

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

*May 26, 2022*



## *AGENDA*



**Amelia Concourse  
Community Development District**

475 West Town Place, Suite 114  
St. Augustine, Florida 32092  
[www.AmeliaConcourseCDD.com](http://www.AmeliaConcourseCDD.com)

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May 19, 2022

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 Board of Supervisors Meeting is scheduled to be held **Thursday, May 26, 2022 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:

- I. Call to Order
- II. Public Comment
- III. Organizational Matters
  - A. Acceptance of Resignation of Ellen Cator
  - B. Consideration of Appointing New Supervisors to Fill Seats 3 and 5 (Terms Through 11/2022)
  - C. Oath of Office for Newly Appointed Supervisors
  - D. Consideration of Resolution 2022-05, Designating Officers
- IV. Staff Reports (1)
  - A. District Engineer
  - B. Trim All Landscape Report
- V. Approval of Minutes
  - A. March 15, 2022 Regular Board of Supervisors Meeting
  - B. April 19, 2022 Budget Workshop
- VI. Discussion on Phases II and III Easement Access
- VII. Discussion of Repairs Throughout Community Infrastructure



- VIII. Consideration of Permanent Holiday Lighting
- IX. Consideration of Proposals for Lake Maintenance Services
- X. Discussion on Solar Panels
- XI. Consideration of Letter from GMS Regarding Proposed Rates
- XII. Consideration of Letter from KE Law Group Regarding Proposed Rates
- XIII. Discussion on Future Capital Repairs
- XIV. Consideration of Resolution 2022-06, Approving the Proposed Budget for Fiscal Year 2023 and Setting a Public Hearing Date for Adoption
- XV. Consideration of Amendment to Agreement with GMS for District Management Services
- XVI. Discussion on Amenity Room Rentals
- XVII. Staff Reports (2)
  - A. District Counsel
  - B. District Manager – Report on the Number of Registered Voters (774)
  - C. Field Operations Manager
    - 1. Report
    - 2. Survey Results Regarding Classes at Amenity Center
- XVIII. Financial Reports
  - A. Balance Sheet and Statement of Revenues & Expenditures
  - B. Assessment Receipts Schedule
  - C. Approval of Check Register
- XIX. Other Business
- XX. Supervisors' Requests and Audience Comments
- XXI. Next Scheduled Meeting – TBD at 11:00 a.m. the Amelia Concourse Amenity Center
- XXII. Adjournment



### *THIRD ORDER OF BUSINESS*



*B.*



May 5, 2022

Daniel Laughlin  
85200 Amaryllis Court  
Fernandina Beach, FL 32034  
(904) 940-5850  
dlaughlin@gmsnf.com

Dear Mr. Laughlin & Amelia Concourse CDD Board,

My name is Kyle Burns and I respectfully request your consideration for Seat 5 on the Amelia Concourse Community Development District Board. I meet all minimum qualifications to be a member of this board, including being a Florida resident, member of the CDD, and registered to vote in Nassau County. I am currently serving the nation as an active duty U.S. Coast Guard commissioned officer. I have been a member of the USCG for 18 years and am a Lieutenant where I serve as the Investigations Division Chief and am the third most senior member of my Department, consisting of over 40 personnel. I have lived numerous places over my 18 years of service and I believe I could be a valuable member of the Board. My family and I have been residents of Amelia Concourse since October 2020. I hold a Bachelor's Degree from Fort Hays State University and I'm currently enrolled in American Military University's Masters of Public Administration program. I am currently half-way finished with the MPA degree and am a member of the Dean's List. I plan to pursue a professional public service career following my retirement from the military in 2024.

This would be my first time serving in a position of this kind in the civilian community. However, in my professional career I have changed jobs due to military transfer every three years. Each transfer required I learn a new skill set and master it. I have been in supervisory roles since 2011, at times supervising up to 60 personnel. Further I have served as a board member along with 5-10 other board members for various assessment panels and boards. These include positions as lead board member for US Coast Guard qualification assessment boards, Officer Candidate School interview boards, hiring official



for federal civilian position boards, and administrative separation boards for members facing discharge from the military.

I am well versed in working in a team setting and facilitating discussions in order to pursue agreeable outcomes. I am proud to live in Amelia Concourse and want the best for the community and its' residents. If I am given the opportunity to serve my neighborhood, I will work my hardest to achieve positive change and maintain the respected reputation of Amelia Concourse.

I greatly appreciate your time and attention to reading this letter. If you would like to reach me to discuss my experience, qualifications, or anything else, please feel free to contact me at \_\_\_\_\_ or via email at [kyle.burns82@gmail.com](mailto:kyle.burns82@gmail.com). Once again, thank you for this opportunity and I look forward to hopefully serving with the board in the near future.

Sincerely,

*Kyle Burns, LT*  
Kyle Burns



## **WILLIAM T. BUSBY**

95182 Snapdragon Dr  
Fernandina Beach, FL 32034  
[wtbusby@gmail.com](mailto:wtbusby@gmail.com)

### **EDUCATION**

DBA in Marketing with minors in Finance & Economics, University of Southern California, 1972.  
MS in Quantitative Business Analysis, University of Southern California, 1966.  
BBA in Operations Research, University of Wisconsin, 1965.

### **EXPERIENCE**

2011 to Present  
Retired

1992 to 2010  
Richard DeVos Graduate School of Management, Northwood University, Midland, MI  
Professor (1992- 2010)  
Dean, DeVos Graduate School of Management (1998-2000), (2005-2008)  
Dean, MBA Programs (1994-1998)

1987 to 1992  
New Mexico State University, Las Cruces, NM  
Assistant Professor, Strategic Management

1984 to 1986  
Lily-Tulip Corporation, Augusta, GA  
Senior Vice President, Operations

1975 to 1984  
American Can Company, Greenwich, CT  
Vice President & General Manager, Tube & Bottle Packaging (1981-1984)  
Director, Planning & Control, Flexible Packaging (1979-1981)  
Manager, Planning & Analysis, Flexible Packaging (1978)  
Manager, Financial Services, Corporate Finance (1975-1977)

1974 to 1975  
12 Oaks Tennis & Swim Club, Tampa, FL  
Board Member

1972 to 1975  
GTE Corporation, Tampa, FL  
Senior Management Scientist

### **PUBLICATIONS INCLUDE**

The Southern Journal of Finance and Economics, The Journal of Strategic Planning, The Southern Business Law Journal,  
The New Mexico Business Forum, Telephony



# KIMBERLY CHAMERDA

## SUMMARY:

Accomplished senior manager with significant leadership experience in matrix management, departmental management and operations, product, strategy, client management, finance, vendor management, leading complex enterprise programs/engagements and cross-functional teams/initiatives, planning, benefits consulting, and marketing. Executes with flexibility using business acumen and financial skills to ensure successful results. Expertise in program management, building collaboration with business leaders and key stakeholders, product, operations, contract negotiations, legal, P&L, sourcing/managing vendors, external customer accounts, in-house and offshore teams. Entrepreneurial.

- Project & Program Management      ➤ Vendor Management      ➤ Team Management
- Product Development      ➤ Operations Management      ➤ Customer / Account Management

## PROFESSIONAL EXPERIENCE:

### PRUDENTIAL FINANCIAL – VIRTUAL (FL)

2018 - present

#### Program Manager, Actuarial Strategic Enablement

- Manage initiatives of Prudential's Future of Work.
  - Sourcing: Automating, virtual and outsourcing and onboarding; liaison with vendors, procurement, senior management and legal to negotiate, drive decisions in a highly complex, matrixed environment.
  - Prioritization: Frameworks for urgency, importance, impact, determination of measurement of value creation across organizations as well as individual prioritization skillsets and barriers to success.
  - Financial Management Governance: Developing a Governance and Control Framework to guide and influence all Financial Management Initiatives as we navigate cross-functional transformation.

### VERTEX INCORPORATED - NEW BRITAIN, CT

2013 - 2017

#### Senior Management Consultant/PM

- Led build vs. buy strategic CRM review for large insurance distributor/marketer in CIO transition.
  - Identified S/T, L/T goals, strategy needed for effective 'best in class' execution.
  - Determined solutions to create efficiencies, improve sales, increase customer satisfaction. Engagement scope: market analysis, proposals, statements of work, vendor contract negotiations, C-suite executive, business leader communications. Solution affected 14 affiliates, 95K agents. Recommendations acted upon.
- Provided leadership, strategic consulting on program to upgrade platforms in support of Fortune 100 insurer's acquisition of competitor's retirement division to prepare for migration of acquired business.
  - Supervised 3 vendors; partnered with senior leadership. 40K plans, 3M participants, \$120B in assets.

### BRITISH TELECOM (BT) - HARTFORD, CT

2010 – 2012

#### Global Program Manager/ Account Liaison

- Directed global program to reduce service redundancy, streamline ordering process.
  - Managed 4 suppliers, 200 diverse global persons. Implemented standards, rollout of project rigor for IT: engineering, project management staff as the NE Center of Excellence lead. MS SharePoint, Visio.
  - Resulted in -15% total days/elapsed time, -70% errors/rework, -\$2M in annual expenses.
- Handled major client relationship (\$25M/yr. revenue) as onsite liaison, moved data center from MA to NC.
  - Upgraded all communications in North American and European sites. Managed cross-functional technical team of 35 product experts, hardware/software vendors, project managers, analysts, and network engineers. Achieved goals; client satisfaction resulted in substantial new revenue.

### PROJECT MANAGEMENT INSTITUTE - SOUTHERN NEW ENGLAND CHAPTER

2009 – 2011

#### CFO – *Elected position*

- Accountable for all financial aspects of running the not-for-profit chapter for 1,600 regional members.
  - Instituted cost savings, professional development, networking, competitively priced conferences. Managed payables and receivables of chapter (\$750k). Mentored and trained PMs; taught PM Bootcamp at Capital Community College. Negotiated suppliers' pricing, contracts: savings 7%.



**THE HARTFORD - HARTFORD, CT****Senior Program Manager**

- Oversaw product initiatives to grow revenue.
  - Managed Commercial Lines program: overhaul actuarial models (WC, auto, property), increased sales.
  - Directed Annuities' implementation of new process to grow product revenue: more leads, closes via efficient, 'best in class' customer experience. Initiatives resulted in +8% in sales proposals, increased profitability.

**AETNA INC. - HARTFORD, CT****Head of Dental Product Development**

- Directed Dental Product Development and Management team, strategic direction, implementations.
  - Managed new product launch: first Aetna DTC program. Crafted marketing, communications plans; build vs. buy; mitigated operational, regulatory risks; negotiated new vendor contract (drafted MSA), business terms with legal to signature. Solution included new branding, website, retail distribution channels, messaging; evaluated vendor as potential acquisition. Represented Aetna at industry forums/conferences.
- Led all Flexible Spending Account (FSA) and Individual Billing Administration: COBRA and Retiree (IBA) Products' Sales, Account Management, Enrollment teams (directly managed staff of 85 FTEs).
  - Directed all financials, annual budget cycle (\$45M/yr. revenue, \$30M/yr. expenses), forecast vs. actuals, resourcing models, policies, P&L, management reporting, prioritization (capital request process). Revised field compensation, upgraded positions. Established new price/service model, proposals +150%, sales +35%.
  - Led large billing initiative to rebuild process/system to decrease aged receivables; FSA and IBA revenue +21%. Reduced departmental costs 16%, obtained operational efficiencies.

**Regional IT Lead**

- Directly responsible for leading the systems/process integrations of two national regions' cross-functional teams (80+ persons) for all enterprise infrastructure data during the **Prudential Healthcare** acquisition (\$1B).
  - Served as principal point of contact for General Managers and IT. Ensured quality outcomes. Managed adherence to legal requirements; updated executive sponsors and advisory board stakeholders. Integration was delivered on time and to quality standards.
- Led systems data migrations/integrations for 3 acquisitions (NYLCare, Virginia Mason, US Healthcare total purchase >\$10B); impacted >400K providers, >4M members. Managed matrix teams of 75+ persons.
  - Developed scope, roles/responsibilities, plans, deliverables/milestones, risk mitigation. Crafted executive status reports, facilitated operational transitions. Lessons learned, process improvements. MS Office, Project.

**Group Underwriter**

- Calculated new business & renewal rates for small to mid-sized cases (Medical, Dental, Life, AD&D, LTD, STD).

**OTHER EXPERIENCE – CLIENT MARKETING AND BENEFITS MANAGEMENT:****AON** - LOS ANGELES, CA (Benefits Consultant)**MERCER** - LOS ANGELES, CA (Benefits Analyst)

- Serviced and managed all aspects of clients' Group H&W plans. Developed strategies, engagement planning via client needs to achieve tactical/strategic plans goals; developed, presented recommendations to executives. Group, voluntary/worksites products, individual life, and disability (licensed to sell new business). Monitored legislation, industry, products, and trends: competitive intelligence. Grow book, cross-sell, manage MLR.

**EDUCATION:****UNIVERSITY OF CONNECTICUT** - STORRS, CT**MBA**, Finance (Beta Gamma Sigma)**BSc**, Marketing**BOSTON UNIVERSITY** - Certificate in Project Management**PMP** - Project Management Institute (Waterfall); **A-CSM** – Advanced Certified Scrum Master (Agile)



**Fred C. Eichmann**  
**95134 Gladiolus Place**  
**Fernandina Beach, FL 32034**

May 5, 2022

RE: Amelia Concourse CDD Board of Supervisors

Dear Mr. Laughlin,

I am writing in response to your email of May 4, 2022 regarding the CDD Board vacancy.

As to the minimum qualifications: I am a senior citizen who has been a resident of Florida since April 2019. I am registered to vote at the address above which is within the District.

I have business experience in real estate as an owner, manager, and independent contractor. I am retired from a career of over thirty years as a real estate appraiser with extensive experience in residential and commercial property valuation and consulting. During my career I was a member of the Appraisal Institute, earning the SRA and MAI designations of this professional organization. I served on various committees and held the Rhode Island branch-chapter offices of treasurer and chairman.

As you know, I have shown an interest in the CDD. I believe my experience enables me to make a meaningful contribution to the Board of Supervisors.

Sincerely,

*Fred C. Eichmann*



## **Resume of Alan H. Pieratti**

**Alan H. Pieratti**  
95175 Cornflower Drive  
Fernandina Beach, Florida 32034

### **SUMMARY**

Alan H. Pieratti has over 50 years' experience as a leader and a team player in Military, Government Service and Private Industry. His assignments have included positions in Integrated Logistics Support, Corporate Leadership, Program Management, Human Resources, and Business Support.

### **EXPERIENCE**

#### **Acquisition Manager, July 2009 to Present**

Responsible for Life Cycle Support and System Sustainment for various United States Navy ashore and afloat Information Technology (IT) networks.

Procures Information Technology hardware to support the US Navy Warfighter IT Spares Program worldwide, operating with a budget exceeding \$9M per fiscal year. Insures those adequate spare parts are available to support networks during the life of the system.

Experience in statistical analysis, performance metrics and the acquisition process for major Department of Defense systems. Prepare Business Case Analysis reports in support of fielded systems.

Attend system specific installation and budget meetings, engineer working groups, next generation planning groups and lifecycle reviews.

Coordinate with various Government and military customers to understand their requirements and goals, provide solutions, control costs, and insure timely support of the Fleet, Shore Sites and Joint Operational Commands.

#### **Program Manager, US Army, US Marine Corps and US Navy Programs, 1989 to 2009.**

Project Manager on multi-million-dollar Government contracts, working for major corporations supporting the United States Army, United States Navy, and United States Marine Corps.

Worked with government customers in support of the acquisition and management of complex systems throughout their lifecycle. Support includes program management, business cost and financial management, systems engineering, production sustainment and readiness, and acquisition logistics.

Accountable for the development and implementation of quality initiatives to include Process Improvement, Quality Plans and Performance Standards. Certified as a Lean Six Sigma Green Belt.

Worked closely with Government managers to develop and share Best Practices. Coordinated with various Government and military customers to understand their requirements and goals, provide solutions, control costs, and insure timely support of their programs.



## **Resume of Alan H. Pieratti**

### ***Department of the Army***

#### **Civil Service, 1983 - 1989**

Supervisory and Leadership assignments in support of Range Operations and Facilities Maintenance at Fort Stewart, Georgia and Fort Hood, Texas.

### ***United States Army***

July 1968 to April 1980

Served as a Non-Commissioned Officer in the United States Army at various locations, with overseas tours in Viet Nam and Germany, in specialty areas including Combat Engineer, Personnel Specialist, Paralegal and Senior Legal Clerk.

## **EDUCATION**

BS Degree, 1983, University of Maryland, Major: Personnel Management

MS Degree, 1988, University of Central Texas, Major: Management Science



*D.*



**RESOLUTION 2022-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF  
AMELIA CONCOURSE COMMUNITY DEVELOPMENT  
DISTRICT DESIGNATING THE OFFICERS OF THE  
DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, the Board of Supervisors of the District desires to designate the Officers of the District.

**NOW, THEREFORE**, be it resolved by the Board of Supervisors of Amelia Concourse Community Development District:

**SECTION 1.** \_\_\_\_\_ is appointed Chairman.

**SECTION 2.** \_\_\_\_\_ is appointed Vice Chairman.

**SECTION 3.** \_\_\_\_\_ is appointed Secretary and Treasurer.

\_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Secretary.

\_\_\_\_\_ is appointed Assistant Treasurer.

\_\_\_\_\_ is appointed Assistant Secretary.

**SECTION 4.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 26th DAY OF MAY, 2022.**

**ATTEST**

**AMELIA CONCOURSE COMMUNITY  
DEVELOPMENT DISTRICT**

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

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



*FIFTH 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, March 15, 2022 at 11:00 a.m. at the Amelia Concourse Amenity Center, 85200 Amaryllis Court, Fernandina Beach, Florida 32034.

Present and constituting a quorum were:

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

Also present were:

Daniel Laughlin	District Manager
Lauren Gentry	District Counsel
Mike Yuro	District Engineer
Tony Shiver	First Coast CMS
Louis Cowling	Dream Finders Homes

The following is a summary of the discussions and actions taken at the March 15, 2022 meeting. An audio copy of the proceedings can be obtained by contacting the District Manager.

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comment**

Mr. Charles Gay, 95185 Windflower Trail stated that repairing grass and installing irrigation and sidewalks for the area going into Phase 3 has been promised for over a year. Mr. Laughlin stated that there is a discussion for Phase 3 improvements on the agenda. Referencing the Board vacancy, Mr. Gay also stated that he hopes the Board thinks twice before putting another Dream Finders representative on the Board.



**THIRD ORDER OF BUSINESS**

**Notice of Vacancy in Seat 5**

Mr. Laughlin asked the Board if they would like to make an appointment to the Board at this meeting or solicit interested candidates for appointment at the next meeting. He noted Seat 5 is up for election in November.

On MOTION by Mr. Toohey seconded by Mr. Snow with all in favor declaring a vacancy in Seat 5 was approved.

The Board directed staff to issue a notice of the vacancy to solicit resumes.

**FOURTH ORDER OF BUSINESS**

**Staff Reports (1)**

**A. District Engineer**

Mr. Yuro informed the Board that Nassau County performed a traffic safety study for from State Road 200 to the end of Amelia Concourse Parkway. The short-term recommendations were to add some signage. Potential long-term improvements include a traffic signal at Daisy Lane, and an east-bound left turn lane that would allow for a U-turn, however that option would require a signal analysis.

Mr. Yuro went on to report that the stormwater inspection has been completed. No major issues were found. He is still working on the stormwater needs analysis that is due in June.

**B. Trim All Landscape Report**

Mr. Shiver informed the Board that Trim All performed fertilization of the common areas on February 9<sup>th</sup> and rotated the annuals in January. Mulching and installation of spring annuals are scheduled for April.

**FIFTH ORDER OF BUSINESS**

**Approval of Minutes of the January 18, 2022 Meeting**

There were no comments on the minutes.

On MOTION by Mr. Snow seconded by Mr. Toohey with all in favor the minutes of the January 18, 2022 meeting were approved as presented.



**SIXTH ORDER OF BUSINESS****Ratification of Resolution 2022-04, Adopting Amended Prompt Payment Policies**

Ms. Gentry noted the purpose of this resolution is to update the prompt payment policies to include the latest legislative changes.

On MOTION by Mr. Toohey seconded by Mr. Snow with all in favor Resolution 2022-04, adopting amended prompt payment policies was ratified.

**SEVENTH ORDER OF BUSINESS****Discussion of Phase II Easement Access**

The purpose of this item is to continue the discussion held during the last few meetings regarding homeowners that have fences installed within access easements. Mr. Laughlin informed the Board staff has surveyed the homes that have fences built within District easements and found 15 of the fences have been moved, and nine that have not been moved. A memorandum drafted by District Counsel providing the options for proceeding was presented to the Board. The Board directed staff to proceed with Option 1, which is to require every homeowner with improvements that prevent access within the easement area to remove such improvements uniformly from the easement. The means would be to continue to notice each homeowner with a letter requiring them to move the fences and notifying them that if they do not the board will consider legal action, and further transmit such letters to the corresponding HOA to notify the HOA that it is unauthorized to grant the right to install fencing within District access easements and may be held liable by homeowners, the District or others.

On MOTION by Mr. Toohey seconded by Mr. Snow with all in favor proceeding with Option 1 was approved.

Mr. Greenberg suggested Mr. Laughlin send a reminder letter to the homeowners that have not yet removed their fencing from the easements and ask them to provide feedback indicating they are in the process of moving the fence. Ms. Cator asked that the date and time of the next meeting be included in the letter. Additional legal enforcement options against those who have not moved their fences will be discussed at the next meeting.



Mr. Toohey stated that he thought the Phase 3 homeowners who have encroached on easements also need to be noticed and should be given a similar deadline to what was initially done with Phase 2 to keep consistency.

On MOTION by Mr. Toohey seconded by Mr. Snow with all in favor directing staff to put Phase 3 residents that have encroached on easements on notice was approved.

#### **EIGHTH ORDER OF BUSINESS**

#### **Discussion of Phase III Improvements**

Mr. Laughlin stated that the purpose of this item is to discuss some concerns the Board had with some items that need to be taken care of prior to the Phase III project being accepted. Mr. Cowling stated that they have received three proposals from GreenPointe, the first one being for grading and resodding the pond banks. That project should be completed by the end of the week. Another being a fire access easement between phases that should be completed. The last was some cleanup work that has been approved. Mr. Cowling stated he would follow up to see when that cleanup work is scheduled.

Mr. Greenberg mentioned that there is also an issue of a curb on the corner of Bellflower and Amaryllis that was broken over two years ago during repairs that were being made by Dream Finders in the process of trying to get the Phase II roads being accepted. Mr. Cowling asked Mr. Greenberg to send him an email to follow up on the curb repair, and stated that there will be a final walk-through during the process of getting the Phase III roads accepted once the phase is built out. Mr. Greenberg also informed Mr. Cowling that there is an ongoing issue with garbage, especially in the ponds, and construction beginning very early in the morning. Mr. Cowling stated that he would contact the site supervisor regarding the trash. Additionally, Mr. Greenberg mentioned a salesperson that is advising homeowners as to what the rules are in Phase 1.

#### **NINTH ORDER OF BUSINESS**

#### **Discussion on Resident Request for Amenity Facility Use for Yoga**

Mr. Shiver informed the Board that a resident that is a certified yoga instructor would like to bring yoga classes to the Amelia Concourse residents via use of the amenity facility. Mr. Shiver noted he informed the resident the Board would need to approve the request, and if approved, there would need to be an agreement with a provision that the District would receive a percentage of any revenue received.



The Board discussed various concerns such as adding further congestion in the parking lot, creating issues with approving or disapproving similar requests in the future, and whether it truly provides a benefit to the residents.

On MOTION Mr. Snow motioned to approve the resident's request to use the amenity facilities for yoga classes subject to entering into an agreement. Ms. Cator seconded the motion. With Mr. Toohey and Mr. Greenberg opposed, the motion failed.

The Board agreed that they are open to reconsidering the request with more information. Mr. Shiver will poll the community to see how much interest there is in yoga classes.

## **TENTH ORDER OF BUSINESS**

### **Staff Reports (2)**

#### **A. District Counsel**

Ms. Gentry informed the Board the latest legislative session ended on Friday and Ms. Kilinski is compiling a list of all of the bills that passed that may impact the District and that list will be distributed to the Board for their review.

Ms. Gentry also spoke to the vacancy on the Board and asked that anyone interested keep in mind that to be considered, candidates must be at least 18 years of age, registered to vote in Nassau County, U.S. citizens, and residents of the District.

