The remaining roof systems are original to construction.

Conditions: The original roof systems exhibit signs of aging, all asphalt shingles are worn. The roof systems at Woodport Middle School and Woodport High School exhibit significant deterioration. The roof systems at West Chase and Ocean Lane and Marshall Street exhibit signs of aging. The Board is aware of an increasing history of water infiltration due to ice dam formation, primarily at the roof eaves.

Recommendations: The Board is recommending that the roof systems at Woodport Middle School and Woodport High School be replaced. The Board is also recommending that the roof systems at West Chase and Ocean Lane and Marshall Street be replaced. The Board is also recommending that the roof systems at Concord Lane and Kennel Lane be replaced.



FORESITE

- ✓ Our proprietary cloud-based application that allows for easy collaboration with your board. Record comments and bids. Also track actual replacement costs and reserve contributions over time. Optionally, subscribe to ForeSite Plus to create unlimited reserve expenditure and reserve funding scenarios. [View Preview Video](#)

[Download Our Report Overview](#)

It is more than just a reserve study.
It's added value and peace of mind with unconditional support.

CONFIRMATION OF SERVICES FOR AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT

Full Reserve Study for a total investment of **\$3,950** (includes all expenses). You'll receive:



- Electronic PDF Report with 30-year Reserve Expenditure and Funding Plan tables
- Excel file of Reserve Expenditures and Funding Plan with formulas for "what-if" scenarios



- We tailor your experience to your specific needs and ensure your priorities are addressed
- Meeting with our engineer on the day of our visual property inspection
- We are available to answer questions and to provide guidance well beyond report delivery



- ForeSite Basic – Access your reserve study files online, record comments and project costs. Also, receive a free 60-day trial to [ForeSite Plus](#).

OPTIONAL SERVICES

- ☐ One (1) Bound Report hard copy (no charge); Additional copies at \$75 ea. – indicate quantity:
- ☐ [ForeSite™ Plus](#) 3-year subscription empowers multiple users to create, share and collaborate with unlimited models and scenarios for **\$395** per year
- ☐ [Insurance Appraisal](#) by a credentialed member of the American Society of Appraisers for **\$1,500**
- ☐ Include Flood Values for an additional **\$200**

To authorize the reserve study:

1. **Sign and email agreement to**
Nick@reserveadvisors.com.

Signature: _____
 (Print Name): _____
 Title: _____
 Date: _____
 For: **Amelia Concourse Community**
 Development District (171345)

2. **Send \$1,975 retainer to:**
 Reserve Advisors, LLC
 735 N. Water Street, Suite 175
 Milwaukee, WI 53202

*Retainer invoice will be emailed to you and is due upon authorization and prior to inspection. The balance is due net 30 days from report shipment. Following receipt of balance due, you may request one set of complimentary changes within six months of report shipment. Agreement is subject to our Professional Services Conditions.

You will receive your electronic report approximately four (4) weeks after our inspection, based on timely receipt of all necessary information from you. Authorization to inspection time varies depending on demand for our services. This proposal, dated November 1, 2021, is valid for 45 days.



PROFESSIONAL SERVICE CONDITIONS

Our Services - Reserve Advisors, LLC (RA) performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan to create reserves for anticipated future replacement expenditures of the property.

Our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. The report is based upon a "snapshot in time" at the moment of inspection. RA may note visible physical defects in our report. The inspection is made by employees generally familiar with real estate and building construction but in the absence of invasive testing RA cannot opine on, nor is RA responsible for, the structural integrity of the property including its conformity to specific governmental code requirements for fire, building, earthquake, and occupancy, or any physical defects that were not readily apparent during the inspection.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the report. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services; nor does RA investigate water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions. RA assumes no responsibility for any such conditions. The Report contains opinions of estimated costs and remaining useful lives which are neither a guarantee of the actual costs of replacement nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. You agree to indemnify and hold RA harmless against and from any and all losses, claims, actions, damages, expenses or liabilities, including reasonable attorneys' fees, to which we may become subject in connection with this engagement, because of any false, misleading or incomplete information which we have relied upon supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction. Your obligation for indemnification and reimbursement shall extend to any director, officer, employee, affiliate, or agent of RA. Liability of RA and its employees, affiliates, and agents for errors and omissions, if any, in this work is limited to the amount of its compensation for the work performed in this engagement.

Report - RA completes the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations and is deemed complete. RA, however, considers any additional information made available to us within 6 months of issuing the Report if a timely request for a revised Report is made. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of RA and may be used for whatever purpose it sees fit.

Your Obligations - You agree to provide us access to the subject property for an on-site visual inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

Use of Our Report - Use of our Report is limited to only the purpose stated herein. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and you shall hold RA harmless from any consequences of such use. Use by any unauthorized third party is unlawful. The Report in whole or in part ***is not and cannot be used as a design specification for design engineering purposes or as an appraisal.*** You may show our Report in its entirety to the following third parties: members of your organization, your accountant, attorney, financial institution and property manager who need to review the information contained herein. Without the written consent of RA, you shall not disclose the Report to any other third party. ***The Report*** contains intellectual property developed by RA and ***shall not be reproduced or distributed to any party that conducts reserve studies without the written consent of RA.***

RA will include your name in our client lists. RA reserves the right to use property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

Payment Terms, Due Dates, and Interest Charges - Retainer payment is due upon authorization and prior to inspection. The balance is due net 30 days from the report shipment date. Any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Any litigation necessary to collect an unpaid balance shall be venued in Milwaukee County Circuit Court for the State of Wisconsin.

D.



Trusted by communities nationwide.

RESERVE STUDY PROPOSAL

Amelia Concourse Community Development District

c/o

Daniel Laughlin

85200 Amaryllis Court

Fernandina Beach, Florida 32034

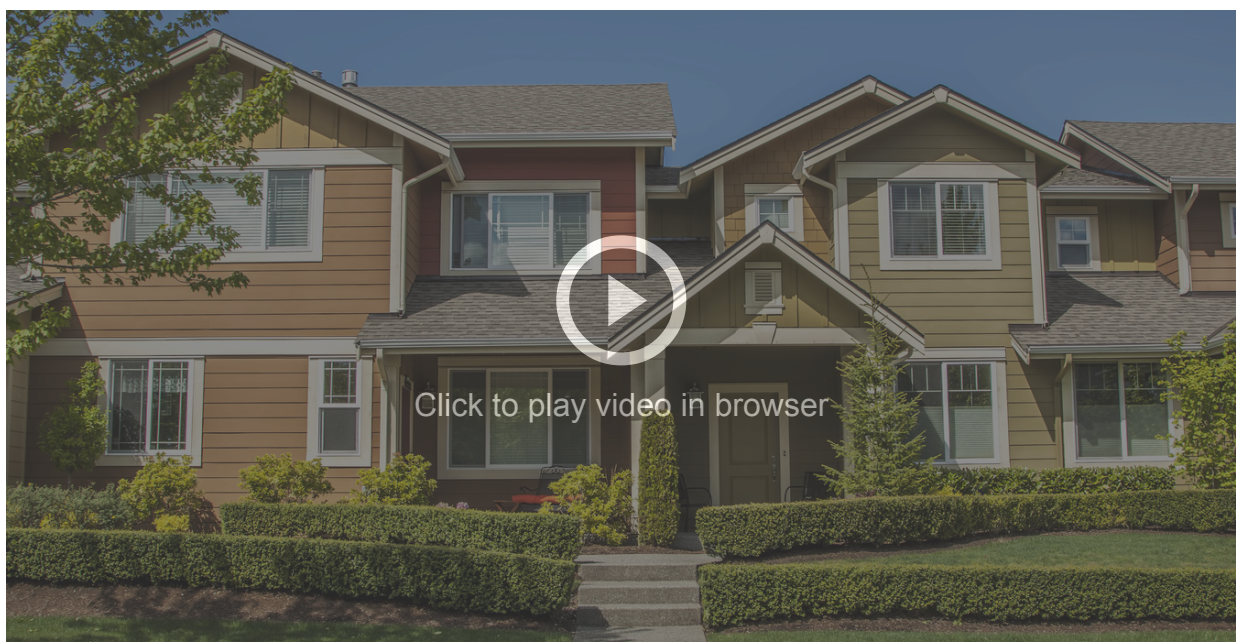
Delivered on November 01, 2021

SUCCESS

Plan for the future. The concept is simple. We provide you the with the insight needed to make fast, accurate and informed decisions. We focus on understanding your situation and providing funding solutions that are designed with your goals in mind. By focusing on the detail and the big picture we provide the information you need to best manage your reserve fund and reserve contributions.

A reserve study is a budget planning tool. A reserve study helps associations understand whether they are saving enough to address anticipated future expenses. By establishing expectations as to when expenses will occur and how much they should cost, the reserve study gives associations a better perspective on how they can reach their specific goals. Associations can in turn look at the current status of their reserve account and clarify whether contributions to the fund are adequate to address future needs.

The concept is simple.





Dear Daniel,

Thank you for providing us with the opportunity to present you with a reserve study proposal. As reserve specialists we feel that we that we can provide you with the custom study you need to confidently manage your reserves. We provide reserve studies that meet and exceed national and state level requirements. Our reserve studies help associations, like yours, navigate anticipated costs and ensure that your community is well prepared for the future.

Our approach is simple. We provide you with the information you need to make fast, intelligent and informed decisions. Our reports are designed to be comprehensive, clear and easy to read. We recognize that all Associations are different and provide solutions that are tailored to the specific circumstances and needs of your community.

I invite you to visit our website www.reservestudygroup.com to look further into our services and experience. When you are ready to move forward, simply select what type of service you require and return the signed acceptance. Please don't hesitate to me if you have questions or require additional information. We look forward to the opportunity of working with your Association.

Sincerely,

A handwritten signature in black ink, appearing to read "Stuart Wilkinson", is placed above the printed name.

Stuart Wilkinson
Reserve Specialist
Reserve Study Group





SERVICES

Understanding the reporting level options.

ALL service packages include project consultation coupled with an electronic copy of the final report. If you are unsure of what product best suits your needs please visit our website at www.reservestudygroup.com/services.

Level 1

Reserve study with an on-site visual inspection and property condition assessment. This product is offered to clients undertaking their first reserve study, or Associations in need of a comprehensive review and audit of a previous reserve study. Component list and associated measurements are developed and reviewed at this time.

Level 2

Reserve study update with an on-site visual inspection and property condition assessment. Level 2 reports are for clients intending to update a previous study, typically performed in the third year after the last site-visit based reserve study.

Level 3

Reserve Study update with no on-site inspection or property condition assessment. This report is typically requested in the years immediately following a reserve study with an on-site review. A prior reserve study is required to establish the basis for the verification and quantification of the component inventory.

RSG Loyalty Program

The RSG Loyalty Program is three year package. This multi-year offer is ideal for those customers who require a standardized annual price to assist with ongoing budgeting.



AGREEMENT

Amelia Concourse Community Development District

Our fees are based on the time required and will be billed at the all-inclusive fixed rate. Check the box for the service level required.

TYPE OF RESERVE STUDY REQUIRED	COST
<input checked="" type="checkbox"/> LEVEL 1 Full reserve study. Physical and financial analysis. Develop cash flow projection, component list, cost and life estimates.	\$6,375
<input type="checkbox"/> LEVEL 2 Update with a site visit. Physical and financial analysis. Update cash flow projection, cost and component life estimates from prior report.	\$5,975
<input type="checkbox"/> LEVEL 3 Update without a site visit. Financial analysis. Update cash flow projection, cost and component life estimates from prior report.	\$3,065
TOTAL	\$6,375

By signing below, I acknowledge that I have read and understood the attached Terms and Conditions of Service provided by Reserve Study Group, and agree to abide by them.



SIGNATURE
Daniel Laughlin

Daniel Laughlin, Amelia Concourse Community Development District



TERMS & CONDITIONS

This Agreement, dated effective November 01, 2021 (this "Agreement"), is made and entered into by and among Amelia Concourse Community Development District (the "Client") and Reserve Study Group (herein know as "RSG"). By accepting this Agreement, Client hereby agrees to all of the terms and conditions set forth below.

ACKNOWLEDGMENT.

This Agreement constitutes the entire agreement between the parties. The Agreement can only be modified by written approval executed by both parties.

CLIENT FURNISHED INFORMATION.

RSG may rely upon information provided by Client and by third parties without independently verifying that information. Client shall be responsible for supplying and verifying the accuracy of all information requested by, and presented by RSG. Therefore, conclusions formed on the basis of such information are qualified and may only be relied upon on the basis that they are formed in reliance upon the completeness and accuracy of information provided to RSG.

LIMITATIONS.

Client understands that Services are not for the purposes of ascertaining compliance with any standards, codes, ordinances or other regulations. Services will not include any assessment of the structural adequacy of any of the elements of the building, structure, improvement or object. Services are only to be used within the context and for the purpose for which they are provided. Any report or other documentation which is produced as an outcome of Services must only be used and interpreted in accordance with that context and that purpose, and subject to the relevant limitations.



DISPUTE RESOLUTION.

In the case of a lawsuit initiated by Client, arising out of this agreement or the transaction contemplated, Client agrees to pay RSG costs and expenses associated with the lawsuit, including reasonable attorney's fees.

MODIFICATION.

