

Amelia Concourse
Community Development District

August 9, 2022

AGENDA

**Amelia Concourse
Community Development District**

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

August 2, 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 **Tuesday, August 9, 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. Staff Reports (1)
 - A. District Engineer
 - B. Trim All Landscape Report
- IV. Approval of Minutes of the May 26, 2022 Meeting
- V. Ratification of Agreement with Sitex Aquatics, LLC for Aquatic Management Services
- VI. Update on Phases II and III Easement Access
- VII. Update on Phase III Property Completion
- VIII. Update on Classes and Activities to be Offered at the Amenity Center
- IX. Public Hearing for the Purpose of Adopting the Fiscal Year 2023 Budget
 - A. Consideration of Resolution 2022-07, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2023
 - B. Consideration of Resolution 2022-08, Imposing Special Assessments and Certifying an Assessment Roll
- X. Other Business

- XI. Staff Reports (2)
 - A. District Counsel
 - B. District Manager – Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2023
 - C. Field Operations Manager – Report
- XII. Financial Reports
 - A. Balance Sheet and Statement of Revenues & Expenditures
 - B. Assessment Receipts Schedule
 - C. Approval of Check Register
- XIII. Supervisors' Requests and Audience Comments
- XIV. Next Scheduled Meeting – September 20, 2022 at 11:00 a.m. the Amelia Concourse Amenity Center
- XV. Adjournment

FOURTH ORDER OF BUSINESS

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 Thursday, May 26, 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
Kimberley Chamerda	Supervisor
Fred Eichmann	Supervisor

Also present were:

Daniel Laughlin	District Manager
Jennifer Kilinski	District Counsel
Mike Yuro	District Engineer
Tony Shiver	First Coast CMS
Jake Whealdon	KE Law Group

The following is a summary of the discussions and actions taken at the May 26, 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

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of Ellen Cator

On MOTION by Mr. Toohey seconded by Mr. Snow with all in favor Ms. Cator's resignation was accepted.
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B. Consideration of Appointing New Supervisors to Fill Seats 3 and 5 (Terms through 11/2022)

Five resumes were provided to the Board for consideration. Each candidate present provided the Board with an overview of their history and why they would like to serve on the Board. While the Board took a moment to score each contestant, the meeting continued.

FOURTH ORDER OF BUSINESS**Staff Reports (1)****A. District Engineer**

Mr. Yuro informed the Board that the stormwater needs analysis report is substantially complete and requires review by the District Manager.

He also reported that he was asked to investigate a resident's concern that the pond levels near their property located at 85456 Amaryllis Court are higher than normal. He stated that it's possible that their pond bank is lower than adjacent neighbors but verifying the correct elevation would require a survey. Mr. Laughlin noted that he's trying to find a good contact for the developer of the early stages of the community. Mr. Yuro is searching the records of the water management district and will report back at a future meeting.

THIRD ORDER OF BUSINESS**Organizational Matters (Continued)****B. Consideration of Appointing New Supervisors to Fill Seats 3 and 5**

Ms. Kilinski reported the scores provided by the Board members for each candidate: Mr. Eichmann received the highest score with 12 points, and Ms. Chamerda received the second highest number of points with 11.

On MOTION by Mr. Snow seconded by Mr. Toohey with all in favor appointing Mr. Fred Eichmann to Seat 3 was approved.

On MOTION by Mr. Toohey seconded by Mr. Snow with all in favor appointing Ms. Kimberley Chamerda to Seat 5 was approved.
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C. Oath of Office for Newly Appointed Supervisors

Mr. Laughlin, being a notary public of the State of Florida, administered an oath of office to both Mr. Eichmann and Ms. Chamerda.

Ms. Kilinski informed the new board members that she would provide a packet containing relevant information about the CDD, a background of Chapter 190, the Rules of Procedure for the District, and other information on what it means to be a Supervisor. She also cautioned board members against communicating with each other about matters that are pending coming before the Board, or may come before the Board. Lastly, she suggested the Supervisors create an email address that would be dedicated for CDD business to simplify the submittal process in the event of a public records request.