#### **B. District Manager**

Mr. Laughlin informed the Board there are three seats on the Board of Supervisors that are up for election in November of this year; seats 2, 3 and 5. Anyone interested in running for the seats must complete the qualification process and pay a \$25 fee or obtain a number of signatures. The qualification period is between noon, June 13, 2022, and noon, June 17, 2022.

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

Mr. Shiver gave the Board an overview of his report, a copy of which was included in the agenda package. Additionally, Mr. Shiver informed the Board the DVR to the camera system is being replaced at a cost of \$900 and he is meeting with First Coast Trimlight to discuss permanent holiday lighting at the community entrance and the clubhouse.

Lastly, Mr. Shiver stated that he has received numerous complaints about one pond in Phase 1 and both ponds in Phase 2 regarding algae. The pond maintenance company has been



out to treat those issues and will be out again in the week after the meeting. Mr. Shiver is also working with the pond maintenance company to update the permit to install more grass carp.

#### **ELEVENTH 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.

##### **C.    Approval of Check Register**

A copy of the check register totaling \$41,469.27 was included in the agenda package.

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

#### **TWELFTH ORDER OF BUSINESS                      Other Business**

There being none, the next item followed.

#### **THIRTEENTH ORDER OF BUSINESS                      Audience Comments / Supervisor's Requests Supervisor Requests**

Mr. Toohey stated that he had a homeowner reach out to him regarding the feasibility of setting up a small recycle center at the clubhouse to collect aluminum cans. He informed the resident he can write up a formal request for the Board to consider. Mr. Shiver stated that several years ago he installed receptacles for recycling at the clubhouse and it just filled up with garbage.

##### **Audience Comments**

Mr. Craig, 95128 Snapdragon, stated that he is one of the homeowners in Phase 2 who had a fence installed after approval by the HOA and that he will honor the easement. However, there is a telephone box in the middle of the easement so to access the easement, the contractor has to go through his front yard and backyard. He requested that the utility box be moved so the contractor does not have to drive through his property. Mr. Laughlin stated staff will look into whether Comcast has easements in the area and if they are able to move the utility boxes. Mr. Bill Busby, 95182 Snapdragon, stated that a truck has also driven through his yard to avoid damaging the drainage system.



Mr. Wayne, 85177 Amaryllis Court, asked if the gates will be repaired. Mr. Shiver responded that the gates are being upgraded.

Mr. Cowling stated that he is taking the lead on closing out the Phase 3 project, including working on getting the paperwork together to transfer the Phase 3 ponds to the District. Mr. Greenberg stated that it appears there are a number of homeowners that have had work performed by the builder that was contrary to CDD, St. Johns Water Management, etc. regulations and up to this point there has been no acknowledgement of that, or any indication they will correct the issues. He asked that Mr. Cowling look into that.

Mr. Fred Eichmann, 95134 Gladiolus, asked what can be done about the Phase 2 easement issue. Mr. Greenberg and Mr. Shiver responded that multiple solutions will be investigated.

**FOURTEENTH ORDER OF BUSINESS      Next Scheduled Meeting – May 17, 2022 at  
11:00 a.m. at the Amelia Concourse Amenity  
Center**

Mr. Laughlin informed the Board the Fiscal Year 2023 budget will be brought before the Board at the May meeting for approval. A workshop was tentatively added to the meeting schedule on April 19<sup>th</sup> at 11:00 a.m. to discuss the budget prior to approval.

**FIFTEENTH ORDER OF BUSINESS      Adjournment**

On MOTION by Mr. Toohey seconded by Mr. Snow with all in favor the meeting was adjourned.
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Secretary / Assistant Secretary

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Chairman / Vice Chairman



*B.*



MINUTES OF MEETING  
AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Amelia Concourse Community Development District held a workshop on Tuesday, April 19, 2022 at 11:00 a.m. at the Amelia Concourse Amenity Center, 85200 Amaryllis Court, Fernandina Beach, Florida 32034.

Present were:

Harvey Greenberg

Chairman

Also present were:

Daniel Laughlin

District Manager

Lauren Gentry

District Counsel

Tony Shiver

First Coast CMS

One Resident

The following is a summary of the discussions taken at the April 19, 2022 workshop. An audio copy of the proceedings can be obtained by contacting the District Manager.

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Laughlin called the workshop to order at 11:10 a.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Discussion of the Fiscal Year 2023 Budget**

Mr. Laughlin presented a draft proposed budget for Fiscal Year 2023 and noted at this time there is no increase in assessments proposed, although various budget lines have increased such as electric, water and pool maintenance. To avoid an increase in assessments, the capital reserve contribution would have to be lowered.

Mr. Greenberg stated that a conversation needs to be had about increasing the capital reserve contribution given that the estimations it's based off of are outdated. Mr. Laughlin noted the current balance in the capital reserve fund is approximately \$90,000 and the proposed Fiscal Year 2023 budget includes an \$11,000 contribution.

Mr. Laughlin provided an overview of the proposed increases as follows:



Administrative expenditures: Management fees for GMS, \$2,250; postage, \$200; and insurance, \$1,298. Mr. Greenberg stated that he did not think the engineering budget needs to be as high as it is if the matter with the County regarding the acceptance of the Phase 1 roadways can be resolved. Ms. Gentry also noted there were a lot of unusual legal issues that resulted in a higher budget for attorney fees for this year that likely will not recur next year, although KE Law will be requesting a small fee increase.

Field expenditures: Mr. Shiver is awaiting a response from the landscape maintenance company to confirm their proposed increase. The lake maintenance company has proposed an 8% increase effective March 1, 2023, and Mr. Shiver has asked the vendor to provide a quote to maintain the Phase 3 bonds. Mr. Greenberg directed Mr. Shiver to solicit proposals for lake maintenance services to be considered at the next meeting. Mr. Shiver also stated that First Coast CMS is proposing a 7% increase to the pool maintenance, janitorial and management fees. Other increases of note: Irrigation repairs, \$200; electric, \$2,800; water and sewer, \$1,750; amenity center insurance, \$1,846; pool maintenance, \$1,440; pool chemicals, \$1,248; cable, \$150; janitorial, \$600; pest control, \$150; refuse, \$188; and holiday decorations, \$1,500.

Mr. Greenberg asked about the feasibility of solar panels. Mr. Shiver responded that he would obtain quotes, but he did not believe they would be cost effective.

Mr. Greenberg asked how the old pool furniture would be disposed of. Mr. Shiver responded that the furniture is not worth anything in terms of selling it, so it has been offered to the residents of the community and there are only two chaise lounges left.

Mr. Greenberg asked that all professionals keep in mind that resources are limited when considering increases.

Mr. Shiver noted he received two quotes for permanent holiday lighting that will be presented to the Board at a future meeting. First Coast Trim Lights provided a quote of \$3,320 for the structures at the front entrance. To light the clubhouse, tower, and some of the architectural peaks, it would be an additional \$6,468.

Mr. Shiver cautioned that the next large expense the community is looking at is refurbishing the pool, which is estimated to run at least to \$100,000. Mr. Greenberg commented that a discussion needs to be had at the May meeting to come up with a plan for funding the reserves for larger expenses given the aging of the community's facilities. Mr. Laughlin noted that if the capital reserve contribution was increased from \$11,000 to \$50,000, there would be an



\$85 per unit increase in the operations and maintenance assessments. He stated he would include increase the contribution in the budget for now and include a footnote to explain the necessity.

**THIRD ORDER OF BUSINESS**

**Adjournment**

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



*SIXTH ORDER OF BUSINESS*



**Fred C. Eichmann**  
**95134 Gladiolus Place**  
**Fernandina Beach, FL 32034**

MEMO

Date: March 24, 2022

TO: Daniel Laughlin, District Manager, Amelia Concourse CDD

Harvey Greenberg, Chairman, Amelia Concourse CDD

Bill Toohey, Jeffry Snow, and Ellen Cator – CDD Board Members

RE: Amelia Concourse Phase 2 Pond Easement Lots

At last week's CDD meeting (3/15/2022) I was surprised when the board member's discussion evolved to revealing a significant issue with the pond maintenance vendor's driver backing their truck and trailer (with boat) onto the maintenance easement. I have only seen the truck and trailer at the pond shore and leaving an easement. I was unaware that the shape and configuration of the curb inlet to the drainage culvert can be an issue for the driver. In addition, I was not completely aware of how the communication utility fixtures (vertical Comcast versus in-ground AT&T) obstructed backing directly onto the easement. Apparently the driver's solution to this situation is to angle-in over the non-easement (private property) area of the lot! There is an easy remedy to this issue – simply place a couple of boards along the curb! The boards will provide an approach to the curb and are easily carried in the truck. On the pond bank it is obvious the engineers made no provision for trailer launching of small boats. This is not the property owner's problem.

After many months of anguish, as the demand for fence removal has moved forward, because the CDD has the "right" to demand it, we find that backing the truck and trailer from the road to the pond, only on the easement, is not compatible with actual conditions! Apparently, using this method of maintenance, it is perceived to be necessary to drive over private property. Given that the CDD attorney has, more than once, said that individual agreements cannot be made to cross private property for pond maintenance, it appears we need to find a vendor that will use only the easement as intended in the CDD documents. The backing of a truck and trailer (with boat) the length of a lot is not what any owner anticipated. This method of maintenance is not mentioned in the CDD documents.

As to my individual situation: within the easement, at the southeast corner of my lot, there is an AT&T in-ground box. Just outside the easement I have two JEA in-ground boxes. In addition, between the sidewalk and curb outside the easement line extended, I have two lawn sprinklers very vulnerable to damage if driven over by a truck. I consider it not only inappropriate, but unreasonable for a pond maintenance vehicle to drive on my property outside of the easement.



## *SEVENTH ORDER OF BUSINESS*



Photo	Description	Phase
1	Curb - Corner Bellflower/Amaryllis	1
2	Easement - Passthrough Phase 2 &3	2
3	Same as Above #2	2
4	End of Amelia Concourse Fence - 95197/95201 Snapdragon	2
5	Amelia Concourse Fence	2
6	Sod and Irrigation To Be Installed	1
7	Same as Above #2	1
8	Same as #6 - No Signage or Barrier - Windflower	3
9	Meter Between 94894/94896 Windflower - Remove	3
10	Same as Above - 94899/94891 Windflower	3
11	Curbs Cracked/Broken/Improper Repairs - 94878, 94875, 94886 Windflower	3
12	Same as Above - 94915, 94987 Windflower	3
13	Same as Above - These Conditions Are Present Throughout Phase 3	3
14	Fence in Phase 3 - Amelia Concourse - Uneven	3
15	Same as Above - Fencing Throughout - Uneven Doesn't Go to Ground and Missing Caps	3
16	Pond on Orchid Blossom Trail - Algae Blooms	3
17	Same as About	3
No Photo	Fence at Amelia Concourse/Orchid Blossom Trail - Uneven Lot Not Leveled	
No Photo	Remove Signs Amelia Concourse/Orange Blossom Trail & Amelia Concourse/Daisy	









NO PARKING  
ANY TIME  
EMERGENCY  
VEHICLE  
ACCESS

95347

TITANIUM









95201











Windflower TR





















94878

RANGE ROVER





94915























*EIGHTH ORDER OF BUSINESS*



M2 Accents LLC

1098 Three Forks Court  
Saint Augustine, FL 32092 US  
+1 9048917784  
matt@m2accents.com

Estimate

ADDRESS  
Contact Jeff Snow

ESTIMATE 1283  
DATE 04/29/2022  
EXPIRATION DATE 04/29/2022

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	GEMSTONE LIGHTS	Flanking entrance towers	116	20.00	2,320.00
	GEMSTONE LIGHTS		2	500.00	1,000.00
SUBTOTAL					3,320.00
DISCOUNT					-500.00
TAX					0.00
TOTAL					\$2,820.00

Accepted By

Accepted Date



M2 Accents LLC

1098 Three Forks Court  
Saint Augustine, FL 32092 US  
+1 9048917784  
matt@m2accents.com

Estimate

ADDRESS	ESTIMATE	1263
Contact Jeff Snow	DATE	03/29/2022
	EXPIRATION DATE	03/29/2022

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	GEMSTONE LIGHTS		148.50	20.00	2,970.00
	GEMSTONE LIGHTS	Peaks	22	20.00	440.00
	CONTROLER HUB/POWER BOX		1	500.00	500.00
SUBTOTAL					3,910.00
DISCOUNT					-250.00
TAX					0.00
TOTAL					<b>\$3,660.00</b>

Accepted By

Accepted Date



**First Coast Trimlight, LLC**

5225 Phillips Highway Suite 2

Jacksonville, FL 32207 US

[jon@fctrimlight.com](mailto:jon@fctrimlight.com)<https://fctrimlight.com>

## Estimate

**ADDRESS**

Tony Shiver

85200 Amaryllis Court, Fernandina Beach FL United

States

[tony@firstcoastcms.com](mailto:tony@firstcoastcms.com) ♦ 904-506-8410**ESTIMATE** 08550471**DATE** 03/17/2022**EXPIRATION DATE** 04/16/2022

### 1) FRONT ENTRANCE WITH 12" SPACING

DESCRIPTION	QTY	
House Trim - easy installation 12" Spacing <i>Standard channel, Trimlight 12" spacing (priced per foot).</i>	128	
	<b>SUBTOTAL</b>	\$3,328.00
	<b>TAX</b>	\$0.00
<b>Front Entrance with 12" spacing</b>	<b>TOTAL</b>	<b>\$3,328.00</b>

### 2) FRONT ENTRANCE WITH 9" SPACING

DESCRIPTION	QTY	
House Trim - easy installation 9" Spacing <i>Standard channel, Trimlight 9" spacing (priced per foot).</i>	128	
	<b>SUBTOTAL</b>	\$3,584.00
	<b>TAX</b>	\$0.00
<b>front entrance with 9" spacing</b>	<b>TOTAL</b>	<b>\$3,584.00</b>

### 3) FRONT ENTRANCE WITH 6" SPACING

DESCRIPTION	QTY	
House Trim - easy installation 6" Spacing <i>Standard channel, Trimlight 6" spacing (priced per foot).</i>	128	
	<b>SUBTOTAL</b>	\$3,840.00



	TAX	\$0.00
<b>front entrance with 6" spacing</b>	<b>TOTAL</b>	<b>\$3,840.00</b>

**4) CLUBHOUSE WITH 12" SPACING**

DESCRIPTION	QTY	
House Trim - easy installation 12" Spacing <i>Standard channel, Trimlight 12" spacing (priced per foot).</i>	231	
	SUBTOTAL	\$6,468.00
	TAX	\$0.00
<b>clubhouse with 12" spacing</b>	<b>TOTAL</b>	<b>\$6,468.00</b>

**5) CLUBHOUSE WITH 9" SPACING**

DESCRIPTION	QTY	
House Trim - easy installation 9" Spacing <i>Standard channel, Trimlight 9" spacing (priced per foot).</i>	231	
	SUBTOTAL	\$6,930.00
	TAX	\$0.00
<b>clubhouse with 9" spacing</b>	<b>TOTAL</b>	<b>\$6,930.00</b>

**6) CLUBHOUSE WITH 6" SPACING**

DESCRIPTION	QTY	
House Trim - easy installation 6" Spacing <i>Standard channel, Trimlight 6" spacing (priced per foot).</i>	231	
	SUBTOTAL	\$7,392.00
	TAX	\$0.00
<b>clubhouse with 6" spacing</b>	<b>TOTAL</b>	<b>\$7,392.00</b>

**7) ENTRANCE CONTROLLER**

DESCRIPTION	QTY	
Control System - EDGE		
<i>12volt power supply (50-500watt) - UL Certified - Lifetime Warranty - Wifi 2.4G Trimlight controller, power cable, and enclosure box with new cloud-based Trimlight EDGE control box.</i>	2	
Surge Protector	1	



120v plug-in style surge protector. 640Joules

Cable Cover

Color matched cable cover used on roof, walls, and jumping from one channel to another.

4

SUBTOTAL \$900.00

TAX \$0.00

**Entrance controller TOTAL \$900.00**

## 8) CLUBHOUSE CONTROLLER

DESCRIPTION

QTY

Control System - EDGE

12volt power supply (50-500watt) - UL Certified - Lifetime Warranty - Wifi 2.4G Trimlight controller, power cable, and enclosure box with new cloud-based Trimlight EDGE control box.

1

Surge Protector

120v plug-in style surge protector. 640Joules

1

Cable Cover

Color matched cable cover used on roof, walls, and jumping from one channel to another.

6

SUBTOTAL \$540.00

TAX \$0.00

**clubhouse controller TOTAL \$540.00**

ACCEPTED BY

ACCEPTED DATE



## *TENTH ORDER OF BUSINESS*





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**ENERGY SAVINGS REPORT FOR**

---

# Amelia Concourse CDD

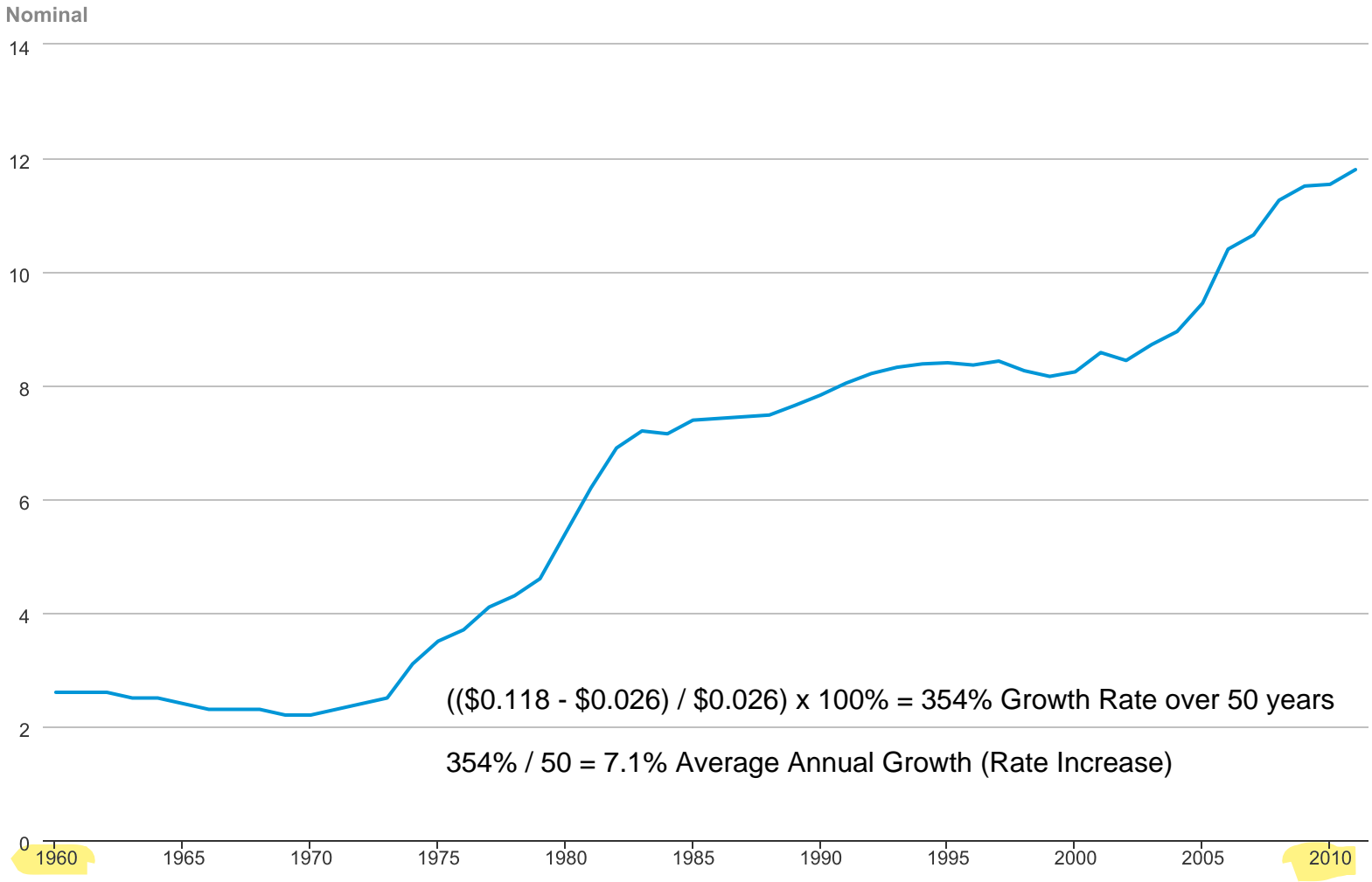
85200 Amaryllis Ct (66164-80262), Fernandina Beach, FL 32034

(904) 537-9034

[lauren@firstcoastcms.com](mailto:lauren@firstcoastcms.com)



**Table 8.10 Average Retail Prices of Electricity, 1960-2011 (Cents per Kilowatthour, Including Taxes), Residential Nominal**