No modification, termination, or attempted waiver of this Agreement, or any provision thereof, shall be valid unless in writing signed by the party against whom the same is sought to be enforced.

INSPECTIONS.

RSG can only survey those areas that are visible and readily accessible at the time of the site inspection. The inspection shall be limited to observable general conditions only, and shall not be construed to be an engineering or structural evaluation of the components.

No invasive or destructive testing will be conducted during the site inspection and/or as part of this study. All inspections shall be conducted from finish grade, or elevated building components such as decks. No high lifts, scaffolding, or ladders will be used unless otherwise agreed upon in writing. While a visual inspection will be made of accessible Plant and Equipment, including air conditioning units, cooling towers, pumps, motors, and elevators, it is presumed that all essential maintenance, as required by the manufacturer subject to specific on site factors (such as adverse environmental factors), is being carried out through ongoing maintenance contracts. The findings contained in Services will be based on the prevailing conditions at the time of inspection.

INDEMNIFICATION.

Client shall indemnify, defend and hold harmless RSG, its officers, trustees, agents, representatives and employees against and from any and all claims, liabilities, losses, damages and expenses (including without limitation attorney's fees and court costs) arising out of or in connection with any goods or services purchased pursuant to this Agreement or from any act, omission, negligence, operation, product or service of RSG or its officers, trustees, agents, representatives and employees.



HAZARDOUS MATERIALS.

RSG is not responsible for the discovery, presence, handling, removal or disposal of, or exposure of persons to, hazardous materials in any form at the project site, including, but not limited to asbestos, asbestos products, polychlorinated biphenyl or other toxic substances. Unless stated, the existence of hazardous material in or on the property has not been considered and it is assumed that no hazardous materials are present.

LIMIT OF LIABILITY.

RSG, its officers, trustees, agents, representatives and employees shall not be liable to Client for any lost profits or other incidental or consequential damages. RSG's liability on any claim for loss, damage or expense arising out of or in connection with this Agreement shall not exceed the price of goods or services which gave rise to the claim. RSG shall not be liable for penalties or fines of any kind. Any action, suit or proceeding caused by any alleged breach of this Agreement by Client must be commenced within one (1) year after the cause of action occurred.

HARD COPIES.

HARD COPIES: Hard copies of the reserve study will be available upon request for \$85 (including delivery). All other copies shall be forwarded electronically.



TENTH ORDER OF BUSINESS

RESOLUTION 2022-02

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

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

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

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

Section 1. Daniel Laughlin is hereby designated as Registered Agent for the District.

Section 2. The District's Registered Office shall be located at Governmental Management Services – North Florida, LLC, 475 West Town Place, Suite 114, St. Augustine, FL 32092.

Section 3. In accordance with Section 189.014(1), *Florida Statutes*, the District’s Secretary is hereby directed to file certified copies of this resolution with Nassau County and the Florida Department of Economic Opportunity.

Section 4. This Resolution shall become effective on upon its adoption.

PASSED AND ADOPTED THIS 16TH DAY OF NOVEMBER, 2021.

ATTEST:

**AMELIA CONCOURSE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

ELEVENTH ORDER OF BUSINESS

B.



Amelia Concourse CDD

Field Report Nov 2021

First Coast CMS LLC

Swimming Pools

At this time, there are no maintenance issues with the pools.

Our pool chemical vendor Poolsure informed us that they will be increasing the bulk chemical rate by 25%, to \$1040 per month.

It is my recommendation that the Board consider purchasing their own feeding equipment and consider using another vendor.

Maintenance and Facility

The drinking fountain at the pool was replaced.

We are moving forward with the installation of Holiday Décor by Dream Lights. I will inform the Board of installation date as soon as it is received.

No Feeding wildlife sign was installed by staff on the back fence of the Amenity Center

We have implemented the online based reservation website that allows residents to book and pay online.

Landscaping

Reported by Trim All.

In Mid October we inspected the irrigation system and found 2 broken spray heads that needed to be replaced. This work has been completed.

In Late September we installed the Coleus Annuals at the entrance and pool area. At this time the flowers are doing well.

Mulch and Pine Straw will be installed as part of the seasonal rotation.

The maintenance crew services on a weekly basis and is provided special tasks such as lifting the tree canopy at the front entrance. We completed this about a

month ago. We also cut down some dead wax myrtle limbs at the entrance outside the white vinyl fence. We have also cut down several small holly trees inside the pool area that were in poor health.

We will begin installing mulch at all of our properties next week and it will be complete before Thanksgiving.

TWELFTH ORDER OF BUSINESS

A.

Amelia Concourse

Community Development District

Unaudited Financial Reporting
October 31, 2021



AMELIA CONCOURSE
Community Development District
Combined Balance Sheet
October 31, 2021

	<i>Governmental Fund Types</i>					<i>Totals (Memorandum Only)</i>
	<i>General</i>	<i>SPE, LLC</i>	<i>Debt Service</i>	<i>Capital Projects</i>	<i>Capital Reserve</i>	
Assets:						
Cash	\$173,908	---	---	---	---	\$173,908
Cash-Regions	---	\$534,768	---	---	---	\$534,768
Investments:						
<u>2007 Series</u>						
Reserve	---	---	\$85,603	---	---	\$85,603
Revenue	---	---	\$3,765,127	---	---	\$3,765,127
Prepayment	---	---	\$75,741	---	---	\$75,741
Construction	---	---	---	\$72,226	---	\$72,226
Deferred Cost	---	---	---	\$7,299	---	\$7,299
<u>2016 Series</u>						
Reserve	---	---	\$73,576	---	---	\$73,576
Revenue	---	---	\$87,951	---	---	\$87,951
Prepayment	---	---	\$3,126	---	---	\$3,126
<u>2019A Series</u>						
Reserve	---	---	\$106,301	---	---	\$106,301
Revenue	---	---	\$81,427	---	---	\$81,427
Prepayment	---	---	\$100,836	---	---	\$100,836
Construction	---	---	---	\$197	---	\$197
<u>2019B Series</u>						
Reserve	---	---	\$80,813	---	---	\$80,813
Revenue	---	---	\$56,478	---	---	\$56,478
Interest	---	---	\$18,619	---	---	\$18,619
Prepayment	---	---	\$678,945	---	---	\$678,945
Construction	---	---	---	\$605,120	---	\$605,120
Assessment Receivable	\$795	---	\$39,239	---	---	\$40,034
SBA	---	---	---	---	\$101,633	\$101,633
Custody	\$169,181	---	---	---	---	\$169,181
Due from General Fund	---	---	\$1,622	---	---	\$1,622
Due from Debt Service	\$10,057	---	---	---	---	\$10,057
Due from Capital	\$8,859	---	---	---	---	\$8,859
Due from SPE	---	---	\$707	---	---	\$707
Due from Other Govt's	---	---	\$1,292	---	---	\$1,292
Electric Deposits	\$2,475	---	---	---	---	\$2,475
Prepaid Expenses	\$6,063	---	---	---	---	\$6,063
TOTAL ASSETS	\$371,338	\$534,768	\$5,257,403	\$684,842	\$101,633	\$6,949,984
Liabilities:						
Accounts Payable	---	\$38	---	---	---	\$38
Accrued Expenses	\$3,775	---	---	---	---	\$3,775
Due to General Fund	---	---	\$10,057	\$8,859	---	\$18,916
Due to Debt Service	\$1,622	---	---	---	---	\$1,622
Due to Other	---	\$21,386	---	---	---	\$21,386
Due to 07 Debt Service	---	\$513,273	---	---	---	\$513,273
Accrued Interest Payable	---	---	\$865,256	---	---	\$865,256
Accrued Principal Payable	---	---	\$930,000	---	---	\$930,000
Fund Balances:						
Restricted for Debt Service	---	---	\$3,452,090	---	---	\$3,452,090
Restricted for Capital Projects	---	---	---	\$675,983	---	\$675,983
Nonspendable	\$2,475	---	---	---	---	\$2,475
Unassigned	\$360,991	\$71	---	---	\$101,633	\$462,695
Total Liabilities, Fund Equity, Other	\$371,338	\$534,768	\$5,257,403	\$684,842	\$101,633	\$6,949,984

AMELIA CONCOURSE
Community Development District
GENERAL FUND
Statement of Revenues & Expenditures
For The Period Ending October 31, 2021

Adopted Budget	Prorated Budget 10/31/21	Actual 10/31/21	VARIANCE
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REVENUES:

Special Assessment-Tax Roll	\$348,677	\$795	\$795	\$0
Interest Income	\$50	\$4	\$1	(\$3)
Rental Revenue/Miscellaneous Income	\$500	\$42	\$0	(\$42)
TOTAL REVENUES	\$349,227	\$841	\$796	(\$45)

EXPENDITURES:

ADMINISTRATIVE:

Supervisors	\$6,000	\$500	\$0	\$500
FICA Expense	\$459	\$38	\$0	\$38
Travel	\$300	\$25	\$0	\$25
Engineering	\$13,000	\$1,083	\$0	\$1,083
Attorney Fees	\$25,000	\$2,083	\$0	\$2,083
Annual Audit	\$4,050	\$338	\$0	\$338
Dissemination	\$10,100	\$842	\$1,100	(\$258)
Assessment Roll	\$7,500	\$7,500	\$7,500	\$0
Property Appraiser	\$2,400	\$200	\$0	\$200
Trustee Fees	\$10,000	\$2,813	\$2,813	\$0
Arbitrage	\$1,800	\$150	\$0	\$150
Management Fees	\$45,000	\$3,750	\$3,750	\$0
Information Technology	\$1,875	\$156	\$150	\$6
Website Maintenance	\$750	\$63	\$63	\$0
Telephone	\$500	\$42	\$0	\$42
Postage	\$800	\$67	\$39	\$28
Insurance	\$10,055	\$10,055	\$9,461	\$594
Printing and Binding	\$1,500	\$125	\$277	(\$152)
Legal Advertising	\$4,500	\$375	\$446	(\$71)
Other Current Charges	\$550	\$46	\$43	\$3
Office Supplies	\$150	\$13	\$15	(\$3)
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$146,464	\$30,437	\$25,830	\$4,607

FIELD:

Contract Services:

Landscape Maintenance	\$25,000	\$2,083	\$1,469	\$615
Lake Maintenance	\$6,686	\$557	\$547	\$10
Management Company	\$7,140	\$595	\$595	\$0
Subtotal Contract Services	\$38,826	\$3,236	\$2,611	\$625

Repairs & Maintenance:

Repairs & Maintenance	\$16,800	\$1,400	\$0	\$1,400
Irrigation Repairs	\$800	\$67	\$0	\$67
Landscape Contingency	\$10,000	\$833	\$0	\$833
Subtotal Repairs and Maintenance	\$27,600	\$2,300	\$0	\$2,300

AMELIA CONCOURSE
Community Development District
GENERAL FUND
Statement of Revenues & Expenditures
For The Period Ending October 31, 2021

	Adopted Budget	Prorated Budget 10/31/21	Actual 10/31/21	VARIANCE
Utilities:				
Electric	\$28,000	\$2,333	\$2,205	\$128
Water & Sewer	\$17,500	\$1,458	\$1,010	\$448
Subtotal Utilities	\$45,500	\$3,792	\$3,216	\$576
Amenity Center:				
Insurance	\$14,310	\$14,310	\$13,463	\$847
Pool Maintenance	\$14,400	\$1,200	\$1,200	\$0
Pool Chemicals	\$12,480	\$1,040	\$624	\$416
Pool Permits	\$530	\$44	\$0	\$44
Cable	\$1,500	\$125	\$135	(\$10)
Janitorial	\$5,000	\$417	\$393	\$24
Facility Maintenance	\$10,000	\$833	\$110	\$723
Pest Control	\$1,500	\$125	\$0	\$125
Refuse	\$362	\$30	\$34	(\$4)
Holiday Decorations	\$4,000	\$333	\$0	\$333
Subtotal Amenity Center	\$64,082	\$18,458	\$15,959	\$2,499
Reserves:				
Capital Reserve Fund	\$26,754	\$0	\$0	\$0
Subtotal Amenity Center	\$26,754	\$0	\$0	\$0
TOTAL FIELD	\$202,762	\$27,785	\$21,786	\$5,999
TOTAL EXPENDITURES	\$349,226	\$58,222	\$47,616	\$10,606
EXCESS REVENUES (EXPENDITURES)	\$1		(\$46,819)	
FUND BALANCE - Beginning	\$0		\$410,285	
FUND BALANCE - Ending	\$1		\$363,465	

Amelia Concourse
Community Development District
General Fund
 Month By Month Income Statement
 Fiscal Year 2022

[illegible]

AMELIA CONCOURSE
Community Development District

AMELIA CONCOURSE SPE, LLC
Statement of Revenues & Expenditures
For The Period Ending October 31, 2021

	Adopted Budget	Prorated Budget 10/31/21	Actual 10/31/21	VARIANCE
<u>REVENUES:</u>				
Bondholders Contributions	\$25,650	\$0	\$0	\$0
TOTAL REVENUES	\$25,650	\$0	\$0	\$0
<u>EXPENDITURES:</u>				
Annual Corporate Fees	\$150	\$13	\$0	\$13
Bank Charges/Other Current	\$1,500	\$125	\$0	\$125
Contingency/Miscellaneous	\$2,500	\$208	\$0	\$208
Insurance - Liability	\$1,500	\$1,500	\$0	\$1,500
Management Fees	\$20,000	\$1,667	\$0	\$1,667
TOTAL EXPENDITURES	\$25,650	\$3,513	\$0	\$3,513
EXCESS REVENUES (EXPENDITURES)	\$0		\$0	
FUND BALANCE - Beginning	\$0		\$71	
FUND BALANCE - Ending	\$0		\$71	