D. Consideration of Resolution 2022-05, Designating Officers

Mr. Laughlin listed the current officer designations: Mr. Greenberg is Chairman, Mr. Toohey is Vice Chair and Mr. Snow is Assistant Secretary. From the district manager's office, Mr. Laughlin is Secretary and Assistant Treasurer, Jim Oliver is Treasurer and Assistant Secretary, and Ernesto Torres and Marilee Giles are Assistant Secretaries. He asked to remove Ernesto Torres from the list of officers as he is no longer with GMS, and suggesting replacing him with Darrin Mossing, the President of GMS, as well as adding Mr. Eichmann and Ms. Chamerda as Assistant Secretaries.

On MOTION by Mr. Toohey seconded by Mr. Snow with all in favor Resolution 2022-05, designating officers as detailed above was approved.

FOURTH ORDER OF BUSINESS

Staff Reports (Continued)

B. Trim All Landscape Report

Mr. Shiver informed the Board that Trim All did not provide a report, but he has been in communication with the vendor regarding annual rotations and the annual palm tree trimmings. Mr. Greenberg asked Mr. Shiver to look at the trees that have been trimmed so far. Mr. Shiver stated that he was sent an email last week regarding the debris from the trimmings. Mr. Shiver also stated that he would bring Trim All's attention to grass debris in the ponds again.

FIFTH ORDER OF BUSINESS

Approval of Minutes

A. March 15, 2022 Regular Board of Supervisors Meeting

Mr. Greenberg asked that the reference to Mr. Wayne be changed to Mr. Winkler.

On MOTION by Mr. Snow seconded by Ms. Chamerda with all in favor the minutes of the March 15, 2022 meeting were approved as revised.

B. April 19, 2022 Budget Workshop

There were no changes to the minutes.

On MOTION by Mr. Greenberg seconded by Mr. Toohey with all in favor the minutes of the April 19, 2022 budget workshop were approved.

SIXTH ORDER OF BUSINESS

Discussion on Phases II and III 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 there are six fences remaining within access easements in Phase II and five within Phase III. Given that the Phase III homeowners were sent notices later than Phase II, those homeowners still have time to make adjustments. Ms. Kilinski provided the Board with various options, including continuing to notify the homeowners with the hope they will comply, rotating use of the open access points so one homeowner is not overly burdened, or to proceed to court to obtain a mandatory injunction for those that have not yet complied. Ms. Kilinski recommended the third option as there has been ample communication regarding the reason for and the need to remove any obstructions from the access easements. The Board directed staff to proceed with the third option, obtain mandatory injunctions.

On MOTION by Mr. Toohey seconded by Mr. Eichmann with all in favor authorizing staff to proceed with Option 3 for the Phase II homeowners with remaining easement obstructions and send a second letter to the Phase III homeowners was approved.

Ms. Kilinski noted staff would also continue to notice the HOA, particularly regarding Phase III fencing requests.

SEVENTH ORDER OF BUSINESS

Discussion of Repairs Throughout Community Infrastructure

Included in the agenda package were pictures provided by Mr. Greenberg of areas that are in need of repair by the developer or the home builder. Mr. Laughlin noted the developer will typically do a final walk through with the home builders to point out items that the home builder will be responsible for repairing or replacing. The Board made the below motion to appoint a Supervisor to work with District staff, the developer, and the homebuilder to ensure repairs are made. Mr. Greenberg also asked that a couple residents work with Ms. Chamerda as well.

On MOTION by Mr. Toohey seconded by Mr. Snow with all in favor appointing Supervisor Chamerda to work with District staff, the developer, and the homebuilder on the repairs needed throughout the community was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Permanent Holiday Lighting

Mr. Shiver presented proposals from two companies that specialize in permanent holiday lighting for the Board to consider. The lighting is proposed to be installed on the entrance towers and the clubhouse. M2 Accents proposal totals \$6,480. Mr. Snow noted the proposal for the clubhouse includes the peaks, which he believes the District does not intend on doing. First Coast Trimlight provided multiple options ranging from \$3,328 to \$3,840 for the entrance towers and \$6,468 to \$7,392 for the clubhouse, not including the control system. It was noted that the District spent \$5,000 on temporary holiday lighting last year.

On MOTION by Mr. Toohey seconded by Ms. Chamerda with all in favor the proposal from M2 Accents, LLC for permanent holiday lighting installation on the towers and the clubhouse was approved.