# THE SAVINGS



**\$392,203**

STAY WITH ELECTRIC

**\$275,357**

SWITCH TO SOLAR

**\$785**

Current Average  
Bill



**\$2,092**

Average Bill in  
25 years

**\$9,418**

Current Annual  
Utility Bill



**\$25,106**

Annual Utility Bill in  
25 years

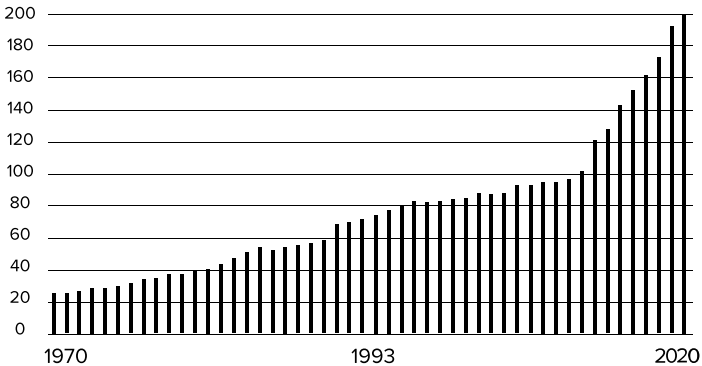
**\$392,203**

25 year cost of doing nothing

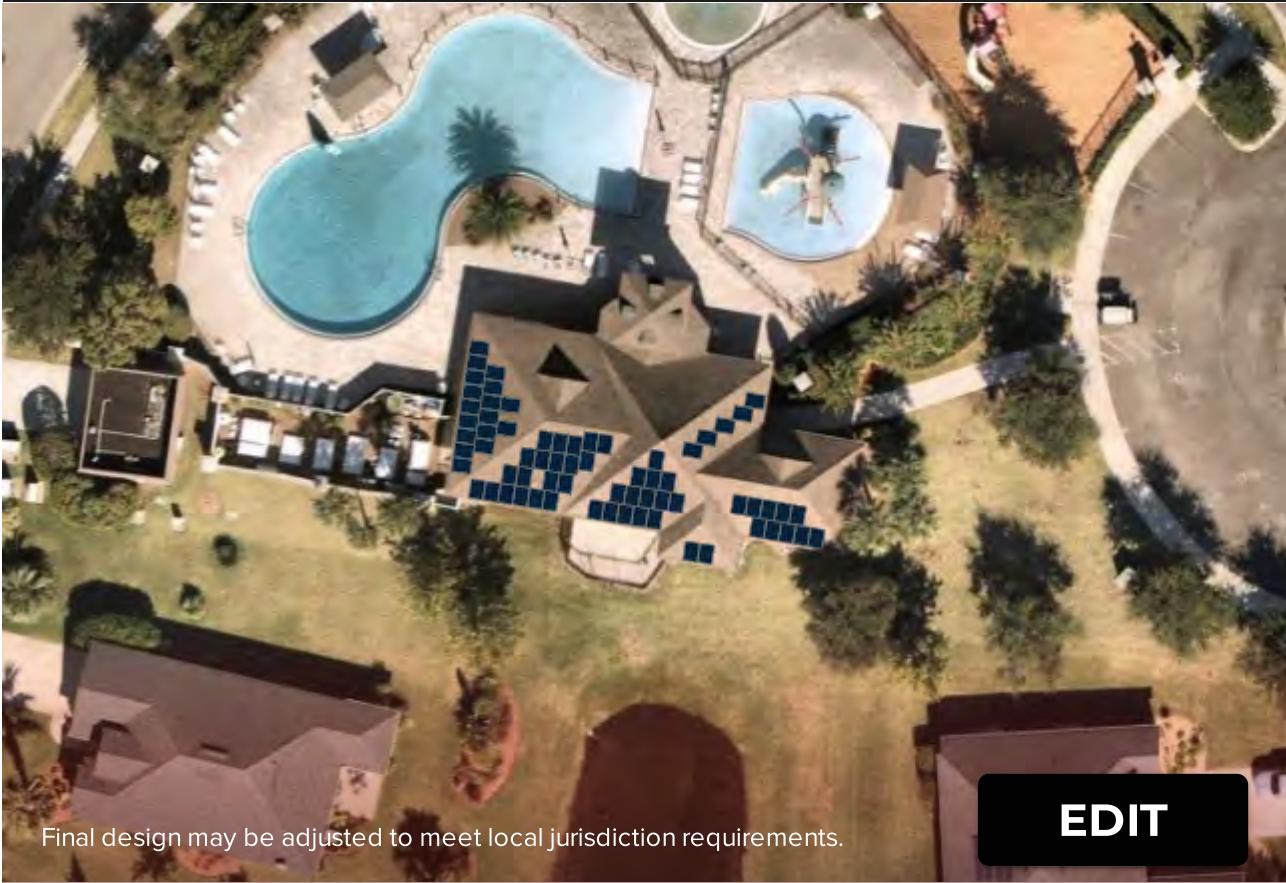


UTILITY PRICES  
HAVE STEADILY  
**INCREASED.**

**SINCE 2003**  
NATIONAL AVERAGE  
**UTILITY PRICES**  
HAVE NEARLY  
**DOUBLED.**

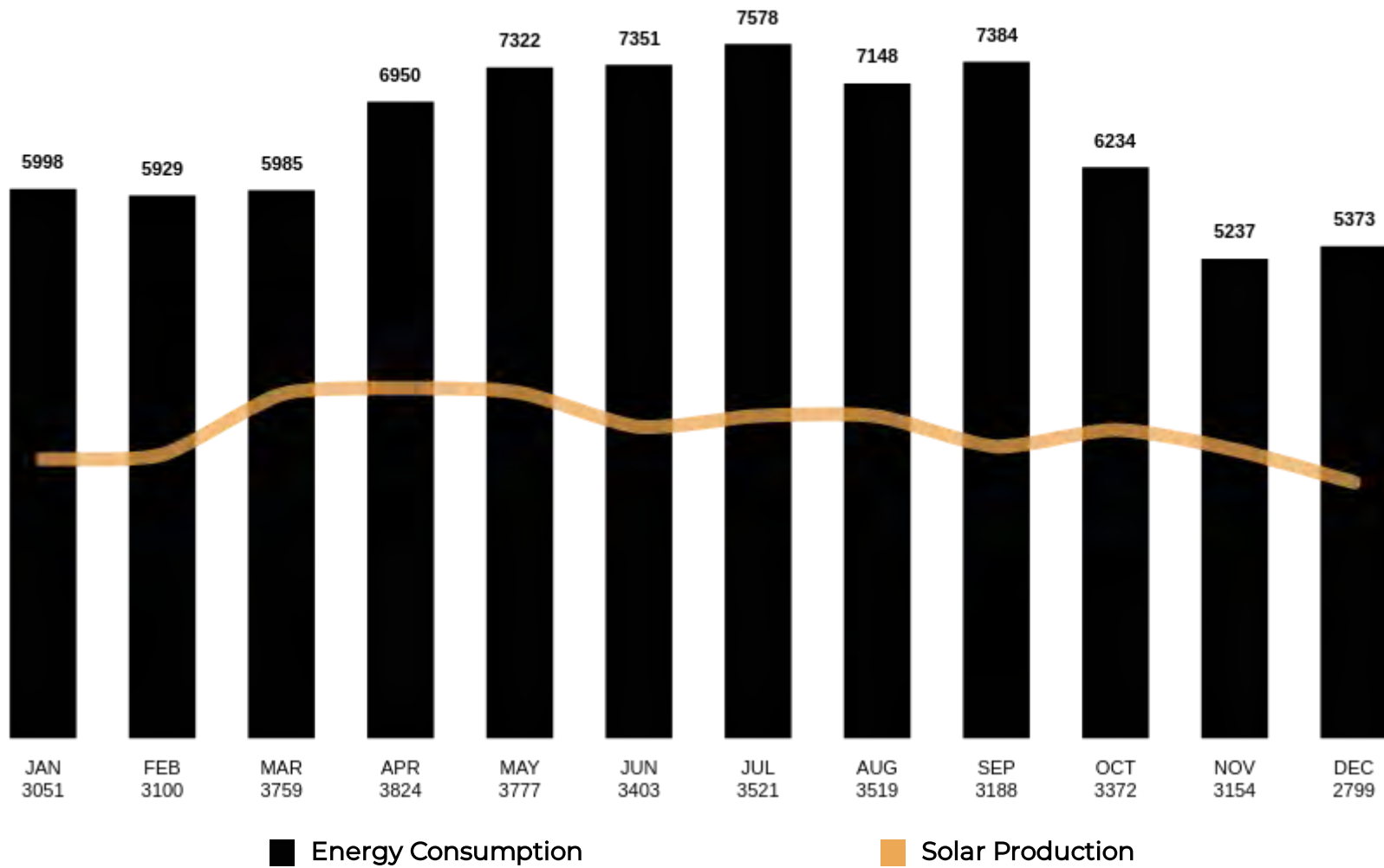


YOUR SOLAR DESIGN

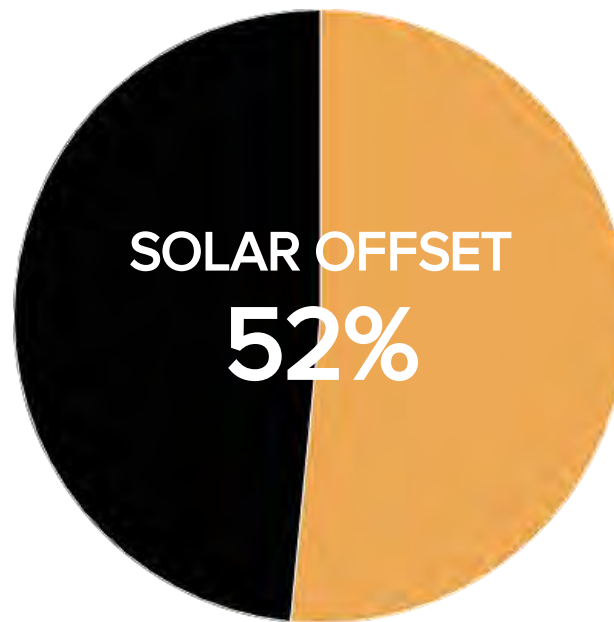


SYSTEM SIZE <b>27.2 kW</b>	ESTIMATED YEARLY PRODUCTION <b>40,469 kWh</b> Show Details
MODULES <b>Titan Solar 400 (x68)</b>	INVERTER <b>SolarEdge</b>



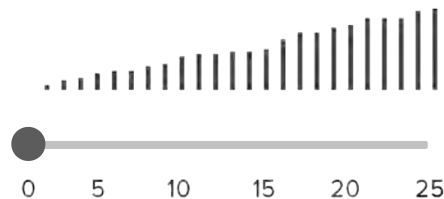






**YOUR CURRENT  
UTILITY BILL**

**\$785**



**YOUR  
SOLAR PAYMENT**

**\$0**

**New Utility Bill: \$385**



**25-YEAR SAVINGS**

**\$116,846**



## Cash

Select Finance Option

### HOW WILL YOU USE YOUR INCENTIVE?



Federal Tax Credit

\$22,328.80

Cash Price

\$85,880.00

Federal Tax Credit

(\$22,328.80)

Net System Cost

**\$63,551**





# THE FACTS

**More solar** will be installed in the United States in the **next two years** than the **last 40+ years combined**



**19**

Tons of  
CO<sub>2</sub> Offset\*

([source](#)).



**672**

Equivalent Number  
of Trees Planted

([source](#)).



**\$ 82,960**

Estimated Value  
Added to Your Home\*

([source](#)).



Current Avg Energy Bill	\$785.00
Avg. Annual Rate Increases	4.0%
Net System Cost	\$63,551
Power Offset	52.0%

	No Solar Annual Power Bill Cost	Post Solar Annual Power Bill Cost	Annual Savings	Payback for ROI	
Year 0	\$9,420.00	\$4,521.60	\$4,898.40	(\$58,653)	
Year 5	\$11,460.87	\$5,501.22	\$5,959.65	(\$31,060)	
Year 10	\$13,943.90	\$6,693.07	\$7,250.83	\$2,511	100% ROI & Everything is Profit after this point
Year 17	\$18,349.22	\$8,807.63	\$9,541.60	\$62,070	200% ROI (Doubled Investment with Savings)
Year 20	\$20,640.38	\$9,907.38	\$10,733.00	\$93,047	





Feel confident that your solar installation is in the hands of the Nation's Top Rooftop Solar Contractor, **Titan Solar Power**.

Titan customizes every detail of your design and project specifically to your unique needs.

## Stage 1 SITE SURVEY

You will receive a call from Titan to schedule in your site survey. Titan's dedicated technician will visit the property to confirm the system design, verify measurements, and adjust for shade and obstructions on roof. After the site evaluation, a solar design expert will make any number of adjustments to the customized plan to ensure everything looks and operates perfectly. From site visit to design, it can take between 3 to 5 weeks.

## Stage 2 DESIGN

Design plans of your solar panel layout are sent and checked over by our Titan Solar Power engineers.

## Stage 3 PERMITTING

After design plans are finalized, they will be submitted by Titan to the local city government Authority Having Jurisdiction (AHJ) for permitting. Permit approvals are subject to schedule of the governing AHJ Department. This can take anywhere from 2 to 8 weeks. Also at this stage utility approval takes place.

## Stage 4 INSTALL

Titan will schedule an Installation date with you! After permit approval, Titan will contact you to schedule installation. When Titan's install team arrives, they will go over the design plans for final approval before they begin. Once the Titan installation crew wraps up the job, they'll finish by giving you a full Solar 101 on the system. Depending on the size of property and system, this phase takes 1 to 2 days.

## Stage 5 FINAL INSPECTION

A final inspection is done by our Solar tech engineers so the job can be classified as Inspection Passed. There must be a final inspection by the city or county before the system can be connected to the grid. Depending upon the time of install, the backlog of solar inspections, and the local government, the estimated time to complete this step is generally 1 to 4 weeks.

## Stage 6 FINAL DOCUMENTS

The Utility Final Documents are submitted. Two things that need to happen before the system can produce electricity. First, Titan will submit the documents to the utility company to connect to the grid. This usually takes 1 to 2 weeks. Second, the utility company has to install net metering to track how much energy is producing.

## Stage 7 PTO

At this stage the Permission to Operate takes place. Your utility provider will give Titan final sign off on turning the solar system on.

## Stage 8 COMPLETED

**PROJECT COMPLETED!**



## *ELEVENTH ORDER OF BUSINESS*





## Governmental Management Services

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*Serving Florida's New Communities*

May 19, 2022

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

Re: Amelia Concourse Community Development District - Request for Fee Increase

Dear Board Members:

Thank you for the opportunity to continue to provide district management services for the Amelia Concourse Community Development District. It has been our distinct privilege to serve as the district management company for the current and previous CDD Boards of Amelia Concourse CDD since 2006.

Our original annual management fee upon being awarded this prestigious contract was \$40,000. The current fee of \$45,000 was approved during the Fiscal Year 2019 Budget process conducted in 2018. We are requesting approval of a fee increase of 5%, raising the annual fee to \$47,250. Our net fee increases over the years is compelling evidence of our longstanding commitment to maintaining an excellent business relationship with Amelia Concourse CDD, while keeping the rate of fee increases well below the pace of inflationary impacts suggested by the consumer price index.

Sincerely,  
  
James Oliver  
Managing Director

Orlando  
219 E. Livingston St.  
Orlando, FL 32801

Jacksonville  
9655 Florida Mining Blvd.  
W  
Suite 305  
Jacksonville, FL 32257

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

Ft. Lauderdale  
5385 N. Nob Hill Rd.  
Sunrise, FL 33351

Tampa  
4648 Eagle Falls Pl  
Tampa, FL 33619

Knoxville  
1001 Bradford Way  
Kingston, TN 37763



## *TWELFTH ORDER OF BUSINESS*





May 19, 2022

Board of Supervisors  
Amelia Concourse Community Development District  
c/o Daniel Laughlin, District Manager

**Re: KE Law Group Proposed 2022/2023 Rates**

Dear Board Members:

We are pleased to have the opportunity to provide legal services for the Amelia Concourse Community Development District, and we would like to take this opportunity to address our hourly rates for the fiscal year beginning October 1, 2022. According to our records, the hourly rates for the provision of legal services have increased only twice since 2012. This letter sets forth our proposal for an adjustment in legal fees charged to the District commencing with the fiscal year beginning October 1, 2022 (FY 2022/2023). The increases are based upon our costs of doing business (including inflationary pressures), the firm hiring various levels of experienced attorneys and market trends and will allow us to continue providing you with high quality legal advice. In order to relieve the burden of a one-time price increase, we propose spreading the increase over a period of 3 years.

	Current	FY 2022/2023	FY 2023/2024	FY 2023/2024
Attorney – Junior Associate	N/A (\$250)	260	270	275
Senior Associate		280	290	295
Attorney – Junior Partner	N/A (\$280)	295	310	315
Senior Partner		305	325	350
Paralegals	150	170	175	180

For reference, the attorneys currently handling the District matters are Jake Whealdon, whose rates for FY 2023 are proposed to be a discounted rate of \$260/hour, Lauren Gentry, whose FY 2023 discounted rate is proposed to be \$280/hour and Jennifer Kilinski, whose FY 2023 discounted rate is proposed to be \$305/hour. The firm's standard new client billing rates are \$350-\$400/hour for partners, \$275-\$300 for associates and \$170-\$195 for paralegals. Any other attorneys working for the District pursuant to Board direction would be billed at the category of discounted rates proposed above.

As we have in the past, we will endeavor to keep our fees as low as possible to you, while maintaining our professional and ethical obligations to provide service. We welcome the opportunity to discuss this proposal with you further. If you agree to this proposed fee increase, please sign below and return a copy to me at [jennifer@kelawgroup.com](mailto:jennifer@kelawgroup.com). If you have any questions, please feel free to call.

Accepted:

\_\_\_\_\_  
Chair, Board of Supervisors  
Date: \_\_\_\_\_

Very truly yours,

KE LAW GROUP, PLLC  
*Jennifer Kilinski*  
Jennifer L. Kilinski



*FOURTEENTH ORDER OF BUSINESS*



## RESOLUTION 2022-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2022/2023; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Amelia Concourse Community Development District ("**District**") prior to June 15, 2022, proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"); and

**WHEREAS**, it is in the best interest of the District to fund the administrative and operations services (together, "**Services**") set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes ("**Assessments**"), as set forth in the preliminary assessment roll included within the Proposed Budget; and

**WHEREAS**, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

**WHEREAS**, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon;

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

**1. PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

**2. DECLARING ASSESSMENTS.** Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the "**District's Office**," 475 West Town Place, Suite 114, St. Augustine, FL 32092. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District's Office. The Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2022, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.



**3. SETTING PUBLIC HEARINGS.** Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: \_\_\_\_\_  
HOUR: 11:00 a.m.  
LOCATION: Amelia Concourse Amenity Center  
85200 Amaryllis Court  
Fernandina Beach, Florida

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

**5. POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 3, and shall remain on the website for at least 45 days.

**6. PUBLICATION OF NOTICE.** The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Nassau County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

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

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

**PASSED AND ADOPTED THIS 17<sup>TH</sup> DAY OF MAY, 2022.**

ATTEST:

**AMELIA CONCOURSE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** Proposed Budget



# **Amelia Concourse Community Development District**



**Proposed Budget  
Fiscal Year 2023**





**Amelia Concourse  
Community Development District**

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**Capital Reserve Fund**

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# Amelia Concourse

## Community Development District

## General Fund

Description	Adopted Budget FY 2022	Actual Thru 4/30/22	Projected Next 5 Months	Total Projected 9/30/22	Proposed Budget FY 2023
<b>Revenues</b>					
Assessments - Tax Roll	\$348,677	\$347,148	\$1,529	\$348,677	\$396,342
Interest Income	\$50	\$11	\$10	\$21	\$100
Rental Revenue/Miscellaneous Revenue	\$500	\$150	\$200	\$350	\$500
<b>TOTAL REVENUES</b>	<b>\$349,227</b>	<b>\$347,309</b>	<b>\$1,739</b>	<b>\$349,048</b>	<b>\$396,942</b>
<b>Expenditures</b>					
<u>Administrative</u>					
Supervisors	\$6,000	\$1,800	\$3,000	\$4,800	\$6,000
FICA Expense	\$459	\$138	\$230	\$367	\$459
Travel	\$300	\$0	\$150	\$150	\$300
Engineering	\$13,000	\$5,103	\$7,400	\$12,503	\$13,000
Attorney Fees	\$25,000	\$12,582	\$12,418	\$25,000	\$25,000
Annual Audit	\$4,050	\$0	\$4,350	\$4,350	\$4,350
Dissemination	\$10,100	\$6,200	\$4,250	\$10,450	\$10,500
Assessment Roll	\$7,500	\$7,500	\$0	\$7,500	\$7,500
Property Appraiser	\$2,400	\$2,175	\$0	\$2,175	\$2,175
Trustee Fees	\$10,000	\$2,813	\$7,150	\$9,963	\$10,000
Arbitrage	\$1,800	\$0	\$1,800	\$1,800	\$1,800
Management Fees	\$45,000	\$26,250	\$18,750	\$45,000	\$47,250
Information Technology	\$1,875	\$1,094	\$781	\$1,875	\$2,000
Website Maintenance	\$750	\$438	\$313	\$750	\$1,000
Telephone	\$500	\$100	\$250	\$350	\$500
Postage	\$800	\$423	\$500	\$923	\$1,000
Insurance	\$10,055	\$9,461	\$0	\$9,461	\$11,353
Printing and Binding	\$1,500	\$603	\$897	\$1,500	\$1,500
Legal Advertising	\$4,500	\$446	\$3,950	\$4,396	\$4,500
Other Current Charges	\$550	\$256	\$275	\$531	\$550
Office Supplies	\$150	\$40	\$85	\$125	\$150
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
<b>TOTAL ADMINISTRATIVE</b>	<b>\$146,464</b>	<b>\$77,596</b>	<b>\$66,548</b>	<b>\$144,144</b>	<b>\$151,062</b>
<b>FIELD:</b>					
<b>Contract Services:</b>					
Landscape Maintenance	\$25,000	\$10,280	\$14,661	\$24,941	\$25,000
Lake Maintenance	\$6,686	\$3,328	\$2,956	\$6,284	\$7,354
Management Company	\$7,140	\$4,165	\$2,975	\$7,140	\$7,639
<b>Subtotal Contract Services</b>	<b>\$38,826</b>	<b>\$17,773</b>	<b>\$20,592</b>	<b>\$38,365</b>	<b>\$39,993</b>
<b>Repairs &amp; Maintenance:</b>					
Repairs & Maintenance	\$16,800	\$7,939	\$8,861	\$16,800	\$16,800
Irrigation Repairs	\$800	\$255	\$545	\$800	\$1,000
Landscape Contingency	\$10,000	\$2,584	\$6,416	\$9,000	\$10,000
<b>Subtotal Repairs and Maintenance</b>	<b>\$27,600</b>	<b>\$10,778</b>	<b>\$15,822</b>	<b>\$26,601</b>	<b>\$27,800</b>



# Amelia Concourse

## Community Development District

## General Fund

Description	Adopted Budget FY 2022	Actual Thru 4/30/22	Projected Next 5 Months	Total Projected 9/30/22	Proposed Budget FY 2023
<b>Utilities:</b>					
Electric	\$28,000	\$15,987	\$11,013	\$27,000	\$30,800
Water & Sewer	\$17,500	\$7,123	\$8,377	\$15,500	\$19,250
<b>Subtotal Utilities</b>	<b>\$45,500</b>	<b>\$23,110</b>	<b>\$19,390</b>	<b>\$42,500</b>	<b>\$50,050</b>
<b>Amenity Center:</b>					
Insurance	\$14,310	\$13,463	\$0	\$13,463	\$16,156
Pool Maintenance	\$14,400	\$8,400	\$7,200	\$15,600	\$16,000
Pool Chemicals	\$12,480	\$3,588	\$6,240	\$9,828	\$13,728
Pool Permits	\$530	\$0	\$530	\$530	\$530
Cable	\$1,500	\$804	\$696	\$1,608	\$2,000
Janitorial	\$5,000	\$3,165	\$2,435	\$5,600	\$5,600
Facility Maintenance	\$10,000	\$880	\$5,560	\$6,440	\$10,000
Pest Control	\$1,500	\$462	\$1,035	\$1,497	\$1,500
Refuse	\$362	\$240	\$206	\$446	\$500
Holiday Decorations	\$4,000	\$5,095	\$0	\$5,095	\$5,500
<b>Subtotal Amenity Center</b>	<b>\$64,082</b>	<b>\$36,097</b>	<b>\$23,902</b>	<b>\$60,107</b>	<b>\$71,514</b>
<b>Reserves:</b>					
Capital Outlay	\$0	\$8,788	\$1,500	\$10,288	\$6,523
Capital Reserve Fund	\$26,754	\$0	\$26,754	\$26,754	\$50,000
<b>Subtotal Reserves</b>	<b>\$26,754</b>	<b>\$8,788</b>	<b>\$28,254</b>	<b>\$37,042</b>	<b>\$56,523</b>
<b>TOTAL FIELD EXPENDITURES</b>	<b>\$202,762</b>	<b>\$96,546</b>	<b>\$107,961</b>	<b>\$204,615</b>	<b>\$245,880</b>
<b>TOTAL EXPENDITURES</b>	<b>\$349,226</b>	<b>\$174,142</b>	<b>\$174,509</b>	<b>\$348,759</b>	<b>\$396,942</b>
<b>EXCESS REVENUE</b>	<b>\$0</b>	<b>\$173,167</b>	<b>(\$172,771)</b>	<b>\$289</b>	<b>\$0</b>

	FY 2022	FY 2023
Net Assessment	\$348,676.60	\$396,342.00
Collection & Discounts (7%)	\$26,244.91	\$27,743.94
Gross Assessment	\$374,921.51	\$424,085.94
No. of Units	458	458
<b>Gross Per Unit Assessment</b>	<b>\$818.61</b>	<b>\$925.95</b>



# **Amelia Concourse**

## **Community Development District**

General Fund Budget  
FY 2023

### **REVENUES:**

#### **Assessments**

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

#### **Miscellaneous Revenue/Interest Income**

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

### **EXPENDITURES:**

#### **Administrative:**

##### **Supervisor Fees**

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

##### **FICA Expense**

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

##### **Travel**

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

##### **Engineering Fees**

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

##### **Attorney**

The District's legal counsel Ke Law Group, PLLC will be providing general legal services to the District, i.e., attendance and preparation for monthly meetings, review operating and maintenance contracts, etc.

##### **Annual Audit**

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



# **Amelia Concourse**

## **Community Development District**

General Fund Budget  
FY 2023

### **Dissemination Agent**

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues. It has contracted with Governmental Management Services, LLC to provide this service. The services cover all requirements for the Series 2007, Series 2016, and Series 2019A/2019B Bonds. An additional fee of \$500 is incurred for a revised amortization fee after the District makes an Optional Redemption payment towards any of the Bonds.

### **Assessment Roll**

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

### **Trustee Fees**

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

### **Arbitrage**

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

### **Management Fees**

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

### **Information Technology**

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

### **Website Maintenance**

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

### **Telephone**

The cost of telephone and fax machine service.

### **Postage**

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

### **Insurance**

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



# **Amelia Concourse**

## **Community Development District**

General Fund Budget  
FY 2023

### **Printing & Binding**

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

### **Legal Advertising**

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

### **Other Current Charges**

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

### **Office Supplies**

Miscellaneous office supplies.