AMELIA CONCOURSE
Community Development District

2007A DEBT SERVICE FUND

Statement of Revenues & Expenditures
For The Period Ending October 31, 2021

	Adopted Budget	Prorated Budget 10/31/21	Actual 10/31/21	VARIANCE
<u>REVENUES:</u>				
Special Assessments - Tax Collector	\$116,683	\$256	\$256	\$0
Interest Income	\$0	\$0	\$32	\$32
Other Revenue Sources	\$394,692	\$0	\$0	\$0
TOTAL REVENUES	\$511,375	\$256	\$289	\$32
<u>EXPENDITURES:</u>				
<u>Series 2007A</u>				
Debt Service Obligation	\$511,375	\$0	\$0	\$0
TOTAL EXPENDITURES	\$511,375	\$0	\$0	\$0
<u>OTHER SOURCES/(USES)</u>				
True Up Revenue	\$0	\$0	\$0	\$0
Interfund Transfer Out	\$0	\$0	(\$1)	(\$1)
Property Appraiser	\$0	\$0	\$0	\$0
Other Debt Service Costs	\$0	\$0	\$0	\$0
TOTAL OTHER SOURCES AND USES	\$0	\$0	(\$1)	(\$1)
EXCESS REVENUES (EXPENDITURES)	\$0		\$288	
FUND BALANCE - Beginning	\$0		\$2,129,324	
FUND BALANCE - Ending	\$0		\$2,129,612	

AMELIA CONCOURSE
Community Development District

2016 DEBT SERVICE FUND
Statement of Revenues & Expenditures
For The Period Ending October 31, 2021

	Adopted Budget	Prorated Budget 10/31/21	Actual 10/31/21	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$30	\$3	\$1	(\$2)
Special Assessments- Tax Roll	\$149,500	\$340	\$340	\$0
TOTAL REVENUES	\$149,530	\$343	\$341	(\$2)
<u>EXPENDITURES:</u>				
<u>Series 2016</u>				
Interest Expense - 11/1	\$57,150	\$0	\$0	\$0
Principal Expense - 11/1 (Prepayment)	\$5,000	\$0	\$0	\$0
Interest Expense - 5/1	\$57,150	\$0	\$0	\$0
Principal Expense - 5/1	\$30,000	\$0	\$0	\$0
TOTAL EXPENDITURES	\$149,300	\$0	\$0	\$0
<u>OTHER SOURCES/(USES)</u>				
Property Appraiser	\$1,710	\$0	\$0	\$0
TOTAL OTHER SOURCES AND USES	\$1,710	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$1,940		\$341	
FUND BALANCE - Beginning	\$109,972		\$160,075	
FUND BALANCE - Ending	\$111,912		\$160,416	

AMELIA CONCOURSE
Community Development District

2019A DEBT SERVICE FUND
Statement of Revenues & Expenditures
For The Period Ending October 31, 2021

	Proposed Budget	Prorated Budget 10/31/21	Actual 10/31/21	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$30	\$0	\$1	\$1
Special Assessments- Direct	\$212,603	\$455	\$455	\$0
TOTAL REVENUES	\$212,633	\$455	\$456	\$1
<u>EXPENDITURES:</u>				
<u>Series 2019</u>				
Interest Expense - 11/1	\$79,665	\$0	\$0	\$0
Principal Prepayment - 11/1	\$40,000	\$0	\$0	\$0
Interest Expense - 5/1	\$79,665	\$0	\$0	\$0
Principal Expense - 5/1	\$40,000	\$0	\$0	\$0
TOTAL EXPENDITURES	\$239,330	\$0	\$0	\$0
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer In/ (Out)	\$0	\$0	(\$0)	(\$0)
TOTAL OTHER SOURCES AND USES	\$0	\$0	(\$0)	(\$0)
EXCESS REVENUES (EXPENDITURES)	(\$26,697)		\$456	
FUND BALANCE - Beginning	\$85,939		\$288,564	
FUND BALANCE - Ending	\$59,242		\$289,020	

AMELIA CONCOURSE
Community Development District

2019B DEBT SERVICE FUND
Statement of Revenues & Expenditures
For The Period Ending October 31, 2021

Adopted Budget	Prorated Budget 10/31/21	Actual 10/31/21	VARIANCE
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REVENUES:

Interest Income	\$50	\$0	\$2	\$2
Special Assessments- Direct	\$118,350	\$0	\$0	\$0
Special Assessments- Prepayments	\$0	\$0	\$0	\$0
Special Assessments- Prepayment Interest	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$118,400	\$0	\$2	\$2

EXPENDITURES:

Series 2019B-1

Interest Expense - 11/1	\$35,044	\$0	\$0	\$0
Principal Prepayment-11/1	\$220,000	\$0	\$0	\$0
Interest Expense - 5/1	\$29,269	\$0	\$0	\$0

Series 2019B-2

Interest Expense - 11/1	\$35,706	\$0	\$0	\$0
Principal Prepayment-11/1	\$160,000	\$0	\$0	\$0
Interest Expense - 5/1	\$29,906	\$0	\$0	\$0

TOTAL EXPENDITURES	\$509,925	\$0	\$0	\$0
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OTHER SOURCES/(USES)

Interfund Transfer In/ (Out)	\$0	\$0	(\$0)	(\$0)
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TOTAL OTHER SOURCES AND USES	\$509,925	\$0	(\$0)	(\$0)
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EXCESS REVENUES (EXPENDITURES)	(\$391,525)	\$2		
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FUND BALANCE - Beginning	\$101,894	\$873,040		
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FUND BALANCE - Ending	(\$289,632)	\$873,042		
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AMELIA CONCOURSE
Community Development District
CAPITAL PROJECTS FUND
Statement of Revenues & Expenditures
For The Period Ending October 31, 2021

	Series 2007	Series 2019A	Series 2019B
<u>REVENUES:</u>			
Interest Income	\$0	\$0	\$3
Total Revenues	\$0	\$0	\$3
<u>EXPENDITURES:</u>			
Contracts Payable	\$0	\$0	\$0
Capital Outlay	\$0	\$0	\$0
Total Expenditures	\$0	\$0	\$0
<u>OTHER SOURCES/(USES)</u>			
Interfund Transfer In	\$1	\$0	\$0
Interfund Transfer Out	\$0	\$0	\$0
Total Other Sources/(Uses)	\$1	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$1	\$0	\$3
FUND BALANCE - Beginning	\$79,524	(\$4,041)	\$600,495
FUND BALANCE - Ending	\$79,525	(\$4,041)	\$600,498

AMELIA CONCOURSE
Community Development District
Capital Reserve Fund
Statement of Revenues & Expenditures
For The Period Ending October 31, 2021

	Adopted Budget	Prorated 10/31/21	Actual 10/31/21	Variance
<u>Revenues:</u>				
Interest	\$150	\$13	\$8	(\$4)
Capital Reserve Funding - Transfer In	\$26,754	\$0	\$0	\$0
Total Revenues	\$26,904	\$13	\$8	(\$4)
<u>Expenditures</u>				
Capital Outlay	\$10,000	\$0	\$0	\$0
Total Expenditures	\$10,000	\$0	\$0	\$0
EXCESS REVENUE (EXPENDITURES)	\$16,904		\$8	
FUND BALANCE - Beginning	\$89,253		\$101,625	
FUND BALANCE - Ending	\$106,157		\$101,633	

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:	\$85,603.18
 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:	\$74,750.00
Reserve Balance:	\$73,576.23
 Bonds outstanding - 6/30/2016	 \$3,385,000
Less: May 1, 2018 (Mandatory)	(\$40,000)
Less: May 1, 2018 (Prepayment)	(\$60,000)
Less: November 1, 2018 (Prepayment)	(\$160,000)
Less: May 1, 2019 (Mandatory)	(\$40,000)
Less: May 1, 2019 (Prepayment)	(\$95,000)
Less: November 1, 2019 (Prepayment)	(\$600,000)
Less: May 1, 2020 (Prepayment)	(\$235,000)
Less: May 1, 2020 (Mandatory)	(\$35,000)
Less: November 1, 2020 (Prepayment)	(\$105,000)
Less: May 1, 2021 (Prepayment)	(\$80,000)
Less: May 1, 2021 (Mandatory)	(\$30,000)
 Current Bonds Outstanding	 \$1,905,000

Amelia Concourse
Community Development District
Long Term Debt Report

Series 2019A Capital Improvement Revenue Bonds	
Interest Rate:	5.65%
Maturity Date:	5/1/49
Reserve Fund Definition:	50% of MADS
Reserve Fund Requirement:	\$103,235.00
Reserve Balance:	\$106,301.25
Bonds outstanding - 03/20/2019	\$3,035,000
Less: May 1, 2020 (Mandatory)	(\$40,000)
Less: February 1, 2021 (Special Call)	(\$40,000)
Less: May 1, 2021 (Prepayment)	(\$40,000)
Less: May 1, 2021 (Mandatory)	(\$40,000)
Less: August 1, 2021 (Special Call)	(\$55,000)
Current Bonds Outstanding	\$2,820,000

Series 2019B-1 Capital Improvement Revenue Bonds	
Interest Rate:	5.25%
Maturity Date:	5/1/29
Reserve Fund Definition:	50% of Annual Interest
Reserve Fund Requirement:	\$40,031.25
Reserve Balance:	\$29,518.75
Bonds outstanding - 03/20/2019	\$1,920,000
Less: February 1, 2021 (Special Call)	(\$205,000)
Less: May 1, 2021 (Prepayment)	(\$190,000)
Less: August 1, 2021 (Prepayment)	(\$190,000)
Current Bonds Outstanding	\$1,335,000

Amelia Concourse
Community Development District
Long Term Debt Report

Series 2019B-2 Capital Improvement Revenue Bonds	
Interest Rate:	7.25%
Maturity Date:	5/1/29
Reserve Fund Definition:	50% of Annual Interest
Reserve Fund Requirement:	\$40,871.00
Reserve Balance:	\$51,293.75
 Bonds outstanding - 03/20/2019	 \$1,415,000
Less: February 1, 2021 (Special Call)	(\$150,000)
Less: May 1, 2021 (Prepayment)	(\$140,000)
Less: August 1, 2021 (Prepayment)	(\$140,000)
 Current Bonds Outstanding	 \$985,000

B.

AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2022 ASSESSMENT RECEIPTS SUMMARY

ASSESSED	# UNITS ASSESSED	SERIES 2007 DEBT SERVICE ASMT	SERIES 2016 DEBT SERVICE ASMT	SERIES 2019A DEBT SERVICE ASMT	FY22 O&M ASMT	TOTAL
NET ASSESSED TAX ROLL	458	112,422.93	149,171.64	199,693.12	348,678.74	809,966.43
TOTAL NET ASSESSED	458	112,422.93	149,171.64	199,693.12	348,678.74	809,966.43

DUE / RECEIVED	BALANCE DUE	SERIES 2007 DEBT SERVICE PAID	SERIES 2016 DEBT SERVICE PAID	SERIES 2019A DEBT SERVICE PAID	O&M PAID	TOTAL PAID
TAX ROLL DUE / RECEIPTS	808,119.89	256.30	340.08	455.26	794.90	1,846.54
TOTAL DUE / RECEIVED	808,119.89	256.30	340.08	455.26	794.90	1,846.54

SUMMARY OF TAX ROLL RECEIPTS						
NASSAU COUNTY DISTRIBUTION	DATE RECEIVED	AMOUNT RECEIVED	SERIES 2007 RECEIPTS	SERIES 2016 RECEIPTS	SERIES 2019A RECEIPTS	O&M RECEIPTS
1	11/01/21	1,846.54	256.30	340.08	455.26	794.90
			-	-	-	-
			-	-	-	-
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			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
TOTAL TAX ROLL RECEIPTS		1,846.54	256.30	340.08	455.26	794.90

PERCENT COLLECTED TAX ROLL		0.23%	0.23%	0.00%	0.23%	0.23%
----------------------------	--	-------	-------	-------	-------	-------

C.