NINTH ORDER OF BUSINESS

Consideration of Proposals for Lake Maintenance Services

Mr. Shiver presented proposals for lake maintenance services from Charles Aquatics totaling \$17,620 annually, and from Sitex Aquatics, totaling \$7,740 annually. He reached out to Lake Doctors as well, but they did not provide a proposal in time for the meeting. He also noted that the prices from both vendors include the Phase III ponds, which the District has not yet accepted maintenance responsibility for.

Mr. Greenberg suggested Mr. Eichmann work with staff on the selection of the lake maintenance vendor to do further research including identifying if there are other methods in which the ponds can be treated, rather than backing a boat through the access easements. For budgeting purposes, the Sitex Aquatics proposal was approved with a caveat as noted in the motion below.

On MOTION Mr. Snow seconded by Mr. Toohey with all in favor the Sitex Aquatics proposal was approved subject to Mr. Eichmann working with staff to review each lake maintenance vendor to ensure Sitex is the best fit.

TENTH ORDER OF BUSINESS**Discussion on Solar Panels**

Mr. Shiver noted he only obtained one proposal as he wanted to ensure the majority of the Board would be in favor of exploring solar power prior to contacting other vendors. Mr. Greenberg indicated further research may be needed prior to proceeding with converting to solar power as it's likely the roofs will need to be replaced in the next five years, and solar panels are a substantial investment. The Board members agreed that solar panels would not be a good investment at this time.

ELEVENTH ORDER OF BUSINESS**Consideration of Letter from GMS
Regarding Proposed Rates**

Mr. Laughlin noted the requested increase is included in the proposed budget to be presented under item XIV. The increase proposed is from \$45,000 annually to \$47,250 annually.

On MOTION Mr. Snow seconded by Mr. Eichmann with all in favor the increase to in district management fees for GMS was approved.

TWELFTH ORDER OF BUSINESS**Consideration of Letter from KE Law Group
Regarding Proposed Rates**

Ms. Kilinski provided an overview of her firm for the new board members and presented the letter for proposed rate increases for Fiscal Years 2023 and 2024 for associates (from \$250-\$275), partners (\$280-\$315) and paralegals (\$150-\$180).

On MOTION Mr. Toohey seconded by Mr. Snow with all in favor the increase to in fees for legal services provided by KE Law Group was approved.

THIRTEENTH ORDER OF BUSINESS Discussion on Future Capital Repairs

Mr. Greenberg informed the Board that the amount of money being collected for the capital reserve fund is based on initial figures submitted to the Secretary of the State when the plans were filed in 2006/2007 and noted the useful life is nearing for some of the infrastructure in the community, so the Board will need to ensure the appropriate amounts of funds are available to make any necessary repairs. He suggested raising assessments at smaller increments over time will make the increases more palatable. Mr. Laughlin listed the items that will require maintenance or replacement in the near future – resurfacing of the activity pool, refurbishing the slide structure, resurfacing the main pool, perimeter fencing and entrance columns.

**FOURTEENTH ORDER OF BUSINESS Consideration of Resolution 2022-06,
Approving the Proposed Budget for Fiscal
Year 2023 and Setting a Public Hearing Date
for Adoption**

Mr. Laughlin provided an overview of the budget, a copy of which was included in the agenda package. There is an 8.8% increase in assessments proposed, which amounts to \$107 per year, per homeowner. The increase is largely due to an increase in the contribution to the capital reserve funds from \$26,754 to \$50,000, as discussed during the previous agenda item. Mr. Toohey suggested increasing the capital reserve contribution to \$75,000 to ensure the funds are available for the infrastructure improvements. There were no objections from the other board members.

Mr. Laughlin informed the Board there needs to be 60 days between the date of budget approval, and the date the budget will be adopted. The current meeting date of July 19th does not allow for those 60 days. After discussion, the Board and staff settled on August 9, 2022 at 11:00 a.m.

On MOTION Mr. Toohey seconded by Mr. Snow with all in favor Resolution 2022-06, approving the proposed budget for Fiscal Year 2023 with the revision to the capital reserve fund line item and setting a public hearing for August 9, 2022 at 11:00 a.m. was approved.

FIFTEENTH ORDER OF BUSINESS**Consideration of Amendment to Agreement with GMS for District Management Services**

Ms. Kilinski informed the Board the amendments to the agreement include an amended address for notices sent to counsel, addition of insurance requirements, an amendment to the indemnification language, a financial services disclaimer, and addition of public records and E-Verify language.