### **Dues, Licenses & Subscriptions**

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

### **Field:**

### **Landscape Maintenance**

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

<b>Vendor</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
Trim All Lawn	Landscape Maintenance	\$2,031	\$17,622
	Contingency		\$634
<b>Total</b>			<b>\$25,000</b>

### **Lake Maintenance**

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

<b>Vendor</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
Solitude	Lake Maintenance	\$613	\$7,354
<b>Total</b>			<b>\$7,354</b>



# **Amelia Concourse**

## **Community Development District**

General Fund Budget  
FY 2023

### **Management Company**

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

<b>Vendor</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
First Coast CMS	Management Fees	\$637	\$7,639
<b>Total</b>			<b>\$7,639</b>

### **Repairs and Maintenance**

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

### **Irrigation Repairs and Maintenance**

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

### **Landscape Contingency**

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

### **Electric**

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

<b>Location</b>	<b>Meter Number</b>	<b>Monthly</b>	<b>Annual</b>
85200 Amaryllis Ct	66164-80262	\$720	\$8,640
85200 Amaryllis Ct St Lights	69397-29510	\$785	\$9,420
95016 Daisy Ln # Entry Light	47823-07021	\$25	\$300
95016 Daisy Ln	10995-48073	\$954	\$11,448
Contingency for new accounts		\$83	\$992
<b>Total</b>			<b>\$30,800</b>

### **Water and Sewer**

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

<b>Location</b>	<b>Meter Number</b>	<b>Monthly</b>	<b>Annual</b>
85190 Amaryllis Ct	67891789	\$475	\$5,700
85200 Amaryllis Ct	67891709	\$645	\$7,740
85200 Amaryllis Ct - Sewer	67891712	\$247	\$2,964
85200 Amaryllis Ct - Water	67891712	\$101	\$1,212
Contingency for new accounts		\$136	\$1,634
<b>Total</b>			<b>\$19,250</b>

### **Insurance**

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



# Amelia Concourse

## Community Development District

General Fund Budget  
FY 2023

### Pool Maintenance

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

Vendor	Description	Monthly	Annual
First Coast CMS	Pool Maintenance	\$1,333	\$16,000
<b>Total</b>			<b>\$16,600</b>

### Pool Chemicals

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

Vendor	Description	Monthly	Annual
Pool Sure	Pool Chemicals	\$1,144	\$13,728
<b>Total</b>			<b>\$13,728</b>

### Pool Permits

Represents the estimated cost for pool permits.

### Cable/Internet Service

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

Vendor	Description	Monthly	Annual
ATT	Cable & Internet	\$134	\$1,608
	Contingency		\$392
<b>Total</b>			<b>\$2,000</b>

### Janitorial Services

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

Vendor	Description	Monthly	Annual
First Coast CMS	Janitorial Services	\$467	\$5,600
<b>Total</b>			<b>\$5,600</b>



# **Amelia Concourse**

## **Community Development District**

General Fund Budget  
FY 2023

### **Facility Maintenance**

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

### **Pest Control**

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

<b>Vendor</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
Nadars	Pest Control	\$77	\$924
	Contingency		\$576
<b>Total</b>			<b>\$1,500</b>

### **Refuse**

Garbage disposal services provided by Advanced Disposal.

<b>Vendor</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
Advanced Disposal	Refuse	\$42	\$500
<b>Total</b>			<b>\$500</b>

### **Holiday Decorations**

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

### **Capital Outlay**

Funds for purchases of equipment for the Amenity Center.

### **Capital Reserve Fund**

Money set aside for future replacements of capital related items.



# Amelia Concourse

## Community Development District

## Debt Service Fund

Series 2007

Description	Adopted Budget FY 2022	Proposed Budget FY 2023
<b>Revenues</b>		
Special Assessments <sup>(1)</sup>	\$116,683	\$116,683
Interest Income	\$0	\$500
Other Revenue Sources	\$394,692	\$394,893
<b>TOTAL REVENUES</b>	<b>\$511,375</b>	<b>\$512,076</b>
<b>Expenditures</b>		
<u>Series 2007</u>		
Debt Service Obligation	\$511,375	\$511,375
<b>TOTAL EXPENDITURES</b>	<b>\$511,375</b>	<b>\$511,375</b>
<b>Other Sources and Uses</b>		
Property Appraiser	\$0	\$701
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$0</b>	<b>\$701</b>
<b>EXCESS REVENUES</b>	<b>\$0</b>	<b>\$0</b>

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

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



# Amelia Concourse

## Community Development District

Debt Service Fund

Series 2016

Description	Adopted Budget FY 2022	Actual Thru 4/30/22	Projected Next 5 Months	Total Projected 9/30/22	Proposed Budget FY 2023
<b>Revenues</b>					
Special Assessments	\$149,500	\$148,517	\$983	\$149,500	\$149,500
Interest Income	\$30	\$6	\$15	\$21	\$100
Carry Forward Surplus	\$109,972	\$85,325	\$0	\$85,325	\$81,477
<b>TOTAL REVENUES</b>	<b>\$259,502</b>	<b>\$233,848</b>	<b>\$998</b>	<b>\$234,846</b>	<b>\$231,077</b>
<b>Expenditures</b>					
<u>Series 2016</u>					
Interest - 11/1	\$57,150	\$57,150	\$0	\$57,150	\$55,950
Principal Prepayment-11/1	\$5,000	\$5,000	\$0	\$5,000	\$10,000
Interest - 5/1	\$57,150	\$0	\$57,150	\$57,150	\$55,950
Principal - 5/1	\$30,000	\$0	\$30,000	\$30,000	\$35,000
Principal Prepayment - 5/1	\$0	\$0	\$5,000	\$5,000	\$10,000
<b>TOTAL EXPENDITURES</b>	<b>\$149,300</b>	<b>\$62,150</b>	<b>\$92,150</b>	<b>\$154,300</b>	<b>\$166,900</b>
<b>Other Sources and Uses</b>					
Property Appraiser	\$1,710	\$931	\$0	\$931	\$931
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$1,710</b>	<b>\$931</b>	<b>\$0</b>	<b>\$931</b>	<b>\$931</b>
<b>EXCESS REVENUES</b>	<b>\$111,912</b>	<b>\$172,629</b>	<b>(\$91,152)</b>	<b>\$81,477</b>	<b>\$65,108</b>

Interest 11/1/2023 \$54,900



**Amelia Concourse**  
Community Development District

**Amortization Schedule**  
Series 2016 Capital Improvement Bonds

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
05/01/22	\$ 1,900,000	6.0%	\$ 35,000	\$ 57,000	
11/01/22	\$ 1,865,000	6.0%	\$ -	\$ 55,950	\$ 146,900
05/01/23	\$ 1,865,000	6.0%	\$ 35,000	\$ 55,950	
11/01/23	\$ 1,830,000	6.0%	\$ -	\$ 54,900	\$ 144,800
05/01/24	\$ 1,830,000	6.0%	\$ 35,000	\$ 54,900	
11/01/24	\$ 1,795,000	6.0%	\$ -	\$ 53,850	\$ 147,700
05/01/25	\$ 1,795,000	6.0%	\$ 40,000	\$ 53,850	
11/01/25	\$ 1,755,000	6.0%	\$ -	\$ 52,650	\$ 145,300
05/01/26	\$ 1,755,000	6.0%	\$ 40,000	\$ 52,650	
11/01/26	\$ 1,715,000	6.0%	\$ -	\$ 51,450	\$ 142,900
05/01/27	\$ 1,715,000	6.0%	\$ 40,000	\$ 51,450	
11/01/27	\$ 1,675,000	6.0%	\$ -	\$ 50,250	\$ 145,500
05/01/28	\$ 1,675,000	6.0%	\$ 45,000	\$ 50,250	
11/01/28	\$ 1,630,000	6.0%	\$ -	\$ 48,900	\$ 147,800
05/01/29	\$ 1,630,000	6.0%	\$ 50,000	\$ 48,900	
11/01/29	\$ 1,580,000	6.0%	\$ -	\$ 47,400	\$ 144,800
05/01/30	\$ 1,580,000	6.0%	\$ 50,000	\$ 47,400	
11/01/30	\$ 1,530,000	6.0%	\$ -	\$ 45,900	\$ 146,800
05/01/31	\$ 1,530,000	6.0%	\$ 55,000	\$ 45,900	
11/01/31	\$ 1,475,000	6.0%	\$ -	\$ 44,250	\$ 143,500
05/01/32	\$ 1,475,000	6.0%	\$ 55,000	\$ 44,250	
11/01/32	\$ 1,420,000	6.0%	\$ -	\$ 42,600	\$ 145,200
05/01/33	\$ 1,420,000	6.0%	\$ 60,000	\$ 42,600	
11/01/33	\$ 1,360,000	6.0%	\$ -	\$ 40,800	\$ 146,600
05/01/34	\$ 1,360,000	6.0%	\$ 65,000	\$ 40,800	
11/01/34	\$ 1,295,000	6.0%	\$ -	\$ 38,850	\$ 147,700
05/01/35	\$ 1,295,000	6.0%	\$ 70,000	\$ 38,850	
11/01/35	\$ 1,225,000	6.0%	\$ -	\$ 36,750	\$ 148,500
05/01/36	\$ 1,225,000	6.0%	\$ 75,000	\$ 36,750	
11/01/36	\$ 1,150,000	6.0%	\$ -	\$ 34,500	\$ 144,000
05/01/37	\$ 1,150,000	6.0%	\$ 75,000	\$ 34,500	
11/01/37	\$ 1,075,000	6.0%	\$ -	\$ 32,250	\$ 144,500
05/01/38	\$ 1,075,000	6.0%	\$ 80,000	\$ 32,250	
11/01/38	\$ 995,000	6.0%	\$ -	\$ 29,850	\$ 144,700
05/01/39	\$ 995,000	6.0%	\$ 85,000	\$ 29,850	
11/01/39	\$ 910,000	6.0%	\$ -	\$ 27,300	\$ 144,600
05/01/40	\$ 910,000	6.0%	\$ 90,000	\$ 27,300	
11/01/40	\$ 820,000	6.0%	\$ -	\$ 24,600	\$ 144,200
05/01/41	\$ 820,000	6.0%	\$ 95,000	\$ 24,600	
11/01/41	\$ 725,000	6.0%	\$ -	\$ 21,750	\$ 148,500
05/01/42	\$ 725,000	6.0%	\$ 105,000	\$ 21,750	
11/01/42	\$ 620,000	6.0%	\$ -	\$ 18,600	\$ 147,200
05/01/43	\$ 620,000	6.0%	\$ 110,000	\$ 18,600	
11/01/43	\$ 510,000	6.0%	\$ -	\$ 15,300	\$ 145,600
05/01/44	\$ 510,000	6.0%	\$ 115,000	\$ 15,300	
11/01/44	\$ 395,000	6.0%	\$ -	\$ 11,850	\$ 148,700
05/01/45	\$ 395,000	6.0%	\$ 125,000	\$ 11,850	
11/01/45	\$ 270,000	6.0%	\$ -	\$ 8,100	\$ 146,200
05/01/46	\$ 270,000	6.0%	\$ 130,000	\$ 8,100	
11/01/46	\$ 140,000	6.0%	\$ -	\$ 4,200	\$ 148,400
05/01/47	\$ -	6.0%	\$ 140,000	\$ 4,200	
Total			\$ 1,865,000	\$ 1,785,600	\$ 3,650,600



# Amelia Concourse

## Community Development District

Debt Service Fund  
Series 2019A

Description	Adopted Budget FY 2022	Actual Thru 4/30/22	Projected Next 5 Months	Total Projected 9/30/22	Proposed Budget FY 2023
<b>Revenues</b>					
Special Assessments	\$212,603	\$198,816	\$13,787	\$212,603	\$212,603
Special Assessments- Prepayments	\$0	\$115,507	\$0	\$115,507	\$0
Interest Income	\$30	\$8	\$15	\$23	\$50
Carry Forward Surplus	\$85,939	\$182,263	\$0	\$182,263	\$95,705
<b>TOTAL REVENUES</b>	<b>\$298,572</b>	<b>\$496,594</b>	<b>\$13,802</b>	<b>\$510,396</b>	<b>\$308,358</b>
<b>Expenditures</b>					
<b>Series 2019A</b>					
Interest - 11/1	\$79,665	\$79,665	\$0	\$79,665	\$72,744
Principal Prepayment - 11/1	\$40,000	\$85,000	\$0	\$85,000	\$40,000
Interest - 2/1	\$0	\$1,201	\$0	\$1,201	\$0
Principal Prepayment - 1/1	\$0	\$85,000	\$0	\$85,000	\$0
Interest - 5/1	\$79,665	\$0	\$74,863	\$74,863	\$72,744
Principal - 5/1	\$40,000	\$0	\$40,000	\$40,000	\$40,000
Principal Prepayment - 5/1	\$0	\$0	\$35,000	\$35,000	\$0
Principal Prepayment - 8/1	\$0	\$0	\$15,000	\$15,000	\$0
Interest prepayment - 8/1	\$0	\$0	\$212	\$212	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$239,330</b>	<b>\$250,866</b>	<b>\$165,074</b>	<b>\$415,940</b>	<b>\$225,488</b>
<b>Other Sources and Uses</b>					
Property Appraiser	\$0	\$1,246	\$0	\$1,246	\$1,246
Interfund Transfer	\$0	\$3	\$0	\$3	\$0
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$0</b>	<b>\$1,249</b>	<b>\$0</b>	<b>\$1,249</b>	<b>\$1,246</b>
<b>EXCESS REVENUES</b>	<b>\$59,242</b>	<b>\$246,978</b>	<b>(\$151,273)</b>	<b>\$95,705</b>	<b>\$84,116</b>

Interest 11/1/2023 \$79,948

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



**Amelia Concourse**  
Community Development District

**Amortization Schedule**  
Series 2019A Capital Improvement Revenue Bonds

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
05/01/21		5.65%	\$ 35,000	\$ 83,478.75	\$ 123,478.75
11/01/21	\$ 2,575,000	5.65%	\$ -	\$ 72,743.75	
05/01/22	\$ 2,650,000	5.65%	\$ 75,000	\$ 74,862.50	\$ 222,606.25
11/01/22	\$ 2,575,000	5.65%	\$ -	\$ 72,743.75	
05/01/23	\$ 2,575,000	5.65%	\$ 40,000	\$ 72,743.75	\$ 185,487.50
11/01/23	\$ 2,535,000	5.65%	\$ -	\$ 71,613.75	
05/01/24	\$ 2,535,000	5.65%	\$ 45,000	\$ 71,613.75	\$ 188,227.50
11/01/24	\$ 2,490,000	5.65%	\$ -	\$ 70,342.50	
05/01/25	\$ 2,490,000	5.65%	\$ 45,000	\$ 70,342.50	\$ 185,685.00
11/01/25	\$ 2,445,000	5.65%	\$ -	\$ 69,071.25	
05/01/26	\$ 2,445,000	5.65%	\$ 50,000	\$ 69,071.25	\$ 188,142.50
11/01/26	\$ 2,395,000	5.65%	\$ -	\$ 67,658.75	
05/01/27	\$ 2,395,000	5.65%	\$ 55,000	\$ 67,658.75	\$ 190,317.50
11/01/27	\$ 2,340,000	5.65%	\$ -	\$ 66,105.00	
05/01/28	\$ 2,340,000	5.65%	\$ 55,000	\$ 66,105.00	\$ 187,210.00
11/01/28	\$ 2,285,000	5.65%	\$ -	\$ 64,551.25	
05/01/29	\$ 2,285,000	5.65%	\$ 60,000	\$ 64,551.25	\$ 189,102.50
11/01/29	\$ 2,225,000	5.65%	\$ -	\$ 62,856.25	
05/01/30	\$ 2,225,000	5.65%	\$ 60,000	\$ 62,856.25	\$ 185,712.50
11/01/30	\$ 2,165,000	5.65%	\$ -	\$ 61,161.25	
05/01/31	\$ 2,165,000	5.65%	\$ 65,000	\$ 61,161.25	\$ 187,322.50
11/01/31	\$ 2,100,000	5.65%	\$ -	\$ 59,325.00	
05/01/32	\$ 2,100,000	5.65%	\$ 70,000	\$ 59,325.00	\$ 188,650.00
11/01/32	\$ 2,030,000	5.65%	\$ -	\$ 57,347.50	
05/01/33	\$ 2,030,000	5.65%	\$ 75,000	\$ 57,347.50	\$ 189,695.00
11/01/33	\$ 1,955,000	5.65%	\$ -	\$ 55,228.75	
05/01/34	\$ 1,955,000	5.65%	\$ 80,000	\$ 55,228.75	\$ 190,457.50
11/01/34	\$ 1,875,000	5.65%	\$ -	\$ 52,968.75	
05/01/35	\$ 1,875,000	5.65%	\$ 80,000	\$ 52,968.75	\$ 185,937.50
11/01/35	\$ 1,795,000	5.65%	\$ -	\$ 50,708.75	
05/01/36	\$ 1,795,000	5.65%	\$ 85,000	\$ 50,708.75	\$ 186,417.50
11/01/36	\$ 1,710,000	5.65%	\$ -	\$ 48,307.50	
05/01/37	\$ 1,710,000	5.65%	\$ 90,000	\$ 48,307.50	\$ 186,615.00
11/01/37	\$ 1,620,000	5.65%	\$ -	\$ 45,765.00	
05/01/38	\$ 1,620,000	5.65%	\$ 95,000	\$ 45,765.00	\$ 186,530.00
11/01/38	\$ 1,525,000	5.65%	\$ -	\$ 43,081.25	
05/01/39	\$ 1,525,000	5.65%	\$ 105,000	\$ 43,081.25	\$ 191,162.50
11/01/39	\$ 1,420,000	5.65%	\$ -	\$ 40,115.00	
05/01/40	\$ 1,420,000	5.65%	\$ 110,000	\$ 40,115.00	\$ 190,230.00
11/01/40	\$ 1,310,000	5.65%	\$ -	\$ 37,007.50	
05/01/41	\$ 1,310,000	5.65%	\$ 115,000	\$ 37,007.50	\$ 189,015.00
11/01/41	\$ 1,195,000	5.65%	\$ -	\$ 33,758.75	
05/01/42	\$ 1,195,000	5.65%	\$ 120,000	\$ 33,758.75	\$ 187,517.50
11/01/42	\$ 1,075,000	5.65%	\$ -	\$ 30,368.75	
05/01/43	\$ 1,075,000	5.65%	\$ 130,000	\$ 30,368.75	\$ 190,737.50
11/01/43	\$ 945,000	5.65%	\$ -	\$ 26,696.25	
05/01/44	\$ 945,000	5.65%	\$ 135,000	\$ 26,696.25	\$ 188,392.50
11/01/44	\$ 810,000	5.65%	\$ -	\$ 22,882.50	
05/01/45	\$ 810,000	5.65%	\$ 145,000	\$ 22,882.50	\$ 190,765.00
11/01/45	\$ 665,000	5.65%	\$ -	\$ 18,786.25	
05/01/46	\$ 665,000	5.65%	\$ 155,000	\$ 18,786.25	\$ 192,572.50
11/01/46	\$ 510,000	5.65%	\$ -	\$ 14,407.50	
05/01/47	\$ 510,000	5.65%	\$ 160,000	\$ 14,407.50	\$ 188,815.00
11/01/47	\$ 350,000	5.65%	\$ -	\$ 9,887.50	
05/01/48	\$ 350,000	5.65%	\$ 170,000	\$ 9,887.50	\$ 189,775.00
11/01/48	\$ 180,000	5.65%	\$ -	\$ 5,085.00	
05/01/49	\$ 180,000	5.65%	\$ 180,000	\$ 5,085.00	\$ 190,170.00
Total			\$ 2,575,000	\$ 2,515,662.50	\$ 5,090,662.50



# Amelia Concourse

## Community Development District

### Debt Service Fund

Series 2019B

Description	Adopted Budget FY 2022	Actual Thru 4/30/22	Projected Next 5 Months	Total Projected 9/30/22	Proposed Budget FY 2023
<b>Revenues</b>					
Special Assessments	\$118,350	\$0	\$60,749	\$60,749	\$56,488
Special Assessments- Prepayments	\$0	\$676,684	\$0	\$676,684	\$0
Special Assessments- Prepayment Interest	\$0	\$15,668	\$0	\$15,668	\$0
Interest Income	\$50	\$14	\$12	\$26	\$100
Carry Forward Surplus	\$101,894	\$781,021	\$0	\$781,021	\$30,202
<b>TOTAL REVENUES</b>	<b>\$220,294</b>	<b>\$1,473,387</b>	<b>\$60,761</b>	<b>\$1,534,148</b>	<b>\$86,790</b>
<b>Expenditures</b>					
<u>Series 2019B-1</u>					
Interest - 11/1	\$35,044	\$35,044	\$0	\$35,044	\$14,831
Principal Prepayment - 11/1	\$220,000	\$320,000	\$0	\$320,000	\$0
Principal Prepayment - 2/1	\$0	\$250,000	\$0	\$250,000	\$0
Interest Prepayment - 2/1	\$0	\$3,281	\$0	\$3,281	\$0
Interest - 5/1	\$29,269	\$0	\$20,081	\$20,081	\$14,831
Principal Prepayment - 5/1	\$0	\$0	\$200,000	\$200,000	\$0
Principal Prepayment - 8/1	\$0	\$0	\$0	\$0	\$0
Prepayment Interest - 8/1	\$0	\$0	\$0	\$0	\$0
<u>Series 2019B-2</u>					
Interest - 11/1	\$35,706	\$35,706	\$0	\$35,706	\$13,413
Principal Prepayment - 11/1	\$160,000	\$235,000	\$0	\$235,000	\$0
Principal Prepayment - 2/1	\$0	\$180,000	\$0	\$180,000	\$0
Interest Prepayment - 2/1	\$0	\$3,263	\$0	\$3,263	\$0
Interest - 5/1	\$29,906	\$0	\$20,663	\$20,663	\$13,413
Principal Prepayment - 5/1	\$0	\$0	\$150,000	\$150,000	\$0
Principal Prepayment - 8/1	\$0	\$0	\$50,000	\$50,000	\$0
Prepayment Interest - 8/1	\$0	\$0	\$906	\$906	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$509,925</b>	<b>\$1,062,294</b>	<b>\$441,650</b>	<b>\$1,503,944</b>	<b>\$56,488</b>
<b>Other Sources and Uses</b>					
Interfund Transfer	\$0	(\$2)	\$0	(\$2)	\$0
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$0</b>	<b>(\$2)</b>	<b>\$0</b>	<b>(\$2)</b>	<b>\$0</b>
<b>EXCESS REVENUES</b>	<b>(\$289,632)</b>	<b>\$411,091</b>	<b>(\$380,889)</b>	<b>\$30,202</b>	<b>\$30,303</b>

Interest 11/1/2023

\$28,244



**Amelia Concourse**  
Community Development District

**Amortization Schedule**  
Series 2019B-1 Capital Improvement Revenue Bonds

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
05/01/22	\$ 765,000	5.25%	\$ 200,000	\$ 20,081	\$ 625,125
11/01/22	\$ 565,000	5.25%	\$ -	\$ 14,831	
05/01/23	\$ 565,000	5.25%	\$ -	\$ 14,831	\$ 29,663
11/01/23	\$ 565,000	5.25%	\$ -	\$ 14,831	
05/01/24	\$ 565,000	5.25%	\$ -	\$ 14,831	\$ 29,663
11/01/24	\$ 565,000	5.25%	\$ -	\$ 14,831	
05/01/25	\$ 565,000	5.25%	\$ -	\$ 14,831	\$ 29,663
11/01/25	\$ 565,000	5.25%	\$ -	\$ 14,831	
05/01/26	\$ 565,000	5.25%	\$ -	\$ 14,831	\$ 29,663
11/01/26	\$ 565,000	5.25%	\$ -	\$ 14,831	
05/01/27	\$ 565,000	5.25%	\$ -	\$ 14,831	\$ 29,663
11/01/27	\$ 565,000	5.25%	\$ -	\$ 14,831	
05/01/28	\$ 565,000	5.25%	\$ -	\$ 14,831	\$ 29,663
11/01/28	\$ 565,000	5.25%	\$ -	\$ 14,831	
05/01/29	\$ 565,000	5.25%	\$ 565,000	\$ 14,831	\$ 29,663
Total			\$ 565,000	\$ 262,763	\$ 832,763



# Amelia Concourse

Community Development District

## Amortization Schedule

Series 2019B-2 Capital Improvement Revenue Bonds

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
05/01/22	\$ 570,000	7.25%	\$ 200,000	\$ 20,663	\$ -
11/01/22	\$ 370,000	7.25%	\$ -	\$ 13,413	\$ 234,075
05/01/23	\$ 370,000	7.25%	\$ -	\$ 13,413	\$ -
11/01/23	\$ 370,000	7.25%	\$ -	\$ 13,413	\$ 26,825
05/01/24	\$ 370,000	7.25%	\$ -	\$ 13,413	\$ -
11/01/24	\$ 370,000	7.25%	\$ -	\$ 13,413	\$ 26,825
05/01/25	\$ 370,000	7.25%	\$ -	\$ 13,413	\$ -
11/01/25	\$ 370,000	7.25%	\$ -	\$ 13,413	\$ 26,825
05/01/26	\$ 370,000	7.25%	\$ -	\$ 13,413	\$ -
11/01/26	\$ 370,000	7.25%	\$ -	\$ 13,413	\$ 26,825
05/01/27	\$ 370,000	7.25%	\$ -	\$ 13,413	\$ -
11/01/27	\$ 370,000	7.25%	\$ -	\$ 13,413	\$ 26,825
05/01/28	\$ 370,000	7.25%	\$ -	\$ 13,413	\$ -
11/01/28	\$ 370,000	7.25%	\$ -	\$ 13,413	\$ 26,825
05/01/29	\$ 370,000	7.25%	\$ 370,000	\$ 13,413	\$ -
Total			\$ 370,000	\$ 244,144	\$ 866,394



**Amelia Concourse**  
Community Development District

Amelia Concourse SPE, LLC

Description	Adopted Budget FY 2022	Actual Thru 4/30/22	Projected Next 5 Months	Total Projected 9/30/22	Proposed Budget FY 2023
<b>Revenues</b>					
Bondholder Funding	\$25,650	\$19,144	\$6,506	\$25,650	\$25,650
<b>TOTAL REVENUES</b>	<b>\$25,650</b>	<b>\$19,144</b>	<b>\$6,506</b>	<b>\$25,650</b>	<b>\$25,650</b>
<b>Expenditures</b>					
Annual Corporate Fees	\$150	\$144	\$6	\$150	\$150
Bank Charges/Other Current	\$1,500	\$570	\$930	\$1,500	\$1,500
Contingency/Miscellaneous	\$2,500	\$0	\$1,250	\$1,250	\$2,500
Insurance - Liability	\$1,500	\$0	\$750	\$750	\$1,500
Management Fees	\$20,000	\$9,000	\$11,000	\$20,000	\$20,000
<b>TOTAL EXPENDITURES</b>	<b>\$25,650</b>	<b>\$9,714</b>	<b>\$13,936</b>	<b>\$23,650</b>	<b>\$25,650</b>
<b>EXCESS REVENUES</b>	<b>\$0</b>	<b>\$9,430</b>	<b>(\$7,430)</b>	<b>\$2,000</b>	<b>\$0</b>



## Amelia Concourse

Community Development District

Capital Reserve

Description	Adopted Budget FY 2022	Actual Thru 4/30/22	Projected Next 5 Months	Total Projected 9/30/22	Proposed Budget FY 2023
<b>Revenues:</b>					
Interest	\$150	\$106	\$150	\$256	\$300
Capital Reserve Funding - Transfer In	\$10,000	\$0	\$10,000	\$10,000	\$50,000
Carry Forward Surplus	\$91,643	\$90,618	\$0	\$90,618	\$80,874
<b>Total Revenues</b>	<b>\$101,793</b>	<b>\$90,724</b>	<b>\$10,150</b>	<b>\$100,874</b>	<b>\$131,174</b>
<b>Expenditures</b>					
Capital Outlay	\$10,000	\$11,113	\$8,887	\$20,000	\$20,000
<b>Total Expenditures</b>	<b>\$10,000</b>	<b>\$11,113</b>	<b>\$8,887</b>	<b>\$20,000</b>	<b>\$20,000</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$91,793</b>	<b>\$79,611</b>	<b>\$1,263</b>	<b>\$80,874</b>	<b>\$111,174</b>



*FIFTEENTH ORDER OF BUSINESS*



## AMENDMENT TO THE AGREEMENT FOR DISTRICT MANAGEMENT SERVICES

This Amendment (the “**Amendment**”) to the Agreement for District Management Services, dated October 16, 2006 as amended from time to time (the “**Contract**”) is made effective as of the 17th day of May 2022, by and between:

**Amelia Concourse Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, *Florida Statutes* having a mailing address of 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (the “**District**”); and

**Governmental Management Services, L.L.C.**, a Florida limited liability company, with offices located at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (the “**Manager**”).