Amelia Concourse
Community Development District
Check Register Summary
September 1, 2021 through October 31, 2021

Fund	Date	Check #'s	Amount	
<i>Payroll</i>	9/17/21	50161-50163	\$	554.10
			<u>Sub-Total</u>	<u>\$ 554.10</u>
<i>General Fund</i>	9/7/21	1951-1956	\$	11,568.68
	9/22/21	1957-1964	\$	33,993.56
	9/30/21	1965-1967	\$	788.84
	10/12/21	1968-1977	\$	17,720.22
	10/26/21	1978-1983	\$	7,156.70
			<u>Sub-Total</u>	<u>\$ 71,228.00</u>
Total			\$	71,782.10

Attendance Sheet

District Name: Amelia Concourse CDD

Board Meeting Date: September 14, 2021 Meeting

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

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

Approved for Payment:


District Manager Signature

9/14/21
Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

*** CHECK DATES 09/01/2021 - 10/31/2021 ***
 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 #
9/07/21	00114	9/01/21 17589	202109 320-57200-34500	SEPT ALARM MONITORING	*	60.00	
				ALPHA DOG AUDIO VIDEO SECURITY			60.00 001951
9/07/21	00049	9/01/21 6034	202109 320-57200-46000	SEPT JANITORIAL SERVICES	*	393.00	
		9/01/21 6034	202109 320-57200-45300	SEPT POOL SERVICES	*	1,200.00	
		9/01/21 6034	202109 320-57200-34000	SEPT SITE MANAGEMENT	*	595.00	
		9/01/21 6055	202108 320-57200-46000	AUG JANITORIAL SUPPLIES	*	59.85	
		9/01/21 6055	202108 310-51300-51000	AUG ACCESS CARDS	*	312.38	
		9/01/21 6055	202108 320-57200-62000	AUG POOL POLE	*	137.47	
		9/01/21 6055	202108 320-57200-62000	SIGN MADE	*	64.84	
		9/01/21 6055	202108 320-57200-46000	AUG JANITORIAL SUPPLIES	*	66.07	
		9/01/21 6055	202108 320-57200-62000	ZORO- WATER FOUNTAIN	*	741.82	
		9/01/21 6055	202108 310-51300-51000	PURCHASING FEE	*	41.47	
				FIRST COAST CMS, LLC			3,611.90 001952
9/07/21	00057	7/30/21 79954	202107 320-57200-62000	RPLCD PTS ON BERKELEY PMP	*	2,040.00	
				FLORIDA PUMP SERVICE			2,040.00 001953
9/07/21	00016	8/30/21 21610	202108 310-51300-32100	ARBIT SE2007 FYE 06/30/21	*	600.00	
				GRAU AND ASSOCIATES			600.00 001954
9/07/21	00120	8/17/21 1385	202108 320-57200-62000	PRESSUREWASH AMENITY BLDG	*	4,216.78	
				WILLIAM APPLETON DBA			4,216.78 001955
9/07/21	00084	9/01/21 13129560	202109 320-57200-45400	SEPT POOL CHEMICALS	*	1,040.00	
				POOLSURE			1,040.00 001956
9/22/21	00121	8/30/21 S-44111	202108 300-15500-10100	RPLCD A/C FUSE	*	124.00	
				ED'S COMFORT SOLUTIONS, INC			124.00 001957
				ACON AMELIA CONCOUR OKUZMUK			

*** CHECK DATES 09/01/2021 - 10/31/2021 ***
 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 #
9/22/21	00034	9/08/21 14106	202109 300-15500-10000	INSURANCE RENEWAL FY2022	*	22,924.00	
				EGIS INSURANCE ADVISORS, LLC			22,924.00 001958
9/22/21	00005	9/01/21 238	202109 310-51300-34000	SEPT MANAGEMENT FEES	*	3,750.00	
		9/01/21 238	202109 310-51300-35100	SEPT INFORMATION TECH	*	125.00	
		9/01/21 238	202109 310-51300-32400	SEPT DISSEM AGENT SRVS	*	750.00	
		9/01/21 238	202109 310-51300-51000	OFFICE SUPPLIES	*	.90	
		9/01/21 238	202109 310-51300-42000	POSTAGE	*	15.50	
		9/01/21 238	202109 310-51300-42500	COPIES	*	1.65	
				GOVERNMENTAL MANAGEMENT SERVICES			4,643.05 001959
9/22/21	00117	9/01/21 129	202108 310-51300-31500	AUG GENERAL COUNSEL	*	2,838.11	
				KE LAW GROUP, PLLC			2,838.11 001960
9/22/21	00083	9/01/21 11648	202109 320-57200-46300	PLAYGROUND MULCH	*	1,300.00	
				MULCH MASTERS, LLC			1,300.00 001961
9/22/21	00082	8/27/21 43185718	202108 320-53800-45513	AUG FIRE ANT SERVICE	*	77.00	
				NADERS PEST CONTROL			77.00 001962
9/22/21	00055	8/29/21 657337A	202108 310-51300-48000	NOTIC OF MTG 8/17/21 CONT	*	618.90	
				NEWS LEADER			618.90 001963
9/22/21	00040	9/01/21 51304	202109 320-57200-46200	SEPT LANDSCAPE MAINT	*	1,468.50	
				TRIM ALL LAWN SERVICE, INC			1,468.50 001964
9/30/21	00001	9/14/21 7-500-52	202109 310-51300-42000	SEPT FED-EX POSTAGE	*	172.36	
				FEDEX			172.36 001965
9/30/21	00122	9/16/21 11472	202109 320-57200-62000	INSP/CERT EXTINGUISHERS	*	85.00	
				GATOR FIRE			85.00 001966

ACON AMELIA CONCOUR OKUZMUK

*** CHECK DATES 09/01/2021 - 10/31/2021 ***
 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 #
9/30/21	00027	9/01/21 PI-A0066	202109 320-57200-46800	SEPT LAKE MAINTENANCE	*	531.48	
				SOLITUDE LAKE MANAGEMENT, LLC			531.48 001967
10/12/21	00114	10/01/21 18406	202110 320-57200-34500	OCT CLOUD ACCESS CONTROL	*	110.00	
				ALPHA DOG AUDIO VIDEO SECURITY			110.00 001968
10/12/21	00095	9/15/21 12804	202109 320-57200-62000	RPLC WTR FTN,RPR SINKPIPE	*	456.50	
				C.J.BASS PLUMBING INC.			456.50 001969
10/12/21	00049	9/30/21 6121	202109 320-57200-62000	EDS A/C REPAIR- TREE WORK	*	629.39	
		10/01/21 6102	202110 320-57200-46000	OCT JANITORIAL SERVICES	*	393.00	
		10/01/21 6102	202110 320-57200-45300	OCT POOL CLEANING SERVICE	*	1,200.00	
		10/01/21 6102	202110 320-57200-34000	OCT SITE MANAGEMENT	*	595.00	
				FIRST COAST CMS, LLC			2,817.39 001970
10/12/21	00116	9/14/21 35511	202109 320-57200-62000	RPR VACUUM PUMP	*	819.25	
				FRANK'S POOL SERVICES, INC.			819.25 001971
10/12/21	00005	9/17/21 239	202110 300-36300-10000	FY22 ASSESSM ROLL CERT	*	7,500.00	
				GOVERNMENTAL MANAGEMENT SERVICES			7,500.00 001972
10/12/21	00117	10/03/21 320	202109 310-51300-31500	SEPT GENERAL COUNSEL	*	3,546.58	
				KE LAW GROUP, PLLC			3,546.58 001973
10/12/21	00082	9/21/21 43527028	202109 320-53800-45513	SEPT FIRE ANT SERVICE	*	77.00	
				NADERS PEST CONTROL			77.00 001974
10/12/21	00055	9/24/21 664004	202109 310-51300-48000	RQST FOR PROPOSALS 10/13	*	301.00	
				NEWS LEADER			301.00 001975
10/12/21	00084	10/01/21 13129560	202110 320-57200-45400	OCT POOL CHEMICALS	*	624.00	
				POOLSURE			624.00 001976

ACON AMELIA CONCOUR OKUZMUK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
TOTAL FOR REGISTER						71,228.00	

ACON AMELIA CONCOUR OKUZMUK

Alpha Dog Security

110 Cumberland Park Dr
Suite 106
Saint Augustine, FL 32095
(904) 257-4295

INVOICE

Invoice Number Invoice Date
17589 **09/01/2021**

Customer Number Terms
10936468 **Due On Receipt**

TO: **Amelia Concourse CDD**
475 W Town Place
St Augustine, FL 32092

REMIT: **Alpha Dog Audio Video Security**
110 Cumberland Park Dr
Suite 106
Saint Augustine, FL 32095

CUSTOMER NAME	CUST NO	PO NUMBER	INVOICE DATE	TERMS
Amelia Concourse CDD	10936468		09/01/2021	Due On Receipt

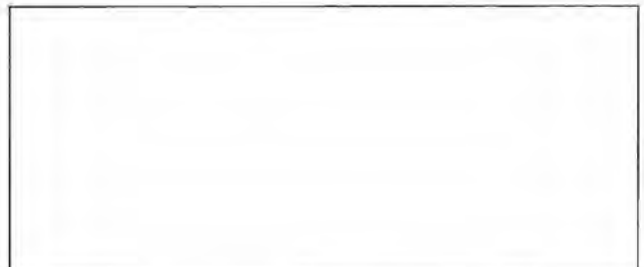
Description	Rate	Quantity	Amount
<i>114A</i>			
<i>Amelia Concourse CDD: 85200 Amaryllis Court - Fernandina Beach, FL 32034</i>			
Alarm.com Cloud Access Control	\$20.00	1.00	\$20.00
ADC-Access-Door-Addon	<i>Sept. Alarm Monitoring</i> \$40.00	1.00	\$40.00
<i>1. 320.57200.34500</i>			
Subtotal			\$60.00
Taxes			\$0.00
Total			\$60.00
Payments/Credits			\$0.00
Net Due			\$60.00



As Of	Invoice No	Description	Amount	Net Due
09/01/2021	17589	Contracted Services	\$60.00	\$60.00

Alpha Dog Audio Video Security

110 Cumberland Park Dr
Suite 106
Saint Augustine, FL 32095
(904) 257-4295



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

Invoice 6034



BILL TO

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

DATE
09/01/2021

PLEASE PAY
\$2,188.00

DUE DATE
10/31/2021

P.O. NUMBER
Oct 2021 Service

SALES REP
Lauren Shiver

49A

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Amelia Concourse Contract:Janitorial Service Janitorial Services 1. 320.572.460	1	393.00	393.00
	Amelia Concourse Contract:Pool Service Pool cleaning service, three days a week for all three swimming pools 1. 320.572.453	1	1,200.00	1,200.00
	Amelia Concourse Contract:Site Management Amenity Center site management 1. 320.572.34000	1	595.00	595.00

TOTAL DUE

\$2,188.00

THANK YOU.



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

Invoice 6055



BILL TO

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

DATE
09/01/2021

PLEASE PAY
\$1,423.90

DUE DATE
10/31/2021

P.O. NUMBER
Reimbursables

SALES REP
Lauren Shiver

49A

DATE	ACTIVITY	QTY	RATE	AMOUNT
1 07/29/2021	Amzn - janitorial supplies	1. 320.57200. 46000	Sanit sup	59.85
2 08/05/2021	ID Enhancements - access cards	1. 310.51300. 51000	etc sup	312.38
3 08/08/2021	Pool Web - pool pole	1. 320.57200. 62000	Hardware	137.47
4 08/17/2021	MyDoorSign - sign made	1. 320.57200. 62000	Hardware	64.84
5 08/18/2021	Amzn - janitorial supplies	1. 320.57200. 46000	Sanit sup	66.07
6 08/27/2021	Zoro - water fountain	1. 320.57200. 62000		741.82
	<u>Purchasing Fee</u>	1. 310.51300. 51000		
	3% purchase fee		1,382.43	0.03
				41.47

TOTAL DUE

\$1,423.90

THANK YOU.





FLORIDA PUMP SERVICE, INC.
192 Industrial Loop S
Orange Park, FL 32073
+1 9042690202
customerservice@floridapumpservice.com
www.floridapumpservice.com

Invoice

BILL TO

c/o Govenmental Mgmt. Services
475 W. Town Pl. Ste 114
St. Augustine, FL 32092

SHIP TO

Dave D Denagy
Amelia Concourse Community
Amelia Concourse Community
852 Amarylis Ct.
Fernandina Beach, FL 32034

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
79954	07/30/2021	\$2,040.00	07/30/2021	COD	

SALES REP

Kim/Gene/Brian

PHONE NUMBER

904.537.9034

DATE	QTY	DESCRIPTION	RATE	AMOUNT
07/29/2021	1	Work as per our quote 15520. Removed and replaced shaft seal, case gasket and impeller on Berkeley pump. Left old impeller with client.	1,590.00	1,590.00T
07/29/2021	1	Added job labor to cut with torches all bolts on casing.	450.00	450.00T

Warranty Terms: Unless otherwise stated, Florida Pump Service, Inc. guarantees all major equipment, against inherent mechanical defects and/or workmanship for one (1) year and on-the-job labor for 90 days, from the date of installation. All warranty work is done during regular business hours, Monday-Friday between 8:00 am to 4:30 pm.

SUBTOTAL	2,040.00
TAX	0.00
TOTAL	2,040.00
BALANCE DUE	\$2,040.00

*Rplcd parts on pump
1.320.57200.62000*

57A

We now offer financing!

12-Month Same as Cash and Traditional loans



Since 1948

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Amelia Concourse Community Development District
1001 Bradford Way
Kingston, TN 37763

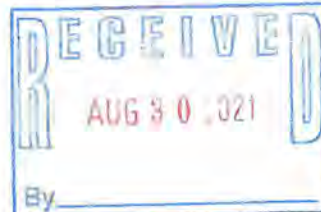
Invoice No. 21610
Date 08/30/2021

SERVICE	AMOUNT
Arbitrage - Series 2007 FYE 6/30/2021	\$ 600.00

Current Amount Due \$ 600.00

exp 8/2021

1. 310.57300, 32100
16A



0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
600.00	0.00	0.00	0.00	0.00	600.00

Payment due upon receipt.

Invoice

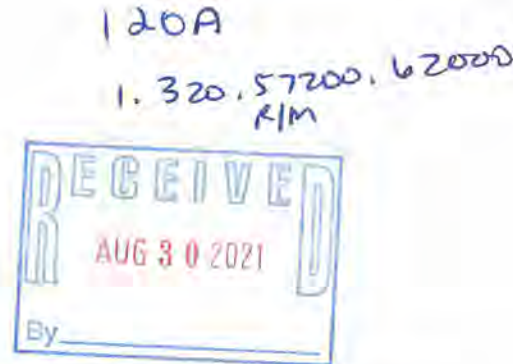
Invoice No: 1385
Invoice Date: Aug 17, 2021

Nassau Pressure Wash LLC

William Appleton
96002 Aqua Vista court
Yulee, Florida 32097
(904) 258-5540 Office
nassaupressurewash.net
nassaupressurewash@gmail.com

Bill To:

Amelia Concourse CDD - 36
Dan Walker
85200 Amaryllis Court
Fernandina Beach, FL 32034
dan@firstcoastcms.com



Job Date	Description	Job Location	Qty	Each	Amount
Aug 16, 2021 to Aug 17, 2021	Amenity Building wash: Includes removal of all organic matter. Organic matter includes all green matter, algae, dirt, and bugs. Rust and other non-organic stains are not included with this service. Non-organic stains can be removed it is just a different more complex process. The only Organic matter we do not guarantee 100% removal of is artillery fungus.	Amelia Concourse CDD, 85200 Amaryllis Court; Fernandina Beach, FL 32034	4330	\$0.13	\$562.90
	Fence Soft Wash facing home on the south west side of amenity building: Includes removal of all organic matter. Organic matter includes all green matter, algae, dirt, and bugs. Rust and other non-organic stains are not included with this service. Non-organic stains can be removed it is just a different more complex process. The only Organic matter we do not guarantee 100% removal of is artillery fungus.		60	\$0.75	\$45.00
	Sidewalk Pavers leading to parking lot from gate.: Includes removal of all organic matter. Organic matter includes all green matter, algae, dirt, and bugs. Oil and other non-organic stains may be lightened but not removed with this service. Non-organic stains can be removed it is just a different more		441	\$0.16	\$70.56

Job Date	Description	Job Location	Qty	Each	Amount
	complex process.				
	Parking lot Sidewalk and curbs: Includes removal of all organic matter. Organic matter includes all green matter, algae, dirt, and bugs. Oil and other non-organic stains may be lightened but not removed with this service. Non-organic stains can be removed it is just a different more complex process.		1548	\$0.18	\$278.64
	Sidewalk wrapping around pool and amenity building: Includes removal of all organic matter. Organic matter includes all green matter, algae, dirt, and bugs. Oil and other non-organic stains may be lightened but not removed with this service. Non-organic stains can be removed it is just a different more complex process.		2580	\$0.18	\$464.40
	Entrance island curb: Includes removal of all organic matter. Organic matter includes all green matter, algae, dirt, and bugs. Oil and other non-organic stains may be lightened but not removed with this service. Non-organic stains can be removed it is just a different more complex process.		223	\$0.18	\$40.14
	Entrance Sidewalk incoming (west) side: Includes removal of all organic matter. Organic matter includes all green matter, algae, dirt, and bugs. Oil and other non-organic stains may be lightened but not removed with this service. Non-organic stains can be removed it is just a different more complex process.		536	\$0.18	\$96.48
	Entrance Sidewalk leaving (east) side: Includes removal of all organic matter. Organic matter includes all green matter, algae, dirt, and bugs. Oil and other non-organic stains may be lightened but not removed with this service. Non-organic stains can be removed it is just a different more complex process.		667	\$0.18	\$120.06
	Sidewalk entrance structure wash both sides of the street.: Includes removal of all organic matter. Organic matter includes all green matter, algae, dirt, and bugs. Rust and other non-organic		1170	\$0.13	\$152.10

Job Date	Description	Job Location	Qty	Each	Amount
	<p>stains are not included with this service. Non-organic stains can be removed it is just a different more complex process. The only Organic matter we do not guarantee 100% removal of is artillery fungus.</p> <p>Fence Soft Wash from Orchid Blossom trl to Daisy Ln.: Includes removal of all organic matter. Organic matter includes all green matter, algae, dirt, and bugs. Rust and other non-organic stains are not included with this service.</p>		1744	\$0.75	\$1,308.00
	<p>Non-organic stains can be removed it is just a different more complex process. The only Organic matter we do not guarantee 100% removal of is artillery fungus.</p> <p>Fence Soft Wash from Daisy Ln to Bellflower way: Includes removal of all organic matter. Organic matter includes all green matter, algae, dirt, and bugs. Rust and other non-organic stains are not included with this service.</p>		744	\$0.75	\$558.00
	<p>Non-organic stains can be removed it is just a different more complex process. The only Organic matter we do not guarantee 100% removal of is artillery fungus.</p> <p>Fence Soft Wash from bellflower way to fence end towards nassauville rd: Includes removal of all organic matter. Organic matter includes all green matter, algae, dirt, and bugs. Rust and other non-organic stains are not included with this service. Non-organic stains can be removed it is just a different more complex process. The only Organic matter we do not guarantee 100% removal of is artillery fungus.</p>		694	\$0.75	\$520.50

Payment Terms: Net 20

Total \$4,216.78

We'll contact you August 17, 2022 to schedule your next appointment!

[Click Here to Pay by Credit Card](#)



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


Invoice

Date 9/1/2021

Invoice # 131295601742

Terms	Net 20
Due Date	9/21/2021
PO #	
For Invoice Grouping	No

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

Item ID	Description	Qty	Units	Amount
WM-CHEM-BASE	Water Management Seasonal Billing Rate <i>Sept Pool chemicals</i> <i>1,320.57200.45400</i> <i>84A</i>	1	ea	1,040.00
				

Total 1,040.00
Amount Due \$1,040.00

Remittance Slip

Customer
13AME150
Invoice #
131295601742

Amount Due \$1,040.00

Amount Paid _____

Make Checks Payable To

Poolsure
PO Box 55372
Houston, TX 77255-5372



131295601742

ED'S COMFORT SOLUTIONS, INC.

85083 Deonas Way
Yulee, FL 32097
Phone: (904)225-5651 Fax: (904)225-0155



Amelia Concourse
C/o GMS, LLC
475 West Town Plaza Suite 114
St. Augustine, FL 32092

Amelia Concourse CDD
85200 Amaryllis Court
Fernandina Beach, FL 32034

121A 1,300.15500, 10100

1-320.572.62000

45031	8/30/2021	S-44111	08/30/2021	Amount Paid	
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Call Slip Number	Invoice Date	Invoice Number	Due Date	Contractor's License #
45031	8/30/2021	S-44111	08/30/2021	CAC1813669

Problem Reported:

*** FRAC-FL - Res AC Prob ***
CLUB AC NOT COOLING.

Tech	Date
ROBBIE	08/30/2021

Qty	Desc	Unit Price	Amount
(1)	Service Call	85.00	85.00
(1)	Replace Low Voltage Fuse	39.00	39.00

ADDITIONAL DETAILS:

Upon arrival found system not coming on. After looking found unit had blown low-voltage fuse. Replaced fuse. Unit is cooling properly at this time.



Visa - \$124.00

As Agreed	124.00
Received	124.00
Bal Due	0.00

PAYMENT IS DUE AT THE TIME SERVICES ARE RENDERED OR FINANCE CHARGES WILL ACCRUE.

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 and/or impose a 2% liquidation fee on the entire amount contained in the Seller/Buyer transaction. Any damage resulting from said removal shall not be the responsibility of Seller.



INVOICE

Customer	Amelia Concourse Community Development District
Acct #	276
Date	09/08/2021
Customer Service	Kristina Rudez
Page	1 of 1

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

Payment Information	
Invoice Summary	\$ 22,924.00
Payment Amount	
Payment for:	Invoice#14106
100121539	

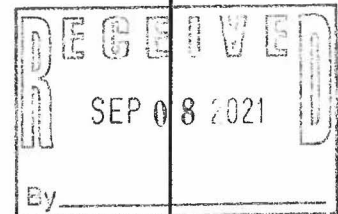
Thank You

Please detach and return with payment



Customer: Amelia Concourse Community Development District

Invoice	Effective	Transaction	Description	Amount
14106	10/01/2021	Renew policy	Policy #100121539 10/01/2021-10/01/2022 Florida Insurance Alliance <i>FY 2022</i> Package - Renew policy Due Date: 9/8/2021 <i>1,300.15500.10000</i> <i>341A</i>	22,924.00
				Total
				\$ 22,924.00
FOR PAYMENTS SENT OVERNIGHT: Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453				



Thank You

Remit Payment To: Egis Insurance Advisors, LLC	(321)233-9939	Date
Lockbox 234021 PO Box 84021 Chicago, IL 60689-4002	sclimer@egisadvisors.com	09/08/2021

Governmental Management Services, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 238
Invoice Date: 9/1/21
Due Date: 9/1/21
Case:
P.O. Number:

Bill To:

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

514

Description	Hours/Qty	Rate	Amount
Management Fees - September 2021 1.310.513.340		3,750.00	3,750.00
Information Technology - September 2021 1.310.513.351		125.00	125.00
Dissemination Agent Services - September 2021 1.310.513.324		750.00	750.00
Office Supplies 1.310.513.510		0.90	0.90
Postage 1.310.513.420		15.50	15.50
Copies 1.310.513.425		1.65	1.65

Total \$4,643.05

Payments/Credits \$0.00

Balance Due \$4,643.05





INVOICE

P.O. Box 6386
Tallahassee, Florida 32314

Invoice # 129
Date: 09/01/2021
Due On: 10/01/2021

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

ACCDD-01

43A
1.310.513.31500



Amelia Concourse CDD - General

Aug Gen Council

Type	Date	Notes	Quantity	Rate	Total
Service	08/03/2021	Draft talking points for resident review; conference call with DM and chair re: talking points; update same; review County agenda and transmit request to County Attorney	1.10	\$280.00	\$308.00
Service	08/09/2021	Finalize assessment resolution and transmit same; finalize appropriation resolution; confer re: agenda and dissemination of same	0.30	\$280.00	\$84.00
Service	08/10/2021	Review/edit and update assessment resolution; review and transmit appropriation resolution; confer re: quorum options; confer with county re: agenda items	0.40	\$280.00	\$112.00
Service	08/15/2021	Review County agenda; transmit correspondence to County commissioner; confer with staff on options for same; draft talking points for dissemination to the community	0.60	\$280.00	\$168.00
Service	08/16/2021	Conference call with Chairman and DM re: roadways and talking points; correspond with Commissioner on meeting; finalize updated talking points	0.80	\$280.00	\$224.00
Service	08/17/2021	Finalize talking points for resident dissemination; review County attorney correspondence; transmit information on same; confer re: meeting date; conference call with Commissioner and Chair; confer with DM on follow up for same; prepare for Commission meeting	1.50	\$280.00	\$420.00
Expense	08/17/2021	Meals: Travel meals	1.00	\$12.55	\$12.55
Service	08/18/2021	Travel to/from and attend County Commission meeting	2.40	\$280.00	\$672.00
Expense	08/18/2021	Mileage: Travel to/from Commission meeting	68.86	\$0.56	\$38.56
Service	08/19/2021	Review terms of Series 2019B bonds; prepare project completion resolution and engineer's certificate for	1.80	\$250.00	\$450.00

		same.			
Service	08/19/2021	Confer with Gentry re: B Bond resolution and documents for same; review correspondence	0.20	\$280.00	\$56.00
Service	08/20/2021	Review letter from auditor general; confer with DM re: response to same and review audit provisions	0.30	\$280.00	\$84.00
Service	08/23/2021	Review records request and transmit response to same	0.10	\$280.00	\$28.00
Service	08/26/2021	Analyze statutory requirements for stormwater needs assessment and prepare memorandum to district manager and district engineer regarding same.	0.20	\$250.00	\$50.00
Service	08/27/2021	Analyze statutory requirements for meeting notice; prepare memorandum to district manager regarding same.	0.10	\$250.00	\$25.00
Service	08/30/2021	Review/update and transmit resolution and information re: meeting notice requirements and waiver thereof; transmit stormwater management planning requirements; confer on same	0.20	\$280.00	\$56.00
Service	08/31/2021	Review 2019B acquisition and construction fund balances and confer with District Manager regarding completion resolution.	0.20	\$250.00	\$50.00

Total \$2,838.11

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
129	10/01/2021	\$2,838.11	\$0.00	\$2,838.11
Outstanding Balance				\$2,838.11
Total Amount Outstanding				\$2,838.11

Please make all amounts payable to: KE Law Group, PLLC

Please pay within 30 days.