### RECITALS

**WHEREAS**, the District and the Manager previously entered into the Contract for the provision of district management services; and

**WHEREAS**, the District and the Manager wish to amend the Contract to include an insurance provision, an E-Verify provision, a financial advisor disclaimer, an updated address for notices sent to the District, a public records provision, and a revised indemnification provision; and

**WHEREAS**, the parties now desire to amend the Contract to provide accordingly.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the District and the Manager hereby agree as follows:

1. **RECITALS.** The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Amendment.

2. **AMENDED ADDRESS FOR NOTICES.** All notices required under the Contract shall be sent by certified mail, return receipt requested, or express mail with proof of receipt. If sent to the District, notice shall be sent to:

Amelia Concourse Community Development District  
c/o District Counsel  
KE Law Group, PLLC  
2016 Delta Boulevard, Suite 101  
Tallahassee, Florida 32303

3. **AMENDED INDEMNIFICATION PROVISION.** The indemnification provision set forth in the General Terms and Conditions of the Contract is replaced with the following:

- a. To the extent allowable under applicable law and except to the extent caused by the gross negligence or willful misconduct of the District, the Manager agrees to defend (if required by the District), indemnify and hold the District and its supervisors, agents, employees, representatives, successors and assigns (together, the “District Indemnitees”) harmless from and against any and all demands,



claims, causes of action, proceedings, obligations, settlements, liabilities, damages, injunctions, penalties, liens, losses, charges and expenses of every kind or nature (including, without limitation, reasonable fees of attorneys and other professionals retained by the District in the event Manager fails to retain counsel to represent the District Indemnitees, who is reasonably acceptable to the District), incurred by the District Indemnitees arising out of or in connection with: (i) any management services to be provided by the Manager pursuant to this Contract; (ii) any failure by Manager to perform any of its obligations under this Contract; (iii) any accident, injury or damage to property or persons, if caused by the acts or omissions of Manager or Manager's officers, partners, employees, contractors, subcontractors, invitees, representatives, or agents; (iv) any and all accidents or damage that may occur in connection with Managers or Manager's officers, employees, contractors, subcontractors, invitees, representatives, or agents' use of the District's property; (v) any failure of Manager or Manager's officers, employees, contractors, subcontractors, invitees, representatives, or agents to comply with any applicable codes, laws, ordinances, or governmental requirements, agreements, approvals, or permits affecting District property; and (vi) any other negligent, reckless, and/or intentionally wrongful acts or omissions of the Manager or its officers, partners, employees, contractors, subcontractors, invitees, representatives, or agents. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District Indemnitees may be entitled and shall continue after the Manager has ceased to be engaged under this Contract. The provisions of this paragraph shall survive the expiration or sooner termination of this Contract.

- b. To the extent the Manager or its officers, partners, employees, contractors, subcontractors, invitees, representatives, or agents (together, the "Manager Indemnitees") are serving as the District's employees, officers, or agents pursuant to the terms, conditions and requirements of this Contract, and as may be allowable under applicable law (and without waiving the limitations of liability set forth in Section 768.28, *Florida Statutes*), the District agrees to indemnify, defend, and hold harmless the Manager Indemnitees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that Manager Indemnitees may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the grossly negligent or intentionally wrongful acts or omissions of the District, except to the extent caused, in whole or in part, by the negligence or recklessness and/or willful misconduct of the Manager Indemnitees. The District's obligation to defend, indemnify, and hold harmless the Manager Indemnitees as set forth herein shall not exceed the monetary limits of any endorsement listing the Manager or Manager Indemnitees as an additional insured party under the District's insurance policy. If there is no such endorsement, the District's defense, indemnity, and hold harmless obligations as set forth in this Section shall not exceed the monetary limitations of liability set forth in Section 768.28, *Florida Statutes*. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the Manager may be entitled and shall continue after the Manager has ceased to be engaged under this Contract.



4. **INSURANCE REQUIREMENTS.** Manager shall, at its own expense, maintain insurance during the performance of the Services under this Contract, with limits of liability not less than the following:

Workers' Compensation	Statutory
General Liability	
<i>Bodily Injury (including contractual)</i>	\$1,000,000
<i>Property Damage (including contractual)</i>	\$1,000,000
Commercial Crime/Fidelity Insurance	\$1,000,000
Professional Liability Insurance	\$2,000,000
Automobile Liability (if applicable)*	
<i>Bodily Injury and Property Damage</i>	\$1,000,000
<i>Covering owned, non-owned, and hired vehicles</i>	

*\*Automobile liability insurance is required if the Manager will use any vehicles on-site, including owned, non-owned, and hired vehicles.*

The District and its agents, staff, consultants and supervisors shall be named as additional insureds on the General Liability Insurance, Commercial Crime/Fidelity Insurance, and Automobile Liability Insurance. Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. Coverage for additional insureds shall apply as primary and non-contributing insurance before any other insurance or self-insurance, including any deductible, maintained by or provided to the additional insured. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

If Manager fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event Manager shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

5. **FINANCIAL SERVICES DISCLAIMER.** The District acknowledges that the Manager is not a Municipal Advisor or Securities Broker, nor is the Manager registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, the District acknowledges that the Manager will not provide the District with financial advisory services or offer investment advice.

6. **E-VERIFY.** Effective immediately, the Manager shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statutes, Manager 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 Contract immediately for cause if there is a good faith belief that the Manager has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Amendment,



the Manager represents that no public employer has terminated a contract with the Manager under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Amendment.

7. **PUBLIC RECORDS.** Manager acknowledges that the Contract and all the documents pertaining thereto may be public records and subject to the provisions of Chapter 119, *Florida Statutes*.

**IF THE MANAGER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE MANAGER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (904) 940-5850 OR BY EMAIL AT [DLAUGHLIN@GMSNF.COM](mailto:DLAUGHLIN@GMSNF.COM) OR BY REGULAR MAIL AT 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092.**

8. **AUTHORITY.** By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Amendment, and that the respective parties have complied with all requirements of law and have full power and authority to comply with the terms and provisions of this Amendment.

9. **CONFLICTS.** The Contract remains in full force and effect, except to the extent expressly amended pursuant to this Amendment.

*[Signatures on following page]*



**IN WITNESS WHEREOF**, the parties have caused this instrument to be executed by their duly authorized officers to be effective as of the day and year first above written.

**AMELIA CONCOURSE COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**GOVERNMENTAL MANAGEMENT  
SERVICES, L.L.C**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_



*SEVENTEENTH ORDER OF BUSINESS*



*B.*





904.491.7500



96135 Nassau Place, Suite 3  
Yulee, FL 32097



info@votenassaufl.gov  
www.VoteNassaufl.gov

April 15, 2022

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

RE: Amelia Concourse Community Development District

Dear Mr. Laughlin,

In accordance with FS 190.006, we are providing you with the following information that as of April 15, 2022, there are 774 registered voters within Amelia Concourse Community Development District's boundaries.

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

Sincerely,

Janet H. Adkins  
Nassau County Supervisor of Elections

Para solicitar este documento en español, llame a nuestra oficina al 904.491.7500



*C.*



*1.*





# Amelia Concourse CDD

Field Report May 2022

First Coast CMS LLC



## ***Swimming Pools***

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

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## ***Maintenance and Facility***

The new pool chairs have arrived and placed on the pool deck.

A survey was sent out to the community in regards to allowing classes to be held in the Amenity Center.

We have reached out to Charles Aquatics for a proposal for Lake Maintenance in the District.

We have contacted Titan Solar for a proposal for Solar Panels at the Amenity Center

We have contacted Meridian Waste to switch over for trash pickup The new rate for 2-96 gal. totes will be per month \$77.67 all fee's included.

We Contacted First Coast Trim Lights for permanent Holiday Lights at the Clubhouse and entrance. Gemstone Lights was also provided a quote.

## ***Landscaping***

Awaiting report from Trim All and will discuss during the meeting



2.



# Untitled Survey

All Responses	Question 1: Would you like to see special classes offered at the Amelia Concourse Amenity Center?	Question 2: If you answered yes, would you be willing to pay a small fee per class to participate?	Question 3: What types of classes would you like to see?
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Question 1 has 85 answers (Radio Buttons)

“Would you like to see special classes offered at the Amelia Concourse Amenity Center?”



Question 2 has 77 answers (Radio Buttons)

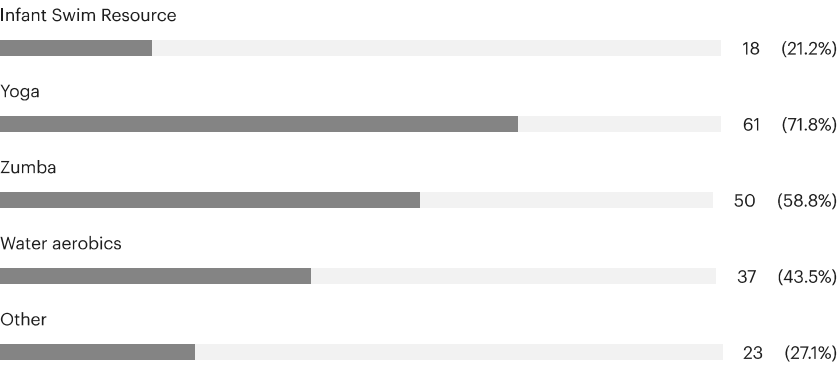
“If you answered yes, would you be willing to pay a small fee per class to participate?”





Question 3 has 72 answers (Checkboxes)

“What type of classes would you like to see offered?”



Open text responses to "other":

- julieannjensen@gmail.com said:

"Art. "
- Donna said:

"exercise in the amenity center that is for Seniors (at a slower pace) and cooking classes"
- swedishsum@gmail.com said:

"Art class, pottery making, kids crafts"
- rjib737@comcast.net said:

"Tai Chi"
- Jady Alvarez said:

"HIIT classes, dumbell classes and other classes."
- happyhut@me.com said:

"We could do a game night once a month for a craft day"
- Natalie said:

"Painting, Book Club, Game Night"
- Jeff said:

"Crafts, swim lessons for older children"
- Jeff said:

"Grit, les Mills, or BodyCombat :)"
- Jeff said:

"Bible study Class"

Jeff said:

"Any classes that promote bringing residents together as a community. "



"Anything interesting"

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briannepittman1010@gmail.com said:

"Meditation, Thai chi, meeting site for clubs and/or social groups "

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racebeer@aol.com said:

"Art, Photography"

---

Elizabeth said:

"Meditation"

---

ajamattos@yahoo.com said:

"Boot camp fitness class"

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lburdett1020@gmail.com said:

"Very interested!"

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family@cheenernet.com said:

"Bootcamp, personal fitness"

---

christinarossetti1016@yahoo.com said:

"Weight training, craft classes"

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*EIGHTEENTH ORDER OF BUSINESS*



*A.*



# Amelia Concourse

## Community Development District

Unaudited Financial Reporting  
April 30, 2022





**AMELIA CONCOURSE**  
**Community Development District**  
**Combined Balance Sheet**  
April 30, 2022

	<i><b>Governmental Fund Types</b></i>					<i><b>Totals (Memorandum Only)</b></i>
	<i><b>General</b></i>	<i><b>SPE, LLC</b></i>	<i><b>Debt Service</b></i>	<i><b>Capital Projects</b></i>	<i><b>Capital Reserve</b></i>	
<b>Assets:</b>						
Cash	\$243,340	---	---	---	---	\$243,340
Cash-Regions	---	\$9,539	---	---	---	\$9,539
Investments:						
<b>2007 Series</b>						
Reserve	---	---	\$85,608	---	---	\$85,608
Revenue	---	---	\$3,151,283	---	---	\$3,151,283
Prepayment	---	---	\$75,741	---	---	\$75,741
Construction	---	---	---	\$72,230	---	\$72,230
Cost of Issuance	---	---	---	\$1	---	\$1
Deferred Cost	---	---	---	\$7,304	---	\$7,304
<b>2016 Series</b>						
Reserve	---	---	\$73,577	---	---	\$73,577
Revenue	---	---	\$177,447	---	---	\$177,447
<b>2019A Series</b>						
Reserve	---	---	\$106,301	---	---	\$106,301
Revenue	---	---	\$194,969	---	---	\$194,969
Prepayment	---	---	\$50,757	---	---	\$50,757
Construction	---	---	---	\$199	---	\$199
<b>2019B Series</b>						
Reserve	---	---	\$53,831	---	---	\$53,831
Revenue	---	---	\$3,517	---	---	\$3,517
Interest	---	---	\$9,124	---	---	\$9,124
Prepayment	---	---	\$398,451	---	---	\$398,451
Construction	---	---	---	\$605,140	---	\$605,140
SBA	---	---	---	---	\$90,618	\$90,618
Custody	\$316,338	---	---	---	---	\$316,338
Due from General Fund	---	---	\$1,622	---	---	\$1,622
Due from Debt Service	\$12,935	---	---	---	---	\$12,935
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
<b>TOTAL ASSETS</b>	<b>\$590,009</b>	<b>\$9,539</b>	<b>\$4,384,227</b>	<b>\$684,874</b>	<b>\$90,618</b>	<b>\$5,759,268</b>
<b>Liabilities:</b>						
Accounts Payable	---	\$38	---	---	---	\$38
Accrued Expenses	\$4,189	---	---	---	---	\$4,189
Due to General Fund	---	---	\$10,057	\$8,859	---	\$18,916
Due to Debt Service	\$1,622	---	\$2,878	---	---	\$4,500
Accrued Principal Payable	---	---	\$245,000	---	---	\$245,000
<b>Fund Balances:</b>						
Restricted for Debt Service	---	---	\$4,126,292	---	---	\$4,126,292
Restricted for Capital Projects	---	---	---	\$676,015	---	\$676,015
Nonspendable	\$2,475	---	---	---	---	\$2,475
Unassigned	\$579,249	\$9,501	---	---	\$90,618	\$679,368
<b>Total Liabilities, Fund Equity, Other</b>	<b>\$590,009</b>	<b>\$9,539</b>	<b>\$4,384,227</b>	<b>\$684,874</b>	<b>\$90,618</b>	<b>\$5,759,268</b>



**AMELIA CONCOURSE**  
**Community Development District**  
**GENERAL FUND**  
Statement of Revenues & Expenditures  
For The Period Ending April 310 2022

Adopted Budget	Prorated Budget 4/30/22	Actual 4/30/22	VARIANCE
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**REVENUES:**

Special Assessment-Tax Roll	\$348,677	\$348,677	\$347,148	(\$1,529)
Interest Income	\$50	\$29	\$11	(\$18)
Rental Revenue/Miscellaneous Income	\$500	\$292	\$150	(\$142)
<b>TOTAL REVENUES</b>	<b>\$349,227</b>	<b>\$348,998</b>	<b>\$347,309</b>	<b>(\$1,689)</b>

**EXPENDITURES:**

**ADMINISTRATIVE:**

Supervisors	\$6,000	\$3,500	\$1,800	\$1,700
FICA Expense	\$459	\$268	\$138	\$130
Travel	\$300	\$175	\$0	\$175
Engineering	\$13,000	\$7,583	\$5,103	\$2,481
Attorney Fees	\$25,000	\$14,583	\$12,582	\$2,001
Annual Audit	\$4,050	\$2,363	\$0	\$2,363
Dissemination	\$10,100	\$5,892	\$6,200	(\$308)
Assessment Roll	\$7,500	\$7,500	\$7,500	\$0
Property Appraiser	\$2,400	\$2,400	\$2,175	\$225
Trustee Fees	\$10,000	\$2,813	\$2,813	\$0
Arbitrage	\$1,800	\$1,050	\$0	\$1,050
Management Fees	\$45,000	\$26,250	\$26,250	\$0
Information Technology	\$1,875	\$1,094	\$1,094	\$0
Website Maintenance	\$750	\$438	\$438	\$0
Telephone	\$500	\$292	\$100	\$191
Postage	\$800	\$467	\$423	\$43
Insurance	\$10,055	\$10,055	\$9,461	\$594
Printing and Binding	\$1,500	\$875	\$603	\$272
Legal Advertising	\$4,500	\$2,625	\$446	\$2,180
Other Current Charges	\$550	\$321	\$256	\$65
Office Supplies	\$150	\$88	\$40	\$47
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
<b>TOTAL ADMINISTRATIVE</b>	<b>\$146,464</b>	<b>\$90,804</b>	<b>\$77,596</b>	<b>\$13,208</b>

**FIELD:**

**Contract Services:**

Landscape Maintenance	\$25,000	\$14,583	\$10,280	\$4,304
Lake Maintenance	\$6,686	\$3,900	\$3,328	\$572
Management Company	\$7,140	\$4,165	\$4,165	\$0
<b>Subtotal Contract Services</b>	<b>\$38,826</b>	<b>\$22,649</b>	<b>\$17,773</b>	<b>\$4,876</b>

**Repairs & Maintenance:**

Repairs & Maintenance	\$16,800	\$9,800	\$7,939	\$1,861
Irrigation Repairs	\$800	\$467	\$255	\$211
Landscape Contingency	\$10,000	\$5,833	\$2,584	\$3,249
<b>Subtotal Repairs and Maintenance</b>	<b>\$27,600</b>	<b>\$16,100</b>	<b>\$10,778</b>	<b>\$5,322</b>



**AMELIA CONCOURSE**  
**Community Development District**  
**GENERAL FUND**  
Statement of Revenues & Expenditures  
For The Period Ending April 310 2022

	<b>Adopted Budget</b>	<b>Prorated Budget 4/30/22</b>	<b>Actual 4/30/22</b>	<b>VARIANCE</b>
<b>Utilities:</b>				
Electric	\$28,000	\$16,333	\$15,987	\$346
Water & Sewer	\$17,500	\$10,208	\$7,123	\$3,085
<b>Subtotal Utilities</b>	<b>\$45,500</b>	<b>\$26,542</b>	<b>\$23,110</b>	<b>\$3,431</b>
<b>Amenity Center:</b>				
Insurance	\$14,310	\$14,310	\$13,463	\$847
Pool Maintenance	\$14,400	\$8,400	\$8,400	\$0
Pool Chemicals	\$12,480	\$7,280	\$3,588	\$3,692
Pool Permits	\$530	\$309	\$0	\$309
Cable	\$1,500	\$875	\$804	\$71
Janitorial	\$5,000	\$2,917	\$3,165	(\$248)
Facility Maintenance	\$10,000	\$5,833	\$880	\$4,953
Pest Control	\$1,500	\$875	\$462	\$413
Refuse	\$362	\$211	\$240	(\$29)
Holiday Decorations	\$4,000	\$4,000	\$5,095	(\$1,095)
<b>Subtotal Amenity Center</b>	<b>\$64,082</b>	<b>\$45,010</b>	<b>\$36,097</b>	<b>\$8,914</b>
<b>Reserves:</b>				
Capital Outlay	\$0	\$0	\$8,788	(\$8,788)
Capital Reserve Fund	\$26,754	\$0	\$0	\$0
<b>Subtotal Amenity Center</b>	<b>\$26,754</b>	<b>\$0</b>	<b>\$8,788</b>	<b>(\$8,788)</b>
<b>TOTAL FIELD</b>	<b>\$202,762</b>	<b>\$110,301</b>	<b>\$96,546</b>	<b>\$13,755</b>
<b>TOTAL EXPENDITURES</b>	<b>\$349,226</b>	<b>\$201,105</b>	<b>\$174,142</b>	<b>\$26,963</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$1</b>		<b>\$173,167</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$408,556</b>	
<b>FUND BALANCE - Ending</b>	<b>\$1</b>		<b>\$581,723</b>	



**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 April 30 2022

	<b>Adopted Budget</b>	<b>Prorated Budget 4/30/22</b>	<b>Actual 4/30/22</b>	<b>VARIANCE</b>
<b><u>REVENUES:</u></b>				
Bondholders Contributions	\$25,650	\$25,650	\$19,144	(\$6,506)
<b>TOTAL REVENUES</b>	<b>\$25,650</b>	<b>\$25,650</b>	<b>\$19,144</b>	<b>(\$6,506)</b>
<b><u>EXPENDITURES:</u></b>				
Annual Corporate Fees	\$150	\$88	\$144	(\$56)
Bank Charges/Other Current	\$1,500	\$875	\$570	\$305
Contingency/Miscellaneous	\$2,500	\$1,458	\$0	\$1,458
Insurance - Liability	\$1,500	\$1,500	\$0	\$1,500
Management Fees	\$20,000	\$11,667	\$9,000	\$2,667
<b>TOTAL EXPENDITURES</b>	<b>\$25,650</b>	<b>\$15,588</b>	<b>\$9,714</b>	<b>\$5,874</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$9,430</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$71</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$9,501</b>	