Mulch Masters, LLC
230 Lee Road
JACKSONVILLE, FL 32225 US
(904)727-1100
mulchmastersjax@gmail.com
<http://www.mulchmasters.com>

INVOICE

BILL TO

Amelia Concourse Playground
85200 Amarylis Ct
Jacksonville, FL 32034

INVOICE # 11648

DATE 09/01/2021

DUE DATE 10/01/2021

TERMS Net 30

DESCRIPTION	QTY	RATE	AMOUNT
Installation Playground Mulch / Gold Mulch	1	1,300.00	1,300.00

BALANCE DUE

\$1,300.00

1,320.57200.46200
83A





Fernandina 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:** 08/31/21 **Payment Due Upon Receipt**

Date	Invoice #	Description	Amount	Tax	Balance
Service Address: 85200 Amaryllis Ct, Fernandina Beach, FL 32034-9716					
08/27/21	43185718	Fire Ant Service	\$77.00	\$0.00	\$77.00

821A
1, 320.53800.45573
Aug

**Current:** \$77.00**Past Due:** \$0.00**Total Amount Due:** \$77.00

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

GA22349F



PO Box 1330 • Yulee, FL 32041-1330

Temp-Return Service Requested

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

*****AUTO**MIXED AADC 300



AMELIA CONCOURSE AMENITIES CENTER 6
TONY SHIVER 1070
393 PALM COAST PKWY SW UNIT 4
PALM COAST FL 32137-4774

Please check Invoice(s) paid below.

Invoice #	Amount	Invoice #	Amount
<input type="checkbox"/> 43185718	\$77.00	<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	

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

Please make checks payable and remit to:

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



Statement Date: 08/31/21
Customer Number: 1328696

Balance Forward: \$0.00

Amount: _____

Amount Due: \$77.00

Check # _____



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

Service Inspection Report

ORDER #: 43185718

WORK DATE: 08/27/2021

BILL-TO 1328696

Amelia Concourse Amenities Center
Tony Shiver
393 Palm Coast Pkwy SW
Ste 4
Palm Coast, FL 32137-4773
Email: tshivers@amelia.com;
tony@firstcoastcms.com

Phone: 904-940-9850
Alt. Phone: 904-537-9034

LOCATION 1328696

Amelia Concourse Amenities Center
Tony Shiver
85200 Amaryllis Ct
Fernandina Beach, FL 32034-9716
Email: tony@firstcoastcms.com

Phone: 904-537-9034
Alt. Phone: 904-537-9034

Time In: 8/27/2021 8:41:06 AM
Time Out: 8/27/2021 8:56:19 AM

Customer Signature

Customer is unavailable to sign
Technician Signature

Eric Harris
License #:

Purchase Order	Terms	Service Description	Quantity	Amount
None	DUE UPON RECEIPT	Fire Ant Service	1.00	

Subtotal 77.00
Tax 0.00
Total 77.00

Prior Balance: 0.00
Total Due: 77.00

1.320.53800.45873
52A Aug

GENERAL COMMENTS / INSTRUCTIONS

Access Code to Pool Area- 7946#

You may notice a slight increase with the cost of your service. We manage our costs to keep prices as low as possible, however it's necessary for us to implement this nominal increase at this time. Thank you for trusting us to protect your home and family.

CONDITIONS / OBSERVATIONS

None Noted.

CUSTOMER INSTRUCTIONS & PRECAUTIONS

Contact Treated Areas - Do not allow unprotected persons, children, or pets to touch, enter, or replace items or bedding, to contact or enter treated area(s) until dry.

Ventilation/Re-Occupying - Vacate & keep area(s) closed up to 30 minutes after treatment, then ventilate area(s) for up to 2 hours before re-occupying.

Equipment/Processing/Food - Thoroughly wash dishes, utensils, food preparation/processing equipment & surfaces with an effective cleansing compound & rinse with clean water, if not removed or covered during a treatment. The area should be odor free before food products are placed in the area.

Exterior Applications (baits) - Do not allow grazing of feed, lawn, or sod clippings by livestock after bait applications.

Do not burn treated firewood for 1 month after treatment.

We value your business and your continued loyalty and as your Service Professional, I am proud to go Beyond the Call and provide you with uncompromised service. You may notice a slight increase with the cost of your ongoing service. We continue to manage our costs to keep our prices as low as possible, however it was necessary for us to implement this nominal increase at this time. Thank you for trusting us to protect your home and family.

PEST ACTIVITY

None Noted.

DEVICE INSPECTION SUMMARY



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

Service Inspection Report

ORDER #: 43185718

WORK DATE: 08/27/2021

AREA COMMENTS

None Noted.

DEVICE INSPECTION EXCEPTIONS

None Noted.

INSPECTION DETAIL

Area	Time	Type	Status	Pest Findings
EXTERIOR	8:41:20 AM	Area	No Activity	

PRODUCTS APPLIED

Material	A.I. %	Finished Qty	Application Equipment	Application Rate	Time
EPA #	A.I. Concentration	Undiluted Qty	Application Method	Sq/Cu/L Ft	Lot #
Advion Fire Ant Bait 100-1481	0.0450% n/a	8.0000 Ounce	Spreader SPRNKL/SCTTR distributing particles.		8:41:44 AM

Target Pests: Fire Ants

Areas Applied: EXTERIOR; EXTERIOR -> Landscaped Areas;

Comment: Playground area

NEWS-LEADER

P.O. Box 16766

Fernandina Beach FL 32035

(904) 261-3696

Fax(904) 261-3698

Advertising Invoice

1| Billing Period	2| Advertiser/Client Name		
08/2021	AMELIA CONCOURSE CDD		
23| Total Amount Due	*Unapplied Amount	3| Terms of Payment	
618.90		DUE UPON RECEIPT	
21| Current Net Amount Due	22| 30 Days	60 Days	Over 90 Days
618.90	.00	.00	.00
4| Page Number	5| Billing Date	6| Billed Account Number	7| Advertiser/Client Number
1	08/29/21	30057 MEGHA.	30057

8| Billed Account Name and Address	Amount Paid:
AMELIA CONCOURSE CDD 475 WEST TOWN PL STE 114 ST. AUGUSTINE FL 32092	
	Comments:

Please Return Upper Portion With Payment

10| Date	11| 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
08/25/21	657337 <i>AK</i>	BALANCE FORWARD				-6.60
	ROPLD	N/PUBLIC MEETING/BUDGET	3.0X 7.00	1		
	AFFRD	BOARD OF SUPERVISORS	21.00	28.90	618.90	618.90
		AFFIDAVIT RETAIL DISPL		12.00		
08/28/21	REF	FNL A	28.90	606.90		
		REFUND OVERPMT		1		
		01-26 AD 548099		0.00	6.60	6.60
		FNL A	0.00	6.60		
<p>1,310,513.00 + 48,000</p> <p>55A</p> <p>RECEIVED SEP 02 2021</p>						

Statement of Account - Aging of Past Due Amounts

Due date: 09/13/21

21| Current Net Amount Due	22| 30 Days	60 Days	Over 90 Days	*Unapplied Amount	23| Total Amount Due
618.90	0.00	0.00	0.00		618.90

NEWS-LEADER

(904) 261-3696

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

24| Invoice Number	25| Advertiser Information
1| Billing Period	6| Billed Account Number
082130057	08/2021
2| Advertiser/Client Name	7| Advertiser/Client Number
AMELIA CONCOURSE CDD	30057

INV 86 657337

NEWS-LEADER
Published Weekly
P.O. Box 16766 (904) 261-3696
Fernandina Beach, Nassau County, Florida 32035

STATE OF FLORIDA
COUNTY OF NASSAU:

Before the undersigned authority personally appeared
Foy R. Maloy, Jr

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

ADOPTION OF FISCAL
YEAR BUDGET

Was published in said newspaper in the issue(s) of

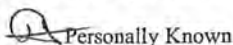
07/21/2021 07/28/2021
LEGAL DISPLAY

Affiant further says that the said 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 preceding the first publication of the attached copy
of advertisement; and Affiant further says that (s)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 to before me
This 28th day of July, A.D. 2021


Robert O. Fiege, Notary Public


Personally Known



**AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR 2021/2022 BUDGET;
NOTICE OF AUDIT COMMITTEE MEETING; AND NOTICE OF
REGULAR BOARD OF SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") of the Amelia Concourse Community Development District ("District") will hold a public hearing on August 17, 2021 at 11:00 a.m., at the Amelia Concourse Amenity Center located at 85200 Amaryllis Court, Fernandina Beach, Florida 32034, for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("Fiscal Year 2021/2022"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. Just prior to the regular board meeting an audit committee meeting will be held for the purpose of reviewing and ranking proposals for audit services. Copies of the agendas and Proposed Budget may be obtained at the offices of the District Manager, Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <http://ameliaconcourseccd.com/>.

The public hearing and meetings are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meetings may be continued to a date, time, and place to be specified on the record at the meetings. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. 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.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meetings 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.

Daniel Laughlin
District Manager

NEWS-LEADER
Published Weekly
P.O. Box 16766 (904) 261-3696
Fernandina Beach, Nassau County, Florida 32035

**STATE OF FLORIDA
COUNTY OF NASSAU:**

Before the undersigned authority personally appeared
Foy R. Maloy, Jr

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

AUDIT RFP

Was published in said newspaper in the issue(s) of

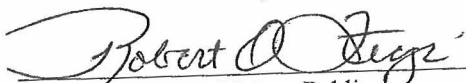
07/14/2021


LEGAL DISPLAY

Affiant further says that the said 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 preceding the first publication of the attached copy
of advertisement; and Affiant further says that (s)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 to before me
This 14th day of July, A.D. 2021


Robert O. Fiege, Notary Public

 Personally Known



**AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES**

The Amelia Concourse Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2021, with an option for four additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Nassau County and has a general fund, debt service fund, SPE, LLC fund and capital reserve fund.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below or by email at dlaughlin@gmsnf.com.

Proposers must provide seven (7) copies of their proposal to GMS, LLC, District Manager, 475 West Town Place, Suite 114, St. Augustine, FL 32092, telephone (904) 940-5850, in an envelope marked on the outside "Auditing Services - Amelia Concourse Community Development District." Proposals must be received by Thursday, August 5, 2021 by 11:00 a.m., at the office of the District Manager. The District reserves the right to reject any and all proposals, make modifications to the scope of the work, and waive any minor informalities or irregularities in proposals as it deems appropriate. Please direct all questions regarding this Notice to the District Manager.

Amelia Concourse Community Development District
Daniel Laughlin, District Manager

TRIM ALL LAWN SERVICE, INC.

942360 Old Nassauville Road
Fernandina Beach, FL 32034

Date	9/1/2021
Invoice #	51304

(904) 491-3232 Trimalllawn@gmail.com

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

Property Address

SEPTEMBER MONTHLY MAINTENANCE		PO #	Terms
			Net 30
Description		Amount	
Monthly Maintenance		1,174.00	
Monthly Maintenance for Phase I pond		59.50	
Treatment of Turf & Shrubs - Included in Contract		150.00	
Monthly Irrigation Inspection		85.00	
<div>40A</div> <div>9/2021 Sept. Landscape Maint.</div> <div>1,320.57200.46200</div> <div>RECEIVED</div> <div>SEP 02 2021</div> <div>BY: _____</div>			
<div>Please contact our office if you are interested in setting up recurring credit card payments.</div>		Total	\$1,468.50
Thank you for your business.		Payments/Credits	\$0.00
		Balance Due	\$1,468.50



Invoice

GATOR FIRE

206 Live Oaks Blvd
Casselberry, FL 32707
(904) 261-0520

FL Lic # 04956500021978
GatorFireExt@gmail.com

Date:	Number:	Terms:
9/16/2021	11472	Net 15

Service Address:

Amelia Concourse Amenity Center
85200 Amaryllis Ct
Fernandina Beach FL 32034-3787

Billing Address:

85200 Amaryllis Ct
Fernandina Beach FL 32034-3787



[Click here to pay this Invoice online](#)

Item	Quantity	UOM	Rate	Amount
A1 INSP/ CERT - 1st Extinguisher	1.00	EA	\$45.00	\$45.00
A2 INSP/ CERT- 2-5 Extinguishers	2.00	EA	\$20.00	\$40.00

Subtotal: \$85.00

Sales Tax: \$0.00

Total: \$85.00

Payments:

Balance Due: \$85.00

122A
1,320.57200.62000



Terms and Conditions

Please read before accepting & authorizing. ALL CERTIFICATION TAGS, FIRE EXTINGUISHERS, AND EQUIPMENT IS NOW AND SHALL REMAIN THE PROPERTY OF GATOR FIRE SYSTEMS, LLC (GFS) UNTIL THE BALANCE DUE IS PAID IN FULL.