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

**2007A DEBT SERVICE FUND**

Statement of Revenues & Expenditures  
For The Period Ending April 310 2022

	Adopted Budget	Prorated Budget 4/30/22	Actual 4/30/22	VARIANCE
<b>REVENUES:</b>				
Special Assessments - Tax Roll	\$116,683	\$116,683	\$111,929	(\$4,754)
Interest Income	\$0	\$0	\$199	\$199
Other Revenue Sources	\$394,692	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$511,375</b>	<b>\$116,683</b>	<b>\$112,128</b>	<b>(\$4,555)</b>
<b>EXPENDITURES:</b>				
<b>Series 2007A</b>				
Debt Service Obligation	\$511,375	\$511,375	\$445,852	\$65,523
<b>TOTAL EXPENDITURES</b>	<b>\$511,375</b>	<b>\$511,375</b>	<b>\$445,852</b>	<b>\$65,523</b>
<b>OTHER SOURCES/(USES)</b>				
True Up Revenue	\$0	\$0	\$1,855,753	\$1,855,753
Interfund Transfer Out	\$0	\$0	(\$5)	(\$5)
Property Appraiser	\$0	\$0	(\$701)	(\$701)
Other Debt Service Costs	\$0	\$0	(\$6,138)	(\$6,138)
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,848,909</b>	<b>\$1,848,909</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$1,515,185</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$1,549,887</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$3,065,072</b>	

Reserve	\$85,608
Revenue	\$3,151,283
Prepayment	\$75,741
Due from General Fund	\$543
Due from Other	\$507
Due from SPE	\$707
Due to General Fund	(\$4,317)
Accrued Principal Payable	(\$245,000)
	<u>\$3,065,072</u>



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

**2016 DEBT SERVICE FUND**  
Statement of Revenues & Expenditures  
For The Period Ending April 310 2022

	<b>Adopted Budget</b>	<b>Prorated Budget 4/30/22</b>	<b>Actual 4/30/22</b>	<b>VARIANCE</b>
<b><u>REVENUES:</u></b>				
Special Assessments- Tax Roll	\$149,500	\$149,500	\$148,517	(\$983)
Interest Income	\$30	\$18	\$6	(\$12)
<b>TOTAL REVENUES</b>	<b>\$149,530</b>	<b>\$149,518</b>	<b>\$148,522</b>	<b>(\$995)</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>Series 2016</u></b>				
Interest Expense - 11/1	\$57,150	\$57,150	\$57,150	\$0
Principal Expense - 11/1 (Prepayment)	\$5,000	\$5,000	\$5,000	\$0
Interest Expense - 5/1	\$57,150	\$0	\$0	\$0
Principal Expense - 5/1	\$30,000	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$149,300</b>	<b>\$62,150</b>	<b>\$62,150</b>	<b>\$0</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
Property Appraiser	\$1,710	\$1,710	\$931	(\$779)
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$1,710</b>	<b>\$1,710</b>	<b>\$931</b>	<b>(\$779)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$1,940</b>		<b>\$85,441</b>	<b>(\$1,774)</b>
<b>FUND BALANCE - Beginning</b>	<b>\$109,972</b>		<b>\$160,075</b>	
<b>FUND BALANCE - Ending</b>	<b>\$111,912</b>		<b>\$245,517</b>	

<b>Reserve</b>	\$73,577
<b>Revenue</b>	\$177,447
<b>Due to General Fund</b>	(\$7,372)
<b>Due from General Fund</b>	\$1,079
<b>Due from Other</b>	\$785
	<u>\$245,517</u>



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

**2019A DEBT SERVICE FUND**  
Statement of Revenues & Expenditures  
For The Period Ending April 310 2022

	<b>Proposed Budget</b>	<b>Prorated Budget 4/30/22</b>	<b>Actual 4/30/22</b>	<b>VARIANCE</b>
<b>REVENUES:</b>				
Special Assessments- Tax Roll	\$212,603	\$212,603	\$198,816	(\$13,787)
Special Assessments- Prepayments	\$0	\$0	\$115,507	\$115,507
Interest Income	\$30	\$20	\$8	(\$12)
<b>TOTAL REVENUES</b>	<b>\$212,633</b>	<b>\$212,623</b>	<b>\$314,332</b>	<b>\$101,708</b>
<b>EXPENDITURES:</b>				
<b>Series 2019</b>				
Interest Expense - 11/1	\$79,665	\$79,665	\$79,665	\$0
Principal Expense 11/1 (Prepayment)	\$40,000	\$40,000	\$85,000	(\$45,000)
Interest Expense - 2/1 (Prepayment)	\$0	\$0	\$1,201	(\$1,201)
Principal Expense 2/1 (Prepayment)	\$0	\$0	\$85,000	(\$85,000)
Interest Expense - 5/1	\$79,665	\$0	\$0	\$0
Principal Expense - 5/1	\$40,000	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$239,330</b>	<b>\$119,665</b>	<b>\$250,866</b>	<b>(\$131,201)</b>
<b>OTHER SOURCES/(USES)</b>				
Property Appraiser	\$0	\$0	(\$1,246)	(\$1,246)
Interfund Transfer In/ (Out)	\$0	\$0	(\$3)	(\$3)
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$1,249)</b>	<b>(\$1,249)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$26,697)</b>		<b>\$62,217</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$85,939</b>		<b>\$288,564</b>	
<b>FUND BALANCE - Ending</b>	<b>\$59,242</b>		<b>\$350,781</b>	
				<b>Reserve</b> \$106,301
				<b>Revenue</b> \$194,969
				<b>Prepayment</b> \$50,757
				<b>Due to General Fund</b> (\$1,246)
				<b>\$350,781</b>



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

**2019B DEBT SERVICE FUND**  
Statement of Revenues & Expenditures  
For The Period Ending April 310 2022

<b>Adopted Budget</b>	<b>Prorated Budget 4/30/22</b>	<b>Actual 4/30/22</b>	<b>VARIANCE</b>
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**REVENUES:**

Special Assessments- Direct	\$118,350	\$0	\$0	\$0
Special Assessments- Prepayments	\$0	\$0	\$676,684	\$676,684
Special Assessments- Prepayment Interest	\$0	\$0	\$15,668	\$15,668
Interest Income	\$50	\$29	\$14	(\$15)

<b>TOTAL REVENUES</b>	<b>\$118,400</b>	<b>\$29</b>	<b>\$692,366</b>	<b>\$692,337</b>
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**EXPENDITURES:**

**Series 2019B-1**

Interest Expense - 11/1	\$35,044	\$35,044	\$35,044	\$0
Principal Expense - 11/1 (Prepayment)	\$220,000	\$220,000	\$320,000	(\$100,000)
Interest Expense - 2/1	\$0	\$0	\$3,281	(\$3,281)
Principal Expense - 2/1 (Prepayment)	\$0	\$0	\$250,000	(\$250,000)
Interest Expense - 5/1	\$29,269	\$0	\$0	\$0

**Series 2019B-2**

Interest Expense - 11/1	\$35,706	\$35,706	\$35,706	\$0
Principal Expense - 11/1 (Prepayment)	\$160,000	\$160,000	\$235,000	(\$75,000)
Interest Expense - 2/1	\$0	\$0	\$3,263	(\$3,263)
Principal Expense - 2/1 (Prepayment)	\$0	\$0	\$180,000	(\$180,000)
Interest Expense - 5/1	\$29,906	\$0	\$0	\$0

<b>TOTAL EXPENDITURES</b>	<b>\$509,925</b>	<b>\$450,750</b>	<b>\$1,062,294</b>	<b>(\$611,544)</b>
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**OTHER SOURCES/(USES)**

Interfund Transfer In/ (Out)	\$0	\$0	(\$2)	(\$2)
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<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$509,925</b>	<b>\$0</b>	<b>(\$2)</b>	<b>(\$2)</b>
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<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$391,525)</b>	<b>(\$369,929)</b>		
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<b>FUND BALANCE - Beginning</b>	<b>\$101,894</b>	<b>\$834,852</b>		
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<b>FUND BALANCE - Ending</b>	<b>(\$289,632)</b>	<b>\$464,923</b>		
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<b>Reserve</b>	\$53,831
<b>Interest</b>	\$9,124
<b>Revenue</b>	\$3,517
<b>Prepayment</b>	\$398,451
	<u>\$464,923</u>



**AMELIA CONCOURSE**  
**Community Development District**  
**Capital Reserve Fund**  
Statement of Revenues & Expenditures  
For The Period Ending April 310 2022

<b>Adopted Budget</b>	<b>Prorated 4/30/22</b>	<b>Actual 4/30/22</b>	<b>Variance</b>
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**Revenues:**

Interest	\$150	\$88	\$106	\$18
Capital Reserve Funding - Transfer In	\$26,754	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$26,904</b>	<b>\$88</b>	<b>\$106</b>	<b>\$18</b>

**Expenditures**

Capital Outlay	\$10,000	\$10,000	\$11,113	(\$1,113)
<b>Total Expenditures</b>	<b>\$10,000</b>	<b>\$10,000</b>	<b>\$11,113</b>	<b>(\$1,113)</b>

<b>EXCESS REVENUE (EXPENDITURES)</b>	<b>\$16,904</b>	<b>(\$11,007)</b>
--------------------------------------	-----------------	-------------------

<b>FUND BALANCE - Beginning</b>	<b>\$89,253</b>	<b>\$101,625</b>
---------------------------------	-----------------	------------------

<b>FUND BALANCE - Ending</b>	<b>\$106,157</b>	<b>\$90,618</b>
------------------------------	------------------	-----------------



**AMELIA CONCOURSE**  
**Community Development District**  
**CAPITAL PROJECTS FUND**  
Statement of Revenues & Expenditures  
For The Period Ending April 310 2022

	Series 2007	Series 2019A	Series 2019B
<b><u>REVENUES:</u></b>			
Interest Income	\$5	\$0	\$21
<b>Total Revenues</b>	<b>\$5</b>	<b>\$0</b>	<b>\$21</b>
<b><u>EXPENDITURES:</u></b>			
Contracts Payable	\$0	\$0	\$0
Capital Outlay	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><u>OTHER SOURCES/(USES)</u></b>			
Interfund Transfer In	\$6	\$3	\$2
Interfund Transfer Out	\$0	\$0	\$0
<b>Total Other Sources/(Uses)</b>	<b>\$6</b>	<b>\$3</b>	<b>\$2</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$11</b>	<b>\$3</b>	<b>\$23</b>
<b>FUND BALANCE - Beginning</b>	<b>\$79,524</b>	<b>(\$4,041)</b>	<b>\$600,495</b>
<b>FUND BALANCE - Ending</b>	<b>\$79,535</b>	<b>(\$4,038)</b>	<b>\$600,518</b>



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

<b>Series 2007 Capital Improvement Revenue Bonds</b>	
Interest Rate:	5.75%
Maturity Date:	5/1/38
Reserve Fund Definition:	7.0264% of Deemed Outstanding
Reserve Fund Requirement:	\$391,719.98
Reserve Balance:	\$85,608.32
 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)
Less: December 16, 2021 (Partial Redemption)	(\$895,000)
 Current Bonds Outstanding	 \$5,575,000

<b>Series 2016 Capital Improvement Revenue Bonds</b>	
Interest Rate:	6.00%
Maturity Date:	5/1/47
Reserve Fund Definition:	50% of MADS
Reserve Fund Requirement:	\$74,750.00
Reserve Balance:	\$74,750.00
 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)
Less: November 1, 2021 (Prepayment)	(\$5,000)
 Current Bonds Outstanding	 \$1,900,000



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

<b>Series 2019A Capital Improvement Revenue Bonds</b>	
Interest Rate:	5.65%
Maturity Date:	5/1/49
Reserve Fund Definition:	50% of MADS
Reserve Fund Requirement:	\$106,301.25
Reserve Balance:	\$106,301.25
 Bonds outstanding - 03/20/2019	 \$3,035,000
Less: May 1, 2020 (Mandatory)	(\$40,000)
Less: February 1, 2021 (Prepayment)	(\$40,000)
Less: May 1, 2021 (Prepayment)	(\$40,000)
Less: May 1, 2021 (Mandatory)	(\$40,000)
Less: August 1, 2021 (Prepayment)	(\$55,000)
Less: November 1, 2021 (Prepayment)	(\$85,000)
Less: February 1, 2022 (Prepayment)	(\$85,000)
 Current Bonds Outstanding	 \$2,650,000

<b>Series 2019B-1 Capital Improvement Revenue Bonds</b>	
Interest Rate:	5.25%
Maturity Date:	5/1/29
Reserve Fund Definition:	50% of Annual Interest
Reserve Fund Requirement:	\$2,537.50
Reserve Balance:	\$2,537.50
 Bonds outstanding - 03/20/2019	 \$1,920,000
Less: February 1, 2021 (Prepayment)	(\$205,000)
Less: May 1, 2021 (Prepayment)	(\$190,000)
Less: August 1, 2021 (Prepayment)	(\$190,000)
Less: November 1, 2021 (Prepayment)	(\$320,000)
Less: February 1, 2022 (Prepayment)	(\$250,000)
 Current Bonds Outstanding	 \$765,000



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

<b>Series 2019B-2 Capital Improvement Revenue Bonds</b>	
Interest Rate:	7.25%
Maturity Date:	5/1/29
Reserve Fund Definition:	50% of Annual Interest
Reserve Fund Requirement:	\$51,293.75
Reserve Balance:	\$51,293.75
Bonds outstanding - 03/20/2019	\$1,415,000
Less: February 1, 2021 (Special Call)	(\$150,000)
Less: May 1, 2021 (Prepayment)	(\$140,000)
Less: August 1, 2021 (Prepayment)	(\$140,000)
Less: November 1, 2021 (Prepayment)	(\$235,000)
Less: February 1, 2022 (Prepayment)	(\$180,000)
Current Bonds Outstanding	\$570,000



*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	3,555.80	111,929.39	148,516.76	198,816.46	347,148.02	806,410.63
TOTAL DUE / RECEIVED	3,555.80	111,929.39	148,516.76	198,816.46	347,148.02	806,410.63

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
2	11/22/21	84,859.65	11,778.48	15,628.61	20,921.72	36,530.84
3	12/06/21	572,200.31	79,421.11	105,382.22	141,073.09	246,323.89
4	12/22/21	9,993.10	1,387.04	1,840.43	2,463.75	4,301.88
5	01/06/22	22,604.43	3,137.48	4,163.06	5,573.01	9,730.88
6	02/07/22	41,000.69	5,690.87	7,551.10	10,108.51	17,650.21
7	03/10/22	27,831.70	3,863.03	5,125.77	6,861.76	11,981.14
8	04/07/22	46,074.21	6,395.08	8,485.49	11,359.36	19,834.28
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
TOTAL TAX ROLL RECEIPTS		806,410.63	111,929.39	148,516.76	198,816.46	347,148.02

PERCENT COLLECTED TAX ROLL		99.56%	99.56%	0.00%	99.56%	99.56%
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*C.*



**Amelia Concourse**  
**Community Development District**  
Check Register Summary  
March 1, 2022 through April 30, 2022

<b>Fund</b>	<b>Date</b>	<b>Check #'s</b>	<b>Amount</b>
<i>Payroll</i>	3/21/22	50170-50172	\$ 554.10
			<hr/>
			Sub-Total \$ 554.10
<i>General Fund</i>	3/3/22	2029-2032	\$ 6,056.02
	3/10/22	2033-2039	\$ 11,274.11
	3/23/22	2040-2041	\$ 1,691.21
	3/30/22	2042	\$ 154.00
	4/7/22	2043-2047	\$ 11,912.40
	4/14/22	2048-2050	\$ 1,928.50
			<hr/>
			Sub-Total \$ 33,016.24
<b>Total</b>			<b>\$ 33,570.34</b>



PR300R	PAYROLL CHECK REGISTER			RUN	3/21/22	PAGE	1
CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE			
50170	10	ELLEN B CATOR	184.70	3/21/2022			
50171	12	JEFFRY A SNOW	184.70	3/21/2022			
50172	11	WILLIAM J TOOHEY	184.70	3/21/2022			
TOTAL FOR REGISTER			554.10				

ACON AMELIA CONCOUR DLAUGHLIN



## Attendance Sheet

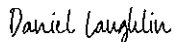
District Name: Amelia Concourse CDD

Board Meeting Date: March 15, 2022 Meeting

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

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

**Approved for Payment:**

DocuSigned by:  
  
B48EC211D8C1144B  
District Manager Signature

3/18/2022

Date

**PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN**



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
3/03/22	00114	3/01/22 22333	202203 320-57200-34500	MAR CLOUD ACCESS CONTROL	*	110.00	
				ALPHA DOG AUDIO VIDEO SECURITY			110.00 002029
3/03/22	00049	3/01/22 6512	202202 320-57200-62000	FEB JANITORIAL SERVICES	*	393.00	
		3/01/22 6512	202202 320-57200-45300	FEB POOL SERVICE	*	1,200.00	
		3/01/22 6512	202202 320-57200-34000	FEB SITE MANAGEMENT	*	595.00	
				FIRST COAST CMS, LLC			2,188.00 002030
3/03/22	00049	3/01/22 6534	202202 320-57200-62000	STENNER PUMP FOR POOL	*	2,249.76	
		3/01/22 6534	202202 320-57200-46000	JANITORIAL SUPPLIES	*	159.64	
		3/01/22 6534	202202 320-57200-62000	BUNGEE	*	3.18	
		3/01/22 6534	202202 320-57200-62000	HARDWARE	*	39.91	
		3/01/22 6534	202202 320-57200-62000	HARDWARE	*	143.53	
		3/01/22 6534	202202 320-57200-62000	SILICONE	*	5.86	
		3/01/22 6534	202202 320-57200-62000	HARDWARE	*	49.18	
		3/01/22 6534	202202 320-57200-62000	BULBS, COB WEB DUSTER	*	18.86	
		3/01/22 6534	202202 320-57200-62000	3% PURCHASE FEE	*	80.10	
				FIRST COAST CMS, LLC			2,750.02 002031
3/03/22	00040	2/14/22 53104	202202 320-57200-46300	SEAS FLWR ROTN-INSTL(504)	*	1,008.00	
				TRIM ALL LAWN SERVICE, INC			1,008.00 002032
3/10/22	00005	3/01/22 245	202203 310-51300-34000	MAR MANAGEMENT FEES	*	3,750.00	
		3/01/22 245	202203 310-51300-52000	MAR WEBSITE ADMIN	*	62.50	
		3/01/22 245	202203 310-51300-35100	MAR INFORMATION TECH	*	156.25	
		3/01/22 245	202203 310-51300-32400	MAR DISSEM AGENT SERVICES	*	750.00	
		3/01/22 245	202203 310-51300-51000	OFFICE SUPPLIES	*	.24	

ACON AMELIA CONCOUR OKUZMUK







\*\*\* CHECK DATES 03/01/2022 - 04/30/2022 \*\*\*  
 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 #
4/07/22	00114	4/01/22 23104	202204 320-57200-34500		*	110.00	
			APR CLOUD ACCESS CONTROL				
				ALPHA DOG AUDIO VIDEO SECURITY			110.00 002043
4/07/22	00049	3/30/22 6620	202203 320-57200-62000		*	763.94	
			POOL CHEMICAL TANK				
		3/30/22 6620	202203 320-57200-62000		*	57.96	
			KEY FOBS				
		3/30/22 6620	202203 320-57200-62000		*	708.38	
			POOL CHEMICALS				
		3/30/22 6620	202203 320-57200-62000		*	139.07	
			GATE HARDWARE				
		3/30/22 6620	202203 320-57200-62000		*	66.01	
			DEGREASER & PUMP SPRAYER				
		3/30/22 6620	202203 320-57200-62000		*	52.06	
			PURCHASING FEE				
				FIRST COAST CMS, LLC			1,787.42 002044
4/07/22	00049	4/01/22 6598	202204 320-57200-46000		*	393.00	
			APR JANITORIAL SERVICE				
		4/01/22 6598	202204 320-57200-45300		*	1,200.00	
			APR POOL SERVICE				
		4/01/22 6598	202204 320-57200-34000		*	595.00	
			APR SITE MANAGEMENT				
				FIRST COAST CMS, LLC			2,188.00 002045
4/07/22	00005	4/01/22 246	202204 310-51300-34000		*	3,750.00	
			APR MANAGEMENT FEES				
		4/01/22 246	202204 310-51300-52000		*	62.50	
			APR WEBSITE ADMIN				
		4/01/22 246	202204 310-51300-35100		*	156.25	
			APR INFORMATION TECH				
		4/01/22 246	202204 310-51300-32400		*	750.00	
			APR DISSEM AGENT SERVICES				
		4/01/22 246	202204 310-51300-51000		*	1.17	
			OFFICE SUPPLIES				
		4/01/22 246	202204 310-51300-42000		*	20.67	
			POSTAGE				
		4/01/22 246	202204 310-51300-42500		*	61.65	
			COPIES				
				GOVERNMENTAL MANAGEMENT SERVICES			4,802.24 002046
4/07/22	00117	4/04/22 1798	202203 310-51300-31500		*	3,024.74	
			MAR GENERAL SERVICES				
				KE LAW GROUP, PLLC			3,024.74 002047
				ACON AMELIA CONCOUR OKUZMUK			



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/14/22	00081	4/08/22 13	202204 310-51300-32400		*	100.00	
		SE2016 AMORT SCHEDULE					
		4/08/22 13	202204 310-51300-32400		*	250.00	
		SE2019A AMORT SCHEDULE					
DISCLOSURE SERVICES, LLC							350.00 002048
4/14/22	00049	4/07/22 6651	202204 320-57200-35000		*	110.00	
		RPLC GATE CATCH,STALL VLV					
FIRST COAST CMS, LLC							110.00 002049
4/14/22	00040	4/01/22 53489	202204 320-57200-46200		*	1,468.50	
		APR LANDSCAPE MAINTENANCE					
TRIM ALL LAWN SERVICE, INC							1,468.50 002050
TOTAL FOR BANK A						33,016.24	
TOTAL FOR REGISTER						33,016.24	

ACON AMELIA CONCOUR OKUZMUK



## 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
<b>22333</b>	<b>3/1/2022</b>
Customer Number	Terms
<b>10936468</b>	<b>Due On Receipt</b>

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		3/1/2022	Due On Receipt

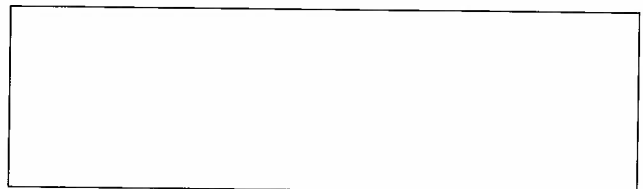
1. 320 572.345  
114A

Description	Rate	Quantity	Amount
Amelia Concourse CDD - 85200 Amaryllis Court Fernandina Beach, FL 32034			
Alarm.com Cloud Access Control: 03/01/2022 - 03/31/2022 -	\$20.00	1.00	\$20.00
ADC-Access-Door-Addon: 03/01/2022 - 03/31/2022	\$40.00	1.00	\$40.00
Service Plan: 03/01/2022 - 03/31/2022	\$50.00	1.00	\$50.00
Subtotal			<b>\$110.00</b>
Taxes			<b>\$0.00</b>
Total			<b>\$110.00</b>
Payments/Credits			<b>\$0.00</b>
Net Due			<b>\$110.00</b>

As Of	Invoice No	Description	Amount	Net Due
03/01/2022	22333	Contracted Services	\$110.00	\$110.00

## Alpha Dog Audio Video Security

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





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

Invoice 6512



**BILL TO**

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

DATE  
03/01/2022

PLEASE PAY  
\$2,188.00

DUE DATE  
04/30/2022

**P.O. NUMBER**

April Service

491A

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Amelia Concourse Contract:Janitorial Service Janitorial Services 1. 320.572. 620	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  
lauren@firstcoastcms.com  
www.firstcoastcms.com



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

**INVOICE 6534**

**DATE** 03/01/2022 **TERMS** Net 60

**DUE DATE** 04/30/2022

**P.O. NUMBER**  
Reimbursables

**MONTH OF SERVICE**  
April 2022

49A

DATE	ACTIVITY	QTY	RATE	AMOUNT
02/21/2022	Amzn - stenner pump for pool			2,249.76
02/28/2022	Home Depot Pro - janitorial supplies			159.64
02/28/2022	Home Depot Pro - bungee			3.18
02/28/2022	Home Depot Pro - hardware			39.91
02/28/2022	Home Depot Pro - hardware			143.53
02/28/2022	Home Depot Pro - silicone			5.86
02/28/2022	Home Depot Pro - hardware			49.18
02/28/2022	Home Depot Pro - bulbs, cob web duster			18.86
	<b>Purchasing Fee</b>	2,669.92	0.03	80.10
	3% purchase fee			

1. hardware supplies - 1.320.572.62000
2. Janitorial supplies - 1.320.572.46000
3. pool <sup>Repairs</sup> supplies - 1.320.572.62000
4. office supplies - 1.320.572.62000

**TOTAL DUE**

**\$2,750.02**





formerly Wilmar

PO BOX 2317  
Jacksonville FL 32203-2317

# INVOICE

Page 1 of 2

INVOICE DATE	01/05/2022
INVOICE NUMBER	661322479
ACCOUNT NUMBER	918852
ORDER NO.	41664984

FOR INQUIRIES CALL: (800) 345-3000  
FAX: (800) 220-3291  
www.HomeDepotPro.com/Multifamily  
customercare@wilmar.com

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

## SOLD TO:

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

ENROLLMENT ACCOUNT #:	ENROLLMENT TOKEN
WIL918852	MSZ RLQ GVP

## SHIPPED TO:

FIRST COAST CONTRACT MAINT SVC  
FIRST COAST CONTRACT MAINT SVC  
ASK FOR ADDRESS GATE CODE 7913  
JACKSONVILLE FL 32217

ORDER NO.		CONTROL NO.		CUSTOMER P.O.		SHIPPED VIA			TERMS			CASH DISCOUNT AMT		
41664984				AC		THDPU-902			1%10 DAYS, NET 30			1.49		
LN	ITEM NO.		CAT	DESCRIPTION		ORDER	SHIP	B/O	UOM	LIST PRICE	PRICE	EXT. AMT.	TAX	CODE
The Home Depot In Store Purchase														
Trans Type: Sale														
Store#: 6921 Date: 01/05/22														
Register#: 082 Trans#: 0840														
Cardholder: DAVE BYER														
Card Nickname: MAGNOLIA WEST STAFF CARD														
Card#: XXXX-XXXX-XXXX-1790														
1	HD0002002821		12	FGPC DISP NITRILE GLOVE 100CT		2	2	0	BX		14.97	29.94	T	
Receipt SKU: 731919135476														
2	HD1000036911		8	LYSOL APC SPY CITRUS 32OZ		4	4	0	EA		3.98	15.92	T	
Receipt SKU: 019200892896														
3	HD960362		8	HDX 50G XL BLACK BAGS 50CT		1	1	0	EA		19.47	19.47	T	
Receipt SKU: 073257012140														
4	HD1001698099		8	HDX 13G SCENTED 140 COUNT		1	1	0	EA		18.47	18.47	T	
Receipt SKU: 073257014120														
5	HD255583		8	PINE SOL APC ORG 144OZ		1	1	0	EA		10.48	10.48	T	
Receipt SKU: 041294424646														
NET MERCHANDISE TOTAL				TAX TOTAL		SPECIAL CHARGES				INVOICE TOTAL				
149.20				10.44		0.00				159.64				

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

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ACCOUNT NUMBER	INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT DUE
918852	661322479	01/05/2022	159.64
IF PAID BY 01/15/2022 AMT DUE: 158.15		IF PAID AFTER 01/15/2022 AMT DUE: 159.64	NET DUE DATE 02/04/22
DEDUCT 1.49 IF PAID BY 01/15/22 *NO DISCOUNT ALLOWED FOR PAYMENTS MADE BY CREDIT CARD.			NET AMOUNT PAID

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# INVOICE

Page 2 of 2

INVOICE DATE	01/05/2022
INVOICE NUMBER	661322479
ACCOUNT NUMBER	918852
ORDER NO.	41664984

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FAX: (800) 220-3291  
www.HomeDepotPro.com/Multifamily  
customer@wilmar.com

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ENROLLMENT ACCOUNT #:	ENROLLMENT TOKEN
WIL918852	MSZ RLQ GVP

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ORDER NO.		CONTROL NO.	CUSTOMER P.O.		SHIPPED VIA			TERMS		CASH DISCOUNT AMT				
41664984			AC		THDPU-902			1%10 DAYS, NET 30		1.49				
LN	ITEM NO.		CAT	DESCRIPTION		ORDER	SHIP	B/O	UOM	LIST PRICE	PRICE	EXT. AMT.	TAX	CODE
6	HD1000024447		8	HDX APC LAVENDER 168OZ		2	2	0	EA		7.58	15.16	T	
Receipt SKU: 610352000148														
7	HD0002001810		8	HARRIS VINEGAR CONCENTRATED-30 128O		2	2	0	EA		19.88	39.76	T	
Receipt SKU: 072725005516														
PRODUCT CATEGORY TOTALS (INCLUDES APPLICABLE SALES TAX)														
8-Janitorial Supplies				127.61										
12-Miscellaneous				32.03										





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**INVOICE**

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<b>INVOICE DATE</b>	01/25/2022
<b>INVOICE NUMBER</b>	664843315
<b>ACCOUNT NUMBER</b>	918852
<b>ORDER NO.</b>	42019366

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ENROLLMENT ACCOUNT #:	ENROLLMENT TOKEN
WIL918852	MSZ BLQ GVP

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ORDER NO.		CONTROL NO.		CUSTOMER P.O.		SHIPPED VIA		TERMS		CASH DISCOUNT AMT	
42019366				AC		THDPU-902		1%10 DAYS, NET 30		0.03	
LN	ITEM NO.	CAT	DESCRIPTION	ORDER	SHIP	B/O	UOM	LIST PRICE	PRICE	EXT. AMT.	TAX/CODE
The Home Depot In Store Purchase Trans Type: Sale Store#: 6921 Date: 01/25/22 Register#: 062 Trans#: 4458 Cardholder: DAVE BYER Card Nickname: MAGNOLIA WEST STAFF CARD Card#: XXXX-XXXX-XXXX-1790 1											
	HD0002000876	17	24" HD THE PERFECT BUNGEE-1PK	1	1	0	EA		2.97	2.97	T
Receipt SKU: 810193025311  PRODUCT CATEGORY TOTALS (INCLUDES APPLICABLE SALES TAX) 17-Building Supplies 3.18											
NET MERCHANDISE TOTAL				TAX TOTAL		SPECIAL CHARGES			INVOICE TOTAL		
2.97				0.21		0.00			3.18		

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ACCOUNT NUMBER	INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT DUE
918852	664843315	01/25/2022	3.18
IF PAID BY 02/04/2022 AMT DUE: 3.15	IF PAID AFTER 02/04/2022	AMT DUE: 3.18	NET DUE DATE 02/24/22
DEDUCT 0.03 IF PAID BY 02/04/22 *NO DISCOUNT ALLOWED FOR PAYMENTS MADE BY CREDIT CARD.			NET AMOUNT PAID

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# INVOICE

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INVOICE DATE	01/18/2022
INVOICE NUMBER	663590263
ACCOUNT NUMBER	918852
ORDER NO.	41901274

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www.HomeDepotPro.com/Multifamily  
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ENROLLMENT ACCOUNT #:	ENROLLMENT TOKEN
WL918852	MSZ RLQ GVP

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ORDER NO.		CONTROL NO.		CUSTOMER P.O.		SHIPPED VIA		TERMS		CASH DISCOUNT AMT				
41901274				AC		THDPU-902		1%10 DAYS, NET 30		0.37				
LN	ITEM NO.	CAT	DESCRIPTION			ORDER	SHIP	B/O	UOM	LIST PRICE	PRICE	EXT. AMT.	TAX	CODE
The Home Depot In Store Purchase														
Trans Type: Sale														
Store#: 6921 Date: 01/18/22														
Register#: 082 Trans#: 3309														
Cardholder: DAVE BYER														
Card Nickname: MAGNOLIA WEST STAFF CARD														
Card#: XXXX-XXXX-XXXX-1790														
1	HD232734	3	2" PVC EL 90D SXS			2	2	0	EA		4.21	8.42	T	
Receipt SKU: 611942038671														
2	HD294101	3	1-1/2" PVC EL 90D SXS			2	2	0	EA		2.71	5.42	T	
Receipt SKU: 611942038664														
3	HD291029	3	2" PVC SLIDE REPAIR COUPLING			1	1	0	EA		23.46	23.46	T	
Receipt SKU: 820633976158														
PRODUCT CATEGORY TOTALS (INCLUDES APPLICABLE SALES TAX)														
3-Lighting and Electrical 39.91														
NET MERCHANDISE TOTAL				TAX TOTAL			SPECIAL CHARGES				INVOICE TOTAL			
37.30				2.61			0.00				39.91			

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ACCOUNT NUMBER	INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT DUE
918852	663590263	01/18/2022	39.91
IF PAID BY 01/28/2022 AMT DUE: 39.54		IF PAID AFTER 01/28/2022 AMT DUE: 39.91	NET DUE DATE 02/17/22
DEDUCT 0.37 IF PAID BY 01/28/22 *NO DISCOUNT ALLOWED FOR PAYMENTS MADE BY CREDIT CARD.			NET AMOUNT PAID

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# INVOICE

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INVOICE DATE	01/18/2022
INVOICE NUMBER	663575645
ACCOUNT NUMBER	918852
ORDER NO.	41897971

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ENROLLMENT ACCOUNT #:	ENROLLMENT TOKEN
WIL918852	MSZ RLQ GVP

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ORDER NO.		CONTROL NO.		CUSTOMER P.O.		SHIPPED VIA		TERMS		CASH DISCOUNT AMT				
41897971				AC		THDPU-902		1%10 DAYS, NET 30		1.34				
LN	ITEM NO.		CAT	DESCRIPTION		ORDER	SHIP	B/O	UOM	LIST PRICE	PRICE	EXT. AMT.	TAX	CODE
The Home Depot In Store Purchase														
Trans Type: Sale														
Store#: 6921 Date: 01/18/22														
Register#: 062 Trans#: 3293														
Cardholder: DAVE BYER														
Card Nickname: MAGNOLIA WEST STAFF CARD														
Card#: XXXX-XXXX-XXXX-1790														
1	HD232750		3	2" PVC COUPLING SXS		3	3	0	EA		1.97	5.91	T	
Receipt SKU: 611942037643														
2	HD232734		3	2" PVC EL 90D SXS		3	3	0	EA		4.21	12.63	T	
Receipt SKU: 611942038671														
3	HD232769		3	2"X1-1/2" PVC BUSHING SPGXS		1	1	0	EA		3.16	3.16	T	
Receipt SKU: 611942038213														
4	HD294101		3	1-1/2" PVC EL 90D SXS		3	3	0	EA		2.71	8.13	T	
Receipt SKU: 611942038664														
5	HD293997		3	1-1/2" PVC COUPLING SXS		2	2	0	EA		1.32	2.64	T	
Receipt SKU: 611942037636														
NET MERCHANDISE TOTAL				TAX TOTAL		SPECIAL CHARGES				INVOICE TOTAL				
134.14				9.39		0.00				143.53				

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ACCOUNT NUMBER	INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT DUE
918852	663575645	01/18/2022	143.53
IF PAID BY 01/28/2022 AMT DUE: 142.19		IF PAID AFTER 01/28/2022 AMT DUE: 143.53	NET DUE DATE 02/17/22
DEDUCT 1.34 IF PAID BY 01/28/22 *NO DISCOUNT ALLOWED FOR PAYMENTS MADE BY CREDIT CARD.			NET AMOUNT PAID

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<b>INVOICE DATE</b>	01/18/2022
<b>INVOICE NUMBER</b>	663575645
<b>ACCOUNT NUMBER</b>	918852
<b>ORDER NO.</b>	41897971

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ENROLLMENT ACCOUNT #:	ENROLLMENT TOKEN
WIL918852	MSZ RLQ GVP

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ORDER NO.		CONTROL NO.		CUSTOMER P.O.		SHIPPED VIA			TERMS		CASH DISCOUNT AMT		
41897971				AC		THDPU-902			1%10 DAYS, NET 30		1.34		
LN	ITEM NO.	CAT	DESCRIPTION			ORDER	SHIP	B/O	UOM	LIST PRICE	PRICE	EXT. AMT.	TAX CODE
6	HD294160	3	1-1/2" PVC TEE SXSXS			1	1	0	EA		3.97	3.97	T
Receipt SKU: 611942038954													
7	HD343254	5	DIABLO BI-METAL SET 6PC			1	1	0	PK		14.97	14.97	T
Receipt SKU: 008925098591													
8	HD0002001808	8	8 OZ. RAIN R SHINE PURPLE PRIMER HA			1	1	0	EA		12.63	12.63	T
Receipt SKU: 038753302317													
9	HD1002184876	8	EASY TWIST SOLVENT CAN OPENER			1	1	0	EA		4.98	4.98	T
Receipt SKU: 012181145500													
10	HD1001728476	5	DIABLO 2-1/2" BI-METAL HOLE SAW			1	1	0	EA		22.97	22.97	T
Receipt SKU: 008925134855													
11	HD227927	5	MILWAUKEE 2-1/8" BI-METAL HOLE SAW			1	1	0	EA		13.47	13.47	T
Receipt SKU: 045242198467													
12	HD193844	1	1-1/2" X 10' PVC40-DWV PE PIPE			2	2	0	EA		14.34	28.68	T
Receipt SKU: 611942039470													
PRODUCT CATEGORY TOTALS (INCLUDES APPLICABLE SALES TAX)													
1-Plumbing Supplies			30.70										
3-Lighting and Electrical			38.98										
5-Tools and Equipment			55.01										
8-Janitorial Supplies			18.84										





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INVOICE DATE	01/18/2022
INVOICE NUMBER	663534873
ACCOUNT NUMBER	918852
ORDER NO.	41885623

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ORDER NO.		CONTROL NO.		CUSTOMER P.O.		SHIPPED VIA		TERMS		CASH DISCOUNT AMT				
41885623				AC		THDPU-902		1%10 DAYS, NET 30		0.05				
LN	ITEM NO.		CAT	DESCRIPTION		ORDER	SHIP	B/O	UOM	LIST PRICE	PRICE	EXT. AMT.	TAX	CODE
The Home Depot In Store Purchase Trans Type: Sale Store#: 6921 Date: 01/18/22 Register#: 062 Trans#: 3212 Cardholder: DAVE BYER Card Nickname: MAGNOLIA WEST STAFF CARD Card#: XXXX-XXXX-XXXX-1790														
1	HD458349		13	BLASTER 11OZ SILICONE DRY SPRAY LUB		1	1	0	EA		5.48		5.48	T
Receipt SKU: 032167700042														
PRODUCT CATEGORY TOTALS (INCLUDES APPLICABLE SALES TAX)														
13-Locks and Keys 5.86														

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ACCOUNT NUMBER	INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT DUE
918852	663534873	01/18/2022	5.86
IF PAID BY 01/28/2022 AMT DUE: 5.81		IF PAID AFTER 01/28/2022 AMT DUE: 5.86	NET DUE DATE 02/17/22
DEDUCT 0.05 IF PAID BY 01/28/22 *NO DISCOUNT ALLOWED FOR PAYMENTS MADE BY CREDIT CARD.			NET AMOUNT PAID

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<b>INVOICE DATE</b>	01/17/2022
<b>INVOICE NUMBER</b>	663324747
<b>ACCOUNT NUMBER</b>	918852
<b>ORDER NO.</b>	41867704

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<b>ENROLLMENT ACCOUNT #:</b>	<b>ENROLLMENT TOKEN</b>
WIL918852	MSZ RLQ GVP

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ORDER NO.		CONTROL NO.		CUSTOMER P.O.		SHIPPED VIA			TERMS		CASH DISCOUNT AMT	
41867704				AC		THDPU-902			1%10 DAYS, NET 30		0.46	
LN	ITEM NO.	CAT	DESCRIPTION	ORDER	SHIP	B/O	UOM	LIST PRICE	PRICE	EXT. AMT.	TAX	CODE
The Home Depot In Store Purchase												
Trans Type: Sale												
Store#: 6921 Date: 01/17/22												
Register#: 062 Trans#: 3011												
Cardholder: DAVE BYER												
Card Nickname: MAGNOLIA WEST STAFF CARD												
Card#: XXXX-XXXX-XXXX-1790												
1	HD1000935717	7	SCOTCH VHB EXTREME MOUNTING TAPE 4	1	1	0	EA		21.00	21.00	T	
Receipt SKU: 051141958989												
2	HD865621	17	SCHLAGE CSV ORB PASSAGE SC	1	1	0	EA		24.96	24.96	T	
Receipt SKU: 043156839701												
PRODUCT CATEGORY TOTALS (INCLUDES APPLICABLE SALES TAX)												
7-Paints and Sundries 22.47												
17-Building Supplies 26.71												
NET MERCHANDISE TOTAL				TAX TOTAL				SPECIAL CHARGES			INVOICE TOTAL	
45.96				3.22				0.00			49.18	

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ACCOUNT NUMBER	INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT DUE
918852	663324747	01/17/2022	49.18
IF PAID BY 01/27/2022 AMT DUE:48.72	IF PAID AFTER 01/27/2022	AMT DUE: 49.18	NET DUE DATE 02/16/22
DEDUCT 0.46 IF PAID BY 01/27/22 *NO DISCOUNT ALLOWED FOR PAYMENTS MADE BY CREDIT CARD.			NET AMOUNT PAID

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<b>INVOICE DATE</b>	01/11/2022
<b>INVOICE NUMBER</b>	662299353
<b>ACCOUNT NUMBER</b>	918852
<b>ORDER NO.</b>	41766462

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ENROLLMENT ACCOUNT #:	ENROLLMENT TOKEN
WIL918852	MSZ RLQ GVP

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ORDER NO.		CONTROL NO.		CUSTOMER P.O.		SHIPPED VIA		TERMS		CASH DISCOUNT AMT	
41766462				AC		THDPU-802		1%10 DAYS, NET 30		0.18	
LN	ITEM NO.	CAT	DESCRIPTION	ORDER	SHIP	B/O	UOM	LIST PRICE	PRICE	EXT. AMT.	TAX/COD
The Home Depot In Store Purchase											
Trans Type: Sale											
Store#: 6890 Date: 01/11/22											
Register#: 062 Trans#: 1119											
Cardholder: DAVE BYER											
Card Nickname: MAGNOLIA WEST STAFF CARD											
Card#: XXXX-XXXX-XXXX-1790											
1	HD0002002821	12	ECS (75W) PAR30 BW 2PK DIM	1	1	0	EA		8.56	8.56	T
Receipt SKU: 192968010662											
2	HD0002001809	8	UNGER COB WEB & CORNER DUSTER	1	1	0	EA		8.98	8.98	T
Receipt SKU: 761475989312											
PRODUCT CATEGORY TOTALS (INCLUDES APPLICABLE SALES TAX)											
8-Janitorial Supplies			9.66								
12-Miscellaneous			9.20								
NET MERCHANDISE TOTAL				TAX TOTAL		SPECIAL CHARGES			INVOICE TOTAL		
17.54				1.32		0.00			18.86		

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

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formerly Wilmar\*

ACCOUNT NUMBER	INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT DUE
918852	662299353	01/11/2022	18.86
IF PAID BY 01/21/2022 AMT DUE: 18.68	IF PAID AFTER 01/21/2022	AMT DUE: 18.86	NET DUE DATE 02/10/22
DEDUCT 0.18 IF PAID BY 01/21/22 *NO DISCOUNT ALLOWED FOR PAYMENTS MADE BY CREDIT CARD.			NET AMOUNT PAID

**SOLD TO:**

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

## REMIT TO:

THE HOME DEPOT PRO  
PO Box 404284  
Atlanta GA 30384-4284





Final Details for Order #113-8649055-1769043

Order Placed: February 21, 2022  
PO number : Amelia Concourse  
Amazon.com order number: 113-8649055-1769043  
Seller's order number: 3338230  
Order Total: \$2,249.76

Shipped on February 21, 2022	
<b>Items Ordered</b>	<b>Price</b>
5 of: Stenner- 45MHP10 Pump Adjustable 100 psi 10 GPD 120V/60Hz 1/4 Inch Sold by: WaterChemicalSystems ( <a href="#">seller profile</a> )   Product question? ( <a href="#">Ask Seller</a> ) Condition: New	\$355.00
1 of: 45M5 Stenner Pump - 2.5 to 50.0 gpd adjustable head. Rated at 25 psi. (Pump Head and Motor Only) Sold by: WaterChemicalSystems ( <a href="#">seller profile</a> )   Product question? ( <a href="#">Ask Seller</a> ) Condition: New	\$337.43
<b>Shipping Address:</b> First Coast CMS, LLC 352 PERDIDO ST SAINT JOHNS, FL 32259-8756 United States	Item(s) Subtotal: \$2,112.43 Shipping & Handling: \$0.00 ----- Total before tax: \$2,112.43 Sales Tax: \$137.33 ----- <b>Total for This Shipment: \$2,249.76</b> -----
<b>Shipping Speed:</b> Local Express Shipping	

Payment information	
<b>Payment Method:</b> Visa   Last digits: 2679	Item(s) Subtotal: \$2,112.43 Shipping & Handling: \$0.00 -----
<b>Billing address</b> Tony Shiver 352 Perdido Street Saint Johns, FL 32259 United States	Total before tax: \$2,112.43 <b>Estimated Tax:</b> \$137.33 ----- <b>Grand Total: \$2,249.76</b>
<b>Credit Card transactions</b>	Visa ending in 2679: February 21, 2022: \$2,249.76

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

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**942360 Old Nassauville Road  
Fernandina Beach, FL 32034**

Date	2/14/2022
Invoice #	53104

**E-mail** [Trimalllawn@gmail.com](mailto:Trimalllawn@gmail.com)

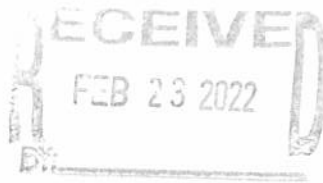
Bill To
Amelia Concourse CDD 475 West Town Place, Suite 114 St. Augustine, Fl. 32092

Project Name / Location	
P.O. #	Service Date: 1/21/2022

40A

1.320.572.46300

Terms	Due Date
Net 30	3/16/2022

Description	Amount
<p>Seasonal Flower Rotation- Installation of (504) Annuals to include initial installation and rototill.</p> <p>- Subsequent fertilization and maintenance program included.</p> <div style="text-align: center;">  </div>	1,008.00
	<b>Total</b> \$1,008.00
	<b>Payments/Credits</b> \$0.00
Thank you for your business.	<b>Balance Due</b> \$1,008.00



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

# Invoice

Invoice #: 245  
Invoice Date: 3/1/22  
Due Date: 3/1/22

Case:  
P.O. Number:

**Bill To:**

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

Description	Hours/Qty	Rate	Amount
Management Fees - March 2022 1.310.513.340		3,750.00	3,750.00
Website Administration - March 2022 1.310.513.520		62.50	62.50
Information Technology - March 2022 1.310.513.351		156.25	156.25
Dissemination Agent Services - March 2022 1.310.513.324		750.00	750.00
Office Supplies 1.310.513.510		0.24	0.24
Postage 1.310.513.420		43.53	43.53
Copies 1.310.513.425		15.45	15.45
Telephone 1.310.513.410		33.49	33.49
<b>Total</b>			<b>\$4,811.46</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$4,811.46</b>





# INVOICE

P.O. Box 6386  
Tallahassee, Florida 32314

Invoice # 1468  
Date: 03/06/2022  
Due On: 04/05/2022

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

RECEIVED MAR 08 2022

ACCDD-01

Amelia Concourse CDD - General

117A

1,310,523.315

Type	Date	Notes	Quantity	Rate	Total
Service	02/01/2022	Finalize resident e-blast and confer with DM on same; confer with county on report status	0.20	\$280.00	\$56.00
Service	02/01/2022	Verify status of public facilities report and disclosure of public finance.	0.30	\$250.00	\$75.00
Service	02/02/2022	Confer re: buffer tract intrusion and impacts related to same; confer re: county engineer report	0.30	\$280.00	\$84.00
Service	02/02/2022	Prepare disclosure of public finance.	1.90	\$250.00	\$475.00
Service	02/06/2022	Confer with disclosure counsel re: notice of trustee change and draft same	0.10	\$280.00	\$28.00
Service	02/11/2022	Monitor legislation and prepare newsletter for same	0.30	\$280.00	\$84.00
Service	02/11/2022	Research regarding fencing easement implications.	2.20	\$250.00	\$550.00
Total					\$1,352.00

## Detailed Statement of Account

### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
1468	04/05/2022	\$1,352.00	\$0.00	\$1,352.00
Outstanding Balance				\$1,352.00



**Total Amount Outstanding      \$1,352.00**

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

Please pay within 30 days.