Fernandina Beach / Jacksonville:
(904) 261-0520

Dayton / Orlando / Tampa:
(407) 960-3183

SOLITUDE

LAKE MANAGEMENT

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

INVOICE

Invoice Number: PI-A00668200

Invoice Date: 09/01/21

PROPERTY: Amelia
Concourse Cdd

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

Customer ID	Customer PO	Payment Terms	
712		Net 30	
Sales Rep ID	Shipping Method	Ship Date	Due Date
David Cottrell			10/01/21

Qty	Item Description	Unit Price	Extension
1	Lake & Pond Management Services SVR49937 09/01/21 - 09/30/21 Lake & Pond Management Services	531.48	531.48

Sept Lake Maintenance
1.320.57200.46800
27A



PLEASE REMIT PAYMENT TO:

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

	531.48
Subtotal	0.00
Sales Tax	531.48
Total Invoice	0.00
Payment Received	
TOTAL	531.48

Alpha Dog Security

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

TO: **Amelia Concourse CDD**
475 W Town Place
Suite 114
St Augustine, FL 32092

INVOICE

Invoice Number Invoice Date
18406 **10/1/2021**

Customer Number Terms
10936468 **Due On Receipt**

REMIT: **Alpha Dog Audio Video Security**
110 Cumberland Park Dr
Suite 106
Saint Augustine, FL 32095

CUSTOMER NAME	CUST NO	PO NUMBER	INVOICE DATE	TERMS
Amelia Concourse CDD	10936468		10/1/2021	Due On Receipt

Description	Rate	Quantity	Amount
<i>Amelia Concourse CDD - 85200 Amaryllis Court Fernandina Beach, FL 32034</i>			
Alarm.com Cloud Access Control: 10/01/2021 - 10/31/2021	\$20.00	1.00	\$20.00
ADC-Access-Door-Addon: 10/01/2021 - 10/31/2021	\$40.00	1.00	\$40.00
Service Plan: 10/01/2021 - 10/31/2021	\$50.00	1.00	\$50.00
		Subtotal	\$110.00
		Taxes	\$0.00
		Total	\$110.00
		Payments/Credits	\$0.00
		Net Due	\$110.00

114A
1,320.57200.34500
Oct. Cloud Access Ctrl



As Of	Invoice No	Description	Amount	Net Due
10/01/2021	18406	Contracted Services	\$110.00	\$110.00

Alpha Dog Audio Video Security

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





CJ BASS PLUMBING INC

85649 Haddock Road | Yulee, Florida 32097
9048389935 | cjbassplumbinginc@gmail.com

RECIPIENT:

Amelia Concourse CDD C/O First Coast CMS Dan Walker

475 West Town Place
St. Augustine, Florida 32092

Invoice #12804

Issued Sep 15, 2021

Due Oct 15, 2021

Total \$475.10

Account Balance: \$475.10

For Services Rendered

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
Sep 15, 2021				
Rick F	Amelia concourse cdd c/o first Coast cms Dan Checked and on 1st trip tried to remove old water fountain but stone work will need to be removed to remove fountain 2nd trip removed and couple of stones off to remove fountain and installed new fountain (sbo) and repped lines back in tested no leaks	3	\$140.00	\$420.00
R/o shutoff valve 1/4		1	\$18.00	\$18.00
SLIP JOINT EXTENSION TUBE	An extension for drain pipes under sinks	1	\$8.50	\$8.50*
GLUE,DOPE,TEFLON,PU TTY KIT	PLUMBING SUPPLIES	1	\$10.00	\$10.00*
CREDIT CARD CONVENIENCE FEE	NO FEE IF PAYING BY CHECK OR CASH	1	\$18.60	\$18.60*

* Non-taxable

Thank you for your business. Please contact us with any questions regarding this invoice.



Total

Account balance

Total = \$456.50
~~\$475.10~~
~~\$475.10~~
\$456.50

95A

Rjm

1.320.57200.62000

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

Invoice 6102



BILL TO

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

DATE
10/01/2021

PLEASE PAY
\$2,188.00

DUE DATE
11/30/2021

P.O. NUMBER

November Service

SALES REP

Lauren Shiver

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Amelia Concourse Contract:Janitorial Service Janitorial Services 1.320.57200.46000	1	393.00	393.00
	Amelia Concourse Contract:Pool Service Pool cleaning service, three days a week for all three swimming pools 1.320.57200.45300	1	1,200.00	1,200.00
	Amelia Concourse Contract:Site Management Amenity Center site management 1.320.57200.34000	1	595.00	595.00

TOTAL DUE

\$2,188.00

THANK YOU.

49A

Oct

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

Invoice 6121



BILL TO

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

DATE
09/30/2021

PLEASE PAY
\$629.39

DUE DATE
11/29/2021

P.O. NUMBER
Reimbursables

SALES REP
Lauren Shiver

DATE	ACTIVITY	QTY	RATE	AMOUNT
08/30/2021	Eds - AC repair			124.00
09/22/2021	Southern Earthworks - tree work			450.00
09/22/2021	Compliance Signs - signs			37.06
	Purchasing Fee	611.06	0.03	18.33
	3% purchase fee			

TOTAL DUE \$629.39

THANK YOU.

001-320-57200-62000
49A



Frank's Pool Services Inc
2771-29 Monument Road Ste 328
Jacksonville, FL 32225
+1 9046422583
Office@FranksPoolServices.com



INVOICE

BILL TO

Amelia Concourse
85200 Amaryllis Ct
Fernandina Beach, FL 32034

INVOICE # 35511
DATE 09/14/2021
DUE DATE 10/14/2021
TERMS Net 30

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
09/14/2021	Repair Service	3way valve for vacuum pump suction side was cracked not allowing pump to prime 100%. 1st visit was to troubleshoot tank drain line. determined line needed to be blown out. 2nd visit line was blow out but priming problem still persisted until crack was noticed. 3rd visit was to replace valve and found that pump strainer needed to be replaced. 4th visit 3 way valve and pump trap was replaced. pump primed 100%	1	819.25	819.25

BALANCE DUE

\$819.25

1,320.57200.42000
116A



1001 Bradford Way
Kingston, TN 37763

Invoice #: 239
Invoice Date: 9/17/21
Due Date: 9/17/21
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Assessment Roll Certification - FY 2022 5A 1.300.36300.10000		7,500.00	7,500.00
		RECEIVED OCT 07 2021 By _____	
Total			\$7,500.00
Payments/Credits			\$0.00
Balance Due			\$7,500.00



P.O. Box 6386
Tallahassee, Florida 32314

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

ACCDD-01

Amelia Concourse CDD - General

INVOICE

Invoice # 320
Date: 10/03/2021
Due On: 11/02/2021



Type	Date	Notes	Quantity	Rate	Total
Service	09/09/2021	Review county agenda and confer with staff on same; transmit information on same; review bond resolution information	0.30	\$280.00	\$84.00
Service	09/10/2021	Review county agenda and prepare community talking points; disseminate to DM for same	0.30	\$280.00	\$84.00
Service	09/10/2021	Review information regarding requisition amounts for Phase III Project; update project completion resolution.	0.30	\$250.00	\$75.00
Service	09/13/2021	Review agenda; prepare for Board meeting; finalize resolution for meeting notice waiver; confer with district manager re: audit RFQ and options for same	0.90	\$280.00	\$252.00
Service	09/14/2021	Travel to/from and attend Board meeting; post meeting wrap up	5.10	\$280.00	\$1,428.00
Service	09/15/2021	Prepare new supervisor notebook for Supervisor Parady.	0.40	\$250.00	\$100.00
Service	09/16/2021	Finalize new supervisor packet.	0.20	\$250.00	\$50.00
Expense	09/16/2021	Mileage: Travel to meeting	97.83	\$0.56	\$54.78
Expense	09/16/2021	Meals	1.00	\$7.13	\$7.13
Expense	09/16/2021	Hotel: Lodging for meeting	1.00	\$23.67	\$23.67
Service	09/16/2021	Confer with management team re: easement use agreement and easement cease and desist letters and addresses for same; confer re: holiday quotes and transmit same; transmit new supervisor notebook and district information	0.80	\$280.00	\$224.00
Service	09/17/2021	Review/edit and finalize easement agreement, easement notices and ownership matrix; confer re:	0.90	\$280.00	\$252.00

117A
1,310.51300.31500

bond true up and options for same					
Service	09/17/2021	Prepare access and maintenance easement for Amaryllis Court landscaping; prepare notice letter to Phase 2 residents with fencing on District property.	2.20	\$225.00	\$495.00
Service	09/20/2021	Review agenda package for holiday lighting approval and confer with staff regarding status of proposal.	0.40	\$225.00	\$90.00
Service	09/20/2021	Confer with staff re: holiday lighting quotes and status of easement agreements	0.20	\$280.00	\$56.00
Service	09/28/2021	Review meeting minutes and provide comments to same; confer re: easement dissemination and holiday lighting estimates	0.70	\$280.00	\$196.00
Service	09/30/2021	Analyze Phase III project costs in engineer's report and confer with District Manager regarding final actual cost.	0.30	\$250.00	\$75.00

Total \$3,546.58

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
320	11/02/2021	\$3,546.58	\$0.00	\$3,546.58
Outstanding Balance				\$3,546.58
Total Amount Outstanding				\$3,546.58

Please make all amounts payable to: KE Law Group, PLLC

Please pay within 30 days.



Fernandina 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: 09/28/21 Payment Due Upon Receipt

Date	Invoice #	Description	Amount	Tax	Balance
Service Address: 85200 Amaryllis Ct, Fernandina Beach, FL 32034-9716					
09/21/21	43527028	Fire Ant Service	\$77.00	\$0.00	\$77.00



82A
1.320.53800.45513
Sept. Fire Ant Service

Current: \$77.00

Past Due: \$0.00

Total Amount Due: \$77.00

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

GA22349F



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

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

*****AUTO**MIXED AADC 300



AMELIA CONOURSE AMENITIES CENTER 7
TONY SHIVER 1221
393 PALM COAST PKWY SW UNIT 4
PALM COAST FL 32137-4774



Please check Invoice(s) paid below.			
	Invoice #	Amount	
<input type="checkbox"/>	43527028	\$77.00	<input type="checkbox"/>
<input type="checkbox"/>			<input type="checkbox"/>
<input type="checkbox"/>			<input type="checkbox"/>
<input type="checkbox"/>			<input type="checkbox"/>
<input type="checkbox"/>			<input type="checkbox"/>
<input type="checkbox"/>			<input type="checkbox"/>
<input type="checkbox"/>			<input type="checkbox"/>

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

Please make checks payable and remit to:

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



Statement Date: 09/28/21
Customer Number: 1328696

Balance Forward: \$0.00

Amount: _____

Amount Due: \$77.00

Check # _____



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

Service Inspection Report

ORDER #: 43527028

WORK DATE: 09/21/2021

BILL-TO 1328696

Amelia Concourse Amenities Center
Tony Shiver
393 Palm Coast Pkwy SW
Ste 4
Palm Coast, FL 32137-4773
Email: tshivers@amelia.com;
tony@firstcoastcms.com

Phone: 904-940-9850
Alt. Phone: 904-537-9034

LOCATION 1328696

Amelia Concourse Amenities Center
Tony Shiver
85200 Amaryllis Ct
Fernandina Beach, FL 32034-9716
Email: tony@firstcoastcms.com

Phone: 904-537-9034
Alt. Phone: 904-537-9034

Time In: 9/21/2021 12:36:08 PM

Time Out: 9/21/2021 1:09:54 PM

Customer Signature

Customer is unavailable to sign

Technician Signature

Charley Wynne
License #:

Purchase Order	Terms	Service Description	Quantity	Amount
None	DUE UPON RECEIPT	Fire Ant Service	1.00	
				Subtotal 77.00
				Tax 0.00
				Total 77.00
				Prior Balance: 77.00
				Total Due: 154.00

GENERAL COMMENTS / INSTRUCTIONS

Access Code to Pool Area- 7946#

CONDITIONS / OBSERVATIONS	Reported	Severity	Responsibility	Reviewed
None Noted.				

CUSTOMER INSTRUCTIONS & PRECAUTIONS

Contact Treated Areas - Do not allow unprotected persons, children, or pets to touch, enter, or replace items or bedding, to contact or enter treated area(s) until dry.

Ventilation/Re-Occupying - Vacate & keep area(s) closed up to 30 minutes after treatment, then ventilate area(s) for up to 2 hours before re-occupying.

Equipment/Processing/Food - Thoroughly wash dishes, utensils, food preparation/processing equipment & surfaces with an effective cleansing compound & rinse with clean water, if not removed or covered during a treatment. The area should be odor free before food products are placed in the area.

Exterior Applications (baits) - Do not allow grazing of feed, lawn, or sod clippings by livestock after bait applications.

Do not burn treated firewood for 1 month after treatment.

We value your business and your continued loyalty and as your Service Professional, I am proud to go Beyond the Call and provide you with uncompromised service. You may notice a slight increase with the cost of your ongoing service. We continue to manage our costs to keep our prices as low as possible, however it was necessary for us to implement this nominal increase at this time. Thank you for trusting us to protect your home and family.

PEST ACTIVITY	# Areas	# Devices	Pest Totals
None Noted.			

DEVICE INSPECTION SUMMARY





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

Service Inspection Report

ORDER #: 43527028

WORK DATE: 09/21/2021

AREA COMMENTS

None Noted.

DEVICE INSPECTION EXCEPTIONS

None Noted.

INSPECTION DETAIL

Area	Time	Type	Status	Pest Findings
EXTERIOR	1:09:06 PM	Area	No Activity	

PRODUCTS APPLIED

Material	A.I. %	Finished Qty	Application Equipment	Application Rate	Time
EPA #	A.I. Concentration	Undiluted Qty	Application Method	Sq/Cu/L Ft	Lot #
Talstar Extra	0.2500%	22.0000 Pounds	Spreader		1:09:45 PM
279-3343	n/a		BROADCAST Uniform application to an entire area.		

Target Pests: A) Nuisance ants

Areas Applied: EXTERIOR;

Comment: Treated entire property

NEWS-LEADER

P.O. Box 16766

Fernandina Beach FL 32035

(904) 261-3696

Fax(904) 261-3698

Advertising Memo Bill

11 Memo Bill Period 09/2021		12 Advertiser/Client Name AMELIA CONOURSE CDD	
23 Total Amount Due 301.00	24 Unapplied Amount	25 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 09/24/21	6 Billed Account Number 30057 MEGHA.	7 Advertiser/Client Number 30057

8 Billed Account Name and Address AMELIA CONOURSE CDD 475 WEST TOWN PL STE 114 ST. AUGUSTINE FL 32092	Amount Paid: Comments: Ad #: 664004
--	---

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
10/13/21	664004 ROPLD	REQUEST FOR PROPOSALS RFP 10/13 FNL	2X 5.00 10.00	1 28.90	301.00	301.00
	AFFRD	AFFIDAVIT RETAIL DISPL		12.00		

SSA
1,310.57300.48000

RECEIVED
SEP 24 2021
By _____

Statement of Account - Aging of Past Due Amounts

21 Current Net Amount Due	22 30 Days	60 Days	Over 90 Days	24 Unapplied Amount	23 Total Amount Due
0.00	0.00	0.00	0.00		301.00

NEWS-LEADER

(904) 261-3696

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

24 Invoice	25 Advertiser Information
1 Billing Period 664004 09/2021	6 Billed Account Number 30057
	7 Advertiser/Client Number 30057
	8 Advertiser/Client Name AMELIA CONOURSE CDD



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

Invoice

Date 10/1/2021

Invoice # 131295602428

Terms	Net 20
Due Date	10/21/2021
PO #	

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

Item ID	Description	Qty	Units	Amount
WM-CHEM-BASE	Water Management Seasonal Billing Rate 1,320.57200.45400 84A Out Pool chemicals	1	ea	624.00



Total Amount Due 624.00
\$624.00

Remittance Slip

Customer
13AME150
Invoice #
131295602428

Amount Due \$624.00

Amount Paid _____

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

TRIM ALL LAWN SERVICE, INC.

942360 Old Nassauville Road
Fernandina Beach, FL 32034

Date	10/1/2021
Invoice #	51602

(904) 491-3232 Trimalllawn@gmail.com

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

Property Address

OCTOBER MONTHLY MAINTENANCE		PO #	Terms
			Net 30
Description		Amount	
Monthly Maintenance <i>1.320.57200.46200</i>		1,174.00	
Monthly Maintenance for Phase I pond <i>1.320.57200.46200</i>		59.50	
Treatment of Turf & Shrubs - Included in Contract <i>1.320.57200.46200</i>		150.00	
Monthly Irrigation Inspection <i>1.320.57200.46200</i>		85.00	
<div>RECEIVED OCT 05 2021</div> <div>4DA Oct</div>			
<div>Please contact our office if you are interested in setting up recurring credit card payments.</div>		Total	\$1,468.50
		Payments/Credits	\$0.00
		Balance Due	\$1,468.50
Thank you for your business.			

Florida Department of Economic Opportunity, Special District Accountability Program
FY 2021/2022 Special District Fee Invoice and Update Form
Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 85058			Date Invoiced: 10/01/2021
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2021: \$175.00

STEP 1: Review the following information, make changes directly on the form, and sign and date:

1. Special District's Name, Registered Agent's Name, and Registered Office Address:

Amelia Concourse Community Development District

Ms. Jennifer L. Kilinski
Hopping Green and Sams, P.A.
119 South Monroe Street, Suite 300
Tallahassee, FL 32314



2. Telephone:	(850) 222-7500
3. Fax:	(850) 224-8551
4. Email:	jenk@hgslaw.com
5. Status:	Independent
6. Governing Body:	Elected
7. Website Address:	www.ameliaconcoursedd.com
8. County(ies):	Nassau
9. Function(s):	Community Development
10. Boundary Map on File:	11/17/2006
11. Creation Document on File:	11/17/2006
12. Date Established:	07/18/2006
13. Creation Method:	Local Ordinance
14. Local Governing Authority:	Nassau County
15. Creation Document(s):	County Ordinance 2006-58
16. Statutory Authority:	Chapter 190, Florida Statutes
17. Authority to Issue Bonds:	Yes
18. Revenue Source(s):	Assessments
19. Most Recent Update:	11/17/2020

53A
1.310.51300.3400



I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature: _____ Date: _____

STEP 2: Pay the annual fee or certify eligibility for the zero fee:

a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Department of Economic Opportunity.

b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.

1. ____ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
2. ____ This special district is in compliance with the reporting requirements of the Department of Financial Services.
3. ____ This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2019/2020 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: ____ Denied: ____ Reason: _____

STEP 3: Make a copy of this form for your records.

STEP 4: Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.

Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763


Invoice

Date	Invoice #
10/15/2021	11

Bill To
Amelia Concourse CDD C/O GMS

Terms	Due Date
Net 30	11/14/2021

81A
1.310.513.324

Description	Amount
Amortization Schedule Series 2016 11-1-21 Prepay \$5,000	100.00
Amortization Schedule Series 2019A 11-1-21 Prepay \$85,000	250.00
	
<div></div>	

Total	\$350.00
Payments/Credits	\$0.00
Balance Due	\$350.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

10	11	12 14	13	15	16	17	18	19
START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT
08/31		Balance Forward						\$0.00
09/23 09/23	103378625-09232021	Notice of Meetings Amelia Concourse Community Development District The Board of Supervisors of the Amelia Concourse Community Development District will ho	JV Times-Union	2.00 x 4.5833	9.17	1	\$64.92	\$595.28
PREVIOUS AMOUNT OWED:				\$0.00				
NEW CHARGES THIS PERIOD:				\$595.28				
CASH THIS PERIOD:				\$0.00				
DEBIT ADJUSTMENTS THIS PERIOD:				\$0.00				
CREDIT ADJUSTMENTS THIS PERIOD:				\$0.00				
We appreciate your business.								

4A

1.310.513.480

RECEIVED
OCT 13 2021

4A
1,310.53.480



INVOICE AND STATEMENT OF ACCOUNT

AGING OF PAST DUE ACCOUNTS

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

SAI™

21 CURRENT NET AMOUNT	22 30 DAYS	60 DAYS	OVER 90 DAYS	* UNAPPLIED AMOUNT	23 TOTAL AMOUNT DUE
\$595.28	\$0.00	\$0.00	\$0.00	\$0.00	\$595.28

ADVERTISER INFORMATION			
1 BILLING PERIOD	6 BILLED ACCOUNT NUMBER	7 ADVERTISER/CLIENT NUMBER	2 ADVERTISER/CLIENT NAME
09/01/2021 - 09/30/2021	36736	36736	AMELIA CONCOURSE CDD

MAKE CHECKS PAYABLE TO

The Florida Times Union

The Florida Times Union Dept 1261
PO Box 121261
Dallas, TX 75312-1261

Payment is due upon receipt.

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

THE FLORIDA TIMES-UNION
Jacksonville, FL
Affidavit of Publication

Florida Times-Union

AMELIA CONCOURSE CDD
475 WEST TOWN PLACE STE 114
SAINT AUGUSTINE, FL 32092

ACCT: 36736
AD# 0003378625-01

State of Florida
County of Duval

Before the undersigned authority personally appeared Brenda Ramirez who on oath says he/she is a Legal Advertising Representative of The Florida Times-Union, a daily newspaper published in Jacksonville in Duval County, Florida; that the attached copy of advertisement is a legal ad published in The Florida Times-Union. Affiant further says that The Florida Times-Union is a newspaper published in Jacksonville, in Duval County, Florida, and that the newspaper has heretofore been continuously published in Duval County, Florida each day, has been entered as second class mail matter at the post office in Jacksonville, in Duval County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she 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 said newspaper.

PUBLISHED IN ISSUE DATED: 09/23/2021

FILED ON: 09/23/2021

Notice of Meetings
Amelia Concourse
Community Development District

The Board of Supervisors of the Amelia Concourse Community Development District will hold their regular meetings for Fiscal Year 2021-2022 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 16, 2021
January 18, 2022
March 15, 2022
May 17, 2022
July 19, 2022
September 20, 2022

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or by calling (904) 946-5850.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (904) 946-5850 at least 48 hours prior to the meetings. 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 Office.

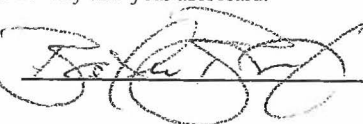
A person who decides to appeal any decision made at the meetings with respect to any matter considered at the meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony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

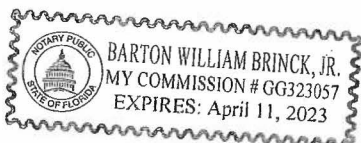
Daniel Laughlin
District Manager

Name: Brenda Ramirez Title: Legal Advertising Representative

In testimony whereof, I have hereunto set my hand and affixed my official Seal the day and year aforesaid.

NOTARY:

 9/23/21



Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 240

Invoice Date: 10/1/21

Due Date: 10/1/21

Case:

P.O. Number:

Bill To:

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

5A

Description	Hours/Qty	Rate	Amount
Management Fees - October 2021 1.310.51300.34000		3,750.00	3,750.00
Website Administration - October 2021 1.310.513.520		62.50	62.50
Information Technology - October 2021 1.310.51300.3500		150.00	150.00
Dissemination Agent Services - October 2021 1.310.51300.32400		750.00	750.00
Office Supplies 1.310.51300.51000		15.42	15.42
Postage 1.310.51300.42000		38.68	38.68
Copies 1.310.51300.42500		276.90	276.90

**Total** \$5,043.50**Payments/Credits** \$0.00**Balance Due** \$5,043.50

NEWS-LEADER

P.O. Box 16766

Fernandina Beach FL 32035

(904) 261-3696

Fax(904) 261-3698

Advertising Memo Bill

1) Memo Bill Period 10/2021		2) Advertiser/Client Name AMELIA CONCOURSE CDD	
23) Total Amount Due 445.50		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 10/14/21	6) Billed Account Number 30057 MEGHA.	7) Advertiser/Client Number 30057

8) Billed Account Name and Address AMELIA CONCOURSE CDD 475 WEST TOWN PL STE 114 ST. AUGUSTINE FL 32092		Amount Paid: Comments: Ad #: 668058	
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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
10/29/21	668058 ROPLD	BOARD OF SUPERVISORS MEETING 10/29 FNL	3.0X 5.00 15.00	1 28.90	445.50	445.50
	AFFRD	AFFIDAVIT RETAIL DISPL		12.00		
		55A 1.310.513.480				

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		445.50

NEWS-LEADER

(904) 261-3696

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

24) Invoice	25) Billing Period	5) Billed Account Number	7) Advertiser/Client Number	2) Advertiser/Client Name
668058	10/2021	30057	30057	AMELIA CONCOURSE CDD

NEWS-LEADER
Published Weekly
P.O. Box 16766 (904) 261-3696
Fernandina Beach, Nassau County, Florida 32035

STATE OF FLORIDA
COUNTY OF NASSAU:

Before the undersigned authority personally appeared
Foy R. Maloy, Jr


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

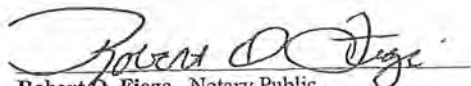
N/PUBLIC MEETING/BUDGET/
BOARD OF SUPERVISORS


Was published in said newspaper in the issue(s) of

08/25/2021 09/01/2021
LEGAL DISPLAY

Affiant further says that the said 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 preceding the first publication of the attached copy
of advertisement; and Affiant further says that (s)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 to before me
This 1st day of September, A.D. 2021


Robert O. Fiege, Notary Public

 Personally Known



**AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR 2021/2022 BUDGET;
NOTICE OF AUDIT COMMITTEE MEETING; AND NOTICE OF
REGULAR BOARD OF SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") of the Amelia Concourse Community Development District ("District") will hold a public hearing on September 14, 2021 at 10:30 a.m., at the Amelia Concourse Amenity Center located at 85200 Amaryllis Court, Fernandina Beach, Florida 32034, for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("Fiscal Year 2021/2022"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. Just prior to the regular board meeting an audit committee meeting will be held for the purpose of reviewing and ranking proposals for audit services. Copies of the agendas and Proposed Budget may be obtained at the offices of the District Manager, Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (904) 940-5850 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <http://ameliaconcoursedd.com/>.

The public hearing and meetings are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meetings may be continued to a date, time, and place to be specified on the record at the meetings. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. 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.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meetings 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.

Daniel Laughlin
District Manager

SOLITUDE

LAKE MANAGEMENT

INVOICE

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

Invoice Number: PI-A00686398

Invoice Date: 10/01/21

PROPERTY: Amelia
Concourse Cdd

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

Customer ID		Customer PO		Payment Terms	
7112				Net 30	
Sales Rep ID		Shipping Method		Ship Date	Due Date
David Cottrell					10/31/21

Qty	Item	Unit Price	Extension
	Description		
1	Lake & Pond Management Services SVR49937 10/01/21 - 10/31/21 Lake & Pond Management Services <i>Oct lake maint.</i>	547.42	547.42



27A

1,320.572.468

PLEASE REMIT PAYMENT TO:

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

	547.42
Subtotal	0.00
Sales Tax	547.42
Total Invoice	0.00
Payment Received	
TOTAL	547.42