**TRIM ALL LAWN SERVICE, INC.**

942360 Old Nassauville Road  
Fernandina Beach, FL 32034

Date	11/1/2021
Invoice #	51917

Trimalllawn@gmail.com

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

Property Address

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	
40A 1.320.572.462 Landscape Maintenance November		
Thank you for your business.	Total	\$1,468.50
	Payments/Credits	\$0.00
	Balance Due	\$1,468.50



**TRIM ALL LAWN SERVICE, INC.**

942360 Old Nassauville Road  
Fernandina Beach, FL 32034

Date	1/14/2022
Invoice #	52833

E-mail Trimalllawn@gmail.com

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

Project Name / Location	
P.O. #	Service Date: 1/10/2022

Description	Terms	Due Date
	Net 30	2/13/2022
40A Irrigation Repair recommended after inspection: Zone 4: Replacement of stuck valve on controller #9.  <del>1,320.572.462</del> 40 (AD) 1,320.572.464	Amount	
	216.15	
Thank you for your business.	Total	\$216.15
	Payments/Credits	\$0.00
	Balance Due	\$216.15



**TRIM ALL LAWN SERVICE, INC.**

942360 Old Nassauville Road  
Fernandina Beach, FL 32034

Date	3/1/2022
Invoice #	53174

(904) 491-3232      Trimalllawn@gmail.com

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

Property Address

7 MARCH 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>1,320.512.462</div> <div>40A</div> <div>Landscape Maintenance</div> <div>March</div>		
<div>Please contact our office if you are interested in setting up recurring credit card payments.</div> <div>Thank you for your business.</div>	<div>RECEIVED</div> <div>MAR 03 2022</div>	
	Total	\$1,468.50
	Payments/Credits	\$0.00
	Balance Due	\$1,468.50





Engineering / Permitting  
Development Services  
Property Management  
Construction Management  
ADA Consulting

# Invoice

Date	Invoice #
11/24/21	2980

<b>Bill To</b>	
Governmental Management Services Daniel Laughlin Amelia Concourse CDD - District Manager 475 West Town Place, Suite 114 St. Augustine, FL 32092	
<b>P.O. No</b>	

RECEIVED

RECEIVED MAR 09 2022

<b>Yuro &amp; Assoc. - Job No.</b>
Y20-910

Item	Date	Description	Hours	Rate	Amount
Amelia Conc...	9/14/21	Amelia Concourse CDD - September Engineering CDD Meeting  Exp to 10/2021 112. Ⓐ 1.810.513.311	4	135.00	540.00
<b>Total</b>					<b>\$540.00</b>

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





Engineering / Permitting  
Development Services  
Property Management  
Construction Management  
ADA Consulting

# Invoice

Date	Invoice #
11/24/21	2981

<b>Bill To</b>	
Governmental Management Services Daniel Laughlin Amelia Concourse CDD - District Manager 475 West Town Place, Suite 114 St. Augustine, FL 32092	
<b>P.O. No</b>	

RECEIVED MAR 09 2022

<b>Yuro &amp; Asssoc. - Job No.</b>
Y20-910

Item	Date	Description	Hours	Rate	Amount
		Amelia Concourse - November Engineering			
Amelia Conc...	11/2/21	CDD agenda items	1.5	135.00	202.50
Amelia Conc...	11/8/21	review phase 3 certification & project acceptance package from attorney	2	135.00	270.00
Amelia Conc...	11/15/21	review phase 3 completion items from attorney	1.5	135.00	202.50
Amelia Conc...	11/16/21	CDD meeting	4	135.00	540.00
Amelia Conc...	11/17/21	lot easement review & wetland encroachment issue	1.5	135.00	202.50
<div>112. (A)</div> <div>1,810.513 311</div>					
<b>Total</b>					<b>\$1,417.50</b>

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



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



RECEIVED MAR 21 2022

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

**INVOICE 6573**

**DATE 03/20/2022 TERMS Net 60**

**DUE DATE 05/19/2022**

**P.O. NUMBER**  
Fecal Accident

**MONTH OF SERVICE**  
March

DATE	ACTIVITY	QTY	RATE	AMOUNT
03/18/2022	Misc. Labor Fecal Accident (After Hours) - dispatch tech Friday evening to clean/treat pool due to fecal accident (3/18/2022)	1	125.00	125.00

**TOTAL DUE**

**\$125.00**

49A

1, 320.572.42000

R/m



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



RECEIVED MAR 21 2022

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

**INVOICE 6574**

**DATE 03/20/2022 TERMS Net 60**

**DUE DATE 05/19/2022**

**P.O. NUMBER**  
DVR Reimbursement

**MONTH OF SERVICE**  
March

DATE	ACTIVITY	QTY	RATE	AMOUNT
03/20/2022	Web Watch Dog - replacement DVR camera			975.00

**TOTAL DUE \$975.00**

49A

1.320.572.62000



# SOLITUDE

LAKE MANAGEMENT

## INVOICE

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

Invoice Number: PI-A00771190

Invoice Date: 03/01/22

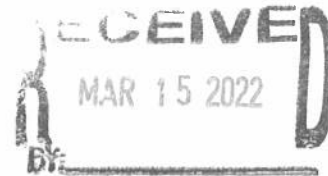
PROPERTY: Amelia  
Concourse Cdd

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

Customer ID 7112	Customer PO	Payment Terms Net 30
Sales Rep ID David Cottrell	Shipping Method	Ship Date
		Due Date 03/31/22

Qty	Item Description	Unit Price	Extension
1	Lake & Pond Management Services SVR49937 03/01/22 - 03/31/22 Lake & Pond Management Services	591.21	591.21

1,320,572.468  
27A



PLEASE REMIT PAYMENT TO:

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

Subtotal	591.21
Sales Tax	0.00
Total Invoice	591.21
Payment Received	0.00
<b>TOTAL</b>	<b>591.21</b>





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

INVOICE: 45275829  
DATE: 2/23/2022  
ORDER: 45275829

[1328696]

Amelia Concourse Amenities Center  
Tony Shiver  
393 Palm Coast Pkwy SW  
Ste 4  
Palm Coast, FL 32137-4773

[1328696]

904-537-9034

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

2/23/2022

09:55 AM

CJWYNNE

Charley Wynne

3/22/2022

RPC-FIRE ANT

Fire Ant Service

\$77.00

Access Code to Pool Area- 7946#

<b>SUBTOTAL</b>	\$77.00
<b>TAX</b>	\$0.00
<b>AMT. PAID</b>	\$0.00
<b>TOTAL</b>	\$77.00

RECEIVED MAR 29 2022

**AMOUNT DUE \$77.00**

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

82A  
1.320.53800.45573





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

**INVOICE:** 45701161  
**DATE:** 3/22/2022  
**ORDER:** 45701161

[1328696]  
Amelia Concourse Amenities Center  
Tony Shiver  
393 Palm Coast Pkwy SW  
Ste 4  
Palm Coast, FL 32137-4773

[1328696] 904-537-9034  
Amelia Concourse Amenities Center  
Tony Shiver  
85200 Amaryllis Ct  
Fernandina Beach, FL 32034-9716

3/22/2022 01:36 PM

CJWYNNE

Charley Wynne

3/22/2022

RPC-FIRE ANT

Fire Ant Service

\$77.00

Access Code to Pool Area- 7946#

<b>SUBTOTAL</b>	\$77.00
<b>TAX</b>	\$0.00
<b>AMT. PAID</b>	\$0.00
<b>TOTAL</b>	\$77.00

**AMOUNT DUE \$77.00**

RECEIVED MAR 29 2022

*cew*

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

82A  
1.320.538.45573



## Alpha Dog Security

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

# INVOICE

Invoice Number

**23104**

Invoice Date

**4/1/2022**

Customer Number

**10936468**

Terms

**Due On Receipt**

TO: **Amelia Concourse CDD**  
**475 W Town Place**  
**Suite 114**  
**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		4/1/2022	Due On Receipt

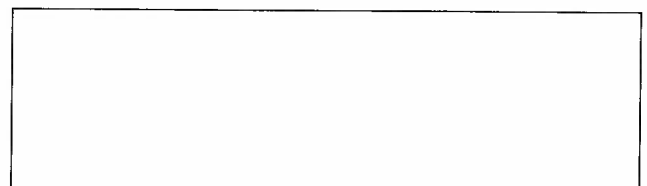
Description	Rate	Quantity	Amount
<i>Amelia Concourse CDD - 85200 Amaryllis Court Fernandina Beach, FL 32034</i>			
Alarm.com Cloud Access Control: 04/01/2022 - 04/30/2022	\$20.00	1.00	\$20.00
ADC-Access-Door-Addon: 04/01/2022 - 04/30/2022	\$40.00	1.00	\$40.00
Service Plan: 04/01/2022 - 04/30/2022	\$50.00	1.00	\$50.00
Subtotal			<b>\$110.00</b>
Taxes			<b>\$0.00</b>
Total			<b>\$110.00</b>
Payments/Credits			<b>\$0.00</b>
Net Due			<b>\$110.00</b>

1.320.572.345  
114A

As Of	Invoice No	Description	Amount	Net Due
04/01/2022	23104	Contracted Services	\$110.00	\$110.00

## Alpha Dog Audio Video Security

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





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



**BILL TO**

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

**INVOICE 6620**

**DATE 03/30/2022 TERMS Net 60**

**DUE DATE 05/29/2022**

**P.O. NUMBER**

Reimbursables

**MONTH OF SERVICE**

March Purchases

49A

DATE	ACTIVITY	QTY	RATE	AMOUNT
02/23/2022	Tank Depot - pool chemical tank	1.320.572.620		763.94
03/06/2022	Amzn - key fobs	1.320.572.620		57.96
03/08/2022	Hawkins - pool chemicals	1.320.572.620		708.38
03/20/2022	Amzn - gate hardware	1.320.572.620		139.07
03/28/2022	Lowes - degreaser and pump sprayer	1.320.572.620		66.01
	<b>Purchasing Fee</b>			
	3% purchase fee	1,735.36	0.03	52.06

**TOTAL DUE**

**\$1,787.42**



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

Invoice 6598



**BILL TO**

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

DATE  
04/01/2022

PLEASE PAY  
\$2,188.00

DUE DATE  
05/31/2022

**P.O. NUMBER**

May Service

*April*

*49A*

**MONTH OF SERVICE**

May 2022

DATE	ACTIVITY	QTY	RATE	AMOUNT
<i>1. 320.572.460</i>	Amelia Concourse Contract:Janitorial Service Janitorial Services	1	393.00	393.00
<i>1. 320.572.453</i>	Amelia Concourse Contract:Pool Service Pool cleaning service, three days a week for all three swimming pools	1	1,200.00	1,200.00
<i>1. 322.572.340</i>	Amelia Concourse Contract:Site Management Amenity Center site management	1	595.00	595.00

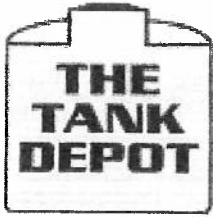
TOTAL DUE

\$2,188.00

THANK YOU.



# PROFORMA INVOICE



The Tank Depot  
685 John B Sias Memorial Pkwy  
Suite 330, Edgecliff Village 76134, TX  
Call us Toll Free at (866) 926-5603

AMELIA Counce

Order # TD013185  
SAP POs # 6100062139  
Order Date: Feb 22, 2022

**Sold to:**

First Coast CMS  
Tony Shiver  
352 Perdido St  
Saint Johns, Florida, 32259-8756  
P: 904-537-9034  
Customer PO Number: N/A

**Ship to:**

First Coast CMS  
Tony Shiver  
352 Perdido St  
Saint Johns, Florida, 32259-8756  
P: 904-537-9034

**Payment Method**

Alternative Payment

**Shipping Method:**

Freight - Calculate

(Total Shipping Charges \$313.31)

Qty	SKU	Short Description	SAP Invoice Id	Unit Price	Line Total
1	N-40320	220 Gallon Vertical Plastic Storage Tank		\$404.00	\$404.00

Subtotal: \$404.00

Freight: \$313.31

Tax: \$46.63

Grand Total: \$763.94

Total Paid: \$763.94

Total Amount Due: \$0.00





Details for Order #113-0678127-7799425

Order Placed: March 3, 2022

Amazon.com order number: 113-0678127-7799425

Order Total: \$57.96

Amelia Concourse

Not Yet Shipped	
<b>Items Ordered</b>	<b>Price</b>
1 of: Rosslare Key Fob AT-ERK-26A7TB0 Pack of 25	\$54.97
Sold by: Zbeem ( <a href="#">seller profile</a> )	
Business Price	
Condition: New	
<b>Shipping Address:</b> First Coast CMS, LLC 352 PERDIDO ST SAINT JOHNS, FL 32259-8756 United States	
<b>Shipping Speed:</b> Amazon Day Delivery	

Payment information	
<b>Payment Method:</b> Visa   Last digits: 2679	Item(s) Subtotal: \$54.97
<b>Billing address</b> Tony Shiver 352 Perdido Street Saint Johns, FL 32259 United States	Shipping & Handling: \$0.00
	Promotion applied: -\$0.55
	-----
	Total before tax: \$54.42
	Estimated Tax: \$3.54
	-----
	<b>Grand Total: \$57.96</b>

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

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Original



Hawkins, Inc.  
2381 Rosegate  
Roseville, MN 55113  
Phone: (612) 331-6910

# INVOICE

Total Invoice	<b>\$708.38</b>
Invoice Number	6136646
Invoice Date	3/7/22
Sales Order Number/Type	3781703 SO
Branch Plant	74
Shipment Number	4396853

Sold To: 293028  
ACCOUNTS PAYABLE  
FIRST COAST CMS  
3434 Colwell Ave  
Suite 200  
Tampa FL 33614

Ship To: 295171  
FIRST COAST CMS AMELIA CONCOURS  
8520 Amaryllis Ct  
Fernandina Beach FL 32097

Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#			P.O. Release		Sales Agent #
3/7/22	Credit Card	PPD Origin	HAWKINS SOUTHEAST FLEET						B74
Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UCM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	936	Hydrochloric Acid 20'	N	4.0000	DD	\$92.5000	DD	580.0 LB	\$370.00
		145# DLD Non-returnable		4.0000	DD			636.0 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00
2.000	43967	Ultra-Chlor (Sod. Hypo 12.5%)	N	175.0000	GA	\$1.8650	GA	1,765.8 LB	\$326.38
		1 GA BLK (Mini-Bulk)		175.0000	GA			1,911.6 GW	

\*\*\*\*\* Receive Your Invoice Via Email \*\*\*\*\*

Please contact our Accounts Receivable Department via email at [Credit.Dept@HawkinsInc.com](mailto:Credit.Dept@HawkinsInc.com)  
or call 612-331-6910 to get it setup on your account.

Page 1 of 1

Tax Rate	Sales Tax
0 %	\$0.00

Invoice Total	<b>\$708.38</b>
---------------	-----------------

**IMPORTANT:** All products are sold without warranty of any kind and purchasers will, by their own tests, determine suitability of such products for their own use. Seller warrants that all goods covered by this invoice were produced in compliance with the requirements of the Fair Labor Standards Act of 1938, as amended. Containers are to be paid for in full, as invoiced, and full refund will be made promptly, provided containers are returned to original point of shipment. Return freight charges to be prepaid. The containers returned must be the same originally shipped, and show no evidence of abuse, or use for purposes other than the storage of original containers. Seller specifically disclaims and excludes any warranty of merchantability and any warranty of fitness for a particular purpose.  
**NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD CONDITION.**

This contractor and subcontractor shall abide by the requirements of 41 CFR §§60.1.4(a), 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against all individuals based on their race, color, religion, sex, or national origin. Moreover, these regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, national origin, protected veteran status or disability.

[www.hawkinsinc.com](http://www.hawkinsinc.com)

Job# 1898514

Please Remit To: **Hawkins, Inc.**  
**P.O. Box 860263**  
**Minneapolis, MN 55486-0263**





Details for Order #113-8695789-9756241

**Order Placed:** March 20, 2022  
**PO number :** Amelia concourse  
**Amazon.com order number:** 113-8695789-9756241  
**Order Total:** \$139.07

Not Yet Shipped	
<b>Items Ordered</b>	<b>Price</b>
1 of: UHPPOTE 600lb Holding Force Outdoor Electric Magnetic Gate Lock with Mount Bracket for Inswinging Door	\$131.90
Sold by: UHPPOTE ( <a href="#">seller profile</a> )	
Business Price	
Condition: New	
<b>Shipping Address:</b> First Coast CMS, LLC 352 PERDIDO ST SAINT JOHNS, FL 32259-8756 United States	
<b>Shipping Speed:</b> Amazon Day Delivery	

Payment information	
<b>Payment Method:</b> Visa   Last digits: 2679	Item(s) Subtotal: \$131.90
<b>Billing address</b> Tony Shiver 352 Perdido Street Saint Johns, FL 32259 United States	Shipping & Handling: \$0.00
	Promotion applied: -\$1.32
	-----
	Total before tax: \$130.58
	<b>Estimated Tax:</b> \$8.49
	-----
	<b>Grand Total: \$139.07</b>

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

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

- SALE -

SALES#: S2472XBT 4179058 TRANS#: 9506556 03-28-22

127398 12B-OZ KRUD KUTTER DEGREASER	49.44
3 @ 16.48	
4351332 PS 1GAL TANK SPRAYER(-508)	11.96

SUBTOTAL:	61.40
TAX:	4.61
INVOICE 09349 TOTAL:	66.01
VISA:	66.01

VISA: XXXXXXXXXX2679 AMOUNT:66.01 AUTHCD: 079460

CHIP REFID:247209060601 03/28/22 18:29:12

CUSTOMER CODE: AC

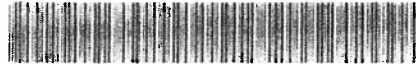
APL: CHASE VISA TUR: 0080008000

AID: A0000000031010 TSI: E800

STORE: 2472 TERMINAL: 09 03/28/22 18:29:16

# OF ITEMS PURCHASED: 4

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.  
FOR DETAILS ON OUR RETURN POLICY, VISIT  
LOWES.COM/RETURNS  
A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE  
AT OUR CUSTOMER SERVICE DESK

STORE MANAGER: JOSEPH WARD

LOWE'S PRICE PROMISE  
FOR MORE DETAILS, VISIT LOWES.COM/PRICEPROMISE

\*\*\*\*\*

\* SHARE YOUR FEEDBACK! \*

\* ENTER FOR A CHANCE TO BE \*

\* ONE OF FIVE \$500 WINNERS DRAWN MONTHLY! \*

\* ENTRE EN EL SORTEO MENSUAL \*

\* PARA SER UNO DE LOS CINCO GANADORES DE \$500! \*

\* \*

\* ENTER BY COMPLETING A SHORT SURVEY \*

\* WITHIN ONE WEEK AT: [www.lowes.com/survey](http://www.lowes.com/survey) \*

\* Y O U R I D #093492 247220 874157 \*

\* \*

\* NO PURCHASE NECESSARY TO ENTER OR WIN. \*

\* VOID WHERE PROHIBITED. MUST BE 18 OR OLDER TO ENTER. \*

\* OFFICIAL RULES & WINNERS AT: [www.lowes.com/survey](http://www.lowes.com/survey) \*

\*\*\*\*\*

STORE: 2472 TERMINAL: 09 03/28/22 18:29:16



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

# Invoice

Invoice #: 246  
Invoice Date: 4/1/22  
Due Date: 4/1/22  
Case:  
P.O. Number:

**Bill To:**

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

SA

Description	Hours/Qty	Rate	Amount
Management Fees - April 2022 1.310.513.340		3,750.00	3,750.00
Website Administration - April 2022 1.310.513.520		62.50	62.50
Information Technology - April 2022 1.310.513.351		156.25	156.25
Dissemination Agent Services - April 2022 1.310.513.324		750.00	750.00
Office Supplies 1.310.513.510		1.17	1.17
Postage 1.310.513.420		20.67	20.67
Copies 1.310.513.425		61.65	61.65
<b>Total</b>			<b>\$4,802.24</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$4,802.24</b>





# INVOICE

Invoice # 1798  
Date: 04/04/2022  
Due On: 05/04/2022

## KE Law Group, PLLC

P.O. Box 6386  
Tallahassee, Florida 32314  
United States

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

### ACCDD-01

### Amelia Concourse CDD - General

RECEIVED APR 05 2022

1.310.573,315  
117A

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	JK	03/01/2022	Monitor legislation and prepare newsletter for same; analyze and transmit final legislative recap of bill passage.	0.30	\$280.00	\$84.00
Service	LG	03/01/2022	Prepare form of amendment to GMS agreement.	0.30	\$250.00	\$75.00
Service	JW	03/02/2022	Research and draft memo regarding fencing encroachment implications	0.90	\$250.00	\$225.00
Service	JW	03/03/2022	Research removal of fencing blocking easement access and draft memo regarding same	0.10	\$250.00	\$25.00
Service	JK	03/04/2022	Confer with Laughlin re: status of Phase III easement and home impairments and options for same	0.30	\$280.00	\$84.00
Service	JK	03/07/2022	Review nassau county traffic study and confer with Chair and DM on same	0.50	\$280.00	\$140.00
Service	JK	03/14/2022	Review agenda package; confer re: easement issues identified in agenda package and response to same; update draft notice letters and transmit to staff	0.80	\$280.00	\$224.00
Service	LG	03/14/2022	LG - Confer with Kilinski regarding easement issues and ongoing action items.	0.30	\$250.00	\$75.00
Service	JK	03/15/2022	Confer re: amenity policies and	0.20	\$280.00	\$56.00



easement updates; transmit information on same						
Service	LG	03/15/2022	LG - Travel to and attend Board meeting.	5.20	\$250.00	\$1,300.00
Expense	SD	03/15/2022	Mileage: LMG - Travel monthly meeting	178.37	\$0.58	\$103.45
Expense	SD	03/15/2022	Meals: LMG - Travel monthly meeting	1.00	\$8.01	\$8.01
Expense	SD	03/15/2022	Hotel: LMG - Lodging monthly meeting	1.00	\$54.28	\$54.28
Service	JK	03/23/2022	Review trustee transmission re: Phase III close out; confer re: status of same; confer re: amortization schedule on same	0.20	\$280.00	\$56.00
Service	JK	03/28/2022	Confer re: roadway issue and meeting with Commissioner on same; confer re: easement notices and status of same	0.40	\$280.00	\$112.00
Service	LG	03/28/2022	Review and provide comments to meeting minutes.	0.30	\$250.00	\$75.00
Service	LG	03/29/2022	Prepare first notice to Phase 3 properties with encroachments, prepare second notice to Phase 2 properties with encroachments, and analyze JEA utility easements and cable easements on Phases 2 and 3 plats.	1.20	\$250.00	\$300.00
Service	JK	03/31/2022	Review correspondence and updated district management contract addendum and confer with Gentry on same	0.10	\$280.00	\$28.00
					<b>Total</b>	<b>\$3,024.74</b>

## Detailed Statement of Account

### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
1798	05/04/2022	\$3,024.74	\$0.00	\$3,024.74
<b>Outstanding Balance</b>				<b>\$3,024.74</b>
<b>Total Amount Outstanding</b>				<b>\$3,024.74</b>

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

Please pay within 30 days.



1005 Bradford Way  
Kingston, TN 37763

Date	Invoice #
4/8/2022	13

Bill To
Amelia Concourse CDD C/O GMS

RECEIVED APR 11 2022

1.310.513.324  
8/A

Terms	Due Date
Net 30	5/8/2022 ✓

Description	Amount
Amortization Schedule Series 2016 5-1-22 Prepay 5,000	100.00
Amortization Schedule Series 2019A 5-1-22 Prepay 35,000	250.00

<b>Total</b>	<b>\$350.00</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$350.00</b>

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info



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



**BILL TO**

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

**INVOICE 6651**

**DATE 04/07/2022 TERMS Net 60**

**DUE DATE 06/06/2022**

**P.O. NUMBER**

Misc Repairs

**MONTH OF SERVICE**

April

DATE	ACTIVITY	QTY	RATE	AMOUNT
04/07/2022	Misc. Labor Replace gate catch to match magnet (Security Measure), Replace men's urinal valve. Replace womens bathroom valve. (Both were running constantly)	2	55.00	110.00

1.320.512.350  
49A

**TOTAL DUE**

**\$110.00**

RECEIVED APR 07 2022



**TRIM ALL LAWN SERVICE, INC.**

942360 Old Nassauville Road  
Fernandina Beach, FL 32034

Date	4/1/2022
Invoice #	53489

(904) 491-3232      Trimalllawn@gmail.com

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

Property Address

APRIL MONTHLY MAINTENANCE	PO #	Terms
		Net 30
Description	Amount	
Monthly Maintenance	1,174.00	
Monthly Maintenance for Phase I pond	59.50	
Treatment of Turf & Shrubs - Included in Contract	150.00	
Monthly Irrigation Inspection	85.00	
<div>40A 1. 320.572.462</div> <div>Please contact our office if you are interested in setting up recurring credit card payments.</div>	<div>RECEIVED APR 05 2022</div>	
Total		\$1,468.50
Payments/Credits		\$0.00
Balance Due		\$1,468.50
Thank you for your business.		