On MOTION Mr. Snow seconded by Mr. Eichmann with all in favor the amendment to the agreement with GMS for district management services was approved.

SIXTEENTH ORDER OF BUSINESS**Discussion on Amenity Room Rentals**

Mr. Greenberg informed the Board that Mr. Shiver has made some procedural changes to improve issues with rentals, such as users not properly cleaning up after the events. Mr. Shiver noted those changes include more frequent communication as to the expectations to preserve the amenity center, including removing trash, sweeping floors, and not installing decorations on the walls.

SEVENTEENTH ORDER OF BUSINESS Staff Reports (2)**A. District Counsel**

There being nothing to report, the next item followed.

B. District Manager – Report on the Number of Registered Voters (774)

Mr. Laughlin informed the Board there are 774 registered voters reported to be residing with the District.

He also informed the Board the qualifying period for the general election begins at noon on June 13th through noon on June 17th. Mr. Greenberg also noted anyone interested in running for a seat on the Board of Supervisors will be required to pay a \$25 fee or collect 25 signatures and will also be required to fill out financial disclosures.

C. Field Operations Manager**1. Report**

A copy of Mr. Shivers report was included in the agenda package for the Board's review. He informed the board of a small chip in the marcite of the activity pool and noted it will be drained, patched and refilled all in the same day. He also informed the Board there have been

some issues with inconsistency with the current refuse provider, Waste Management, and noted he's contacted Meridian, who quoted \$77 for weekly service of two cans. There were no objections from the Board to Mr. Shiver moving forward with transferring service to Meridian.

2. Survey Results Regarding Classes at Amenity Center

Mr. Greenberg suggested a few homeowners and a member of the Board evaluate the survey results and make recommendations at a future Board meeting to ensure any activities that would be offered at the amenity center are feasible without too much impact to the residents or the facility. Mr. Toohey offered to work on this project.

Mr. Snow stated that he felt there needs to be a response to the resident request presented on the last meeting agenda to offer yoga at the amenity center. Mr. Shiver stated that what is being proposed is common at other districts and also noted that out of 85 people that took the survey sent after the last meeting, when asked if they would like to see special classes offered at Amelia Concourse, 85% responded yes.

Mr. Toohey stated that he was concerned with liability and someone running a business out of the amenity center. Mr. Laughlin responded that anyone interested in offering classes at the amenity center would have to ask the Board for approval and then if approved there would be an agreement that would require the other party be insured. Ms. Kilinski added that the agreement can include a limitation on when the classes can be held, indemnification language, and a requirement that the other party clean up after their class or event. She offered to bring more information to the August meeting for consideration.

EIGHTEENTH 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 \$33,570.34 was included in the agenda package.

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

NINETEENTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

**TWENTIETH ORDER OF BUSINESS Supervisors' Requests and Audience
Comments**

Supervisor Requests

There being none, the next item followed.

Audience Comments

There being none, the next item followed.

TWENTY-FIRST ORDER OF BUSINESS Next Scheduled Meeting

The next meeting date, originally set for July 19, 2022 was moved to August 9, 2022 to align with the budget adoption schedule. The meeting will be held at 11:00 a.m. at the Amelia Concourse Amenity Center.

TWENTY-SECOND ORDER OF BUSINESS Adjournment

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

FIFTH ORDER OF BUSINESS

**AGREEMENT BETWEEN SITEX AQUATICS, LLC, AND THE
AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT
REGARDING THE PROVISION OF AQUATIC MANAGEMENT SERVICES**

This Agreement (“Agreement”) is made and entered into this 18th day of July 2022 (“Effective Date”), by and between:

Amelia Concourse Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Nassau County, Florida, with offices at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("District"), and

Sitex Aquatics, LLC, a Florida limited-liability corporation with offices located at 13622 11th Terrace East, Bradenton, Florida 34212 (“Contractor”).

RECITALS

1. The District is a special purpose unit of local government established pursuant to and governed by Chapter 190, Florida Statutes.
2. The District currently owns, operates and maintains various lakes and ponds (“Lakes”) located throughout the boundaries of the District.
3. The District desires to enter into an agreement with an independent contractor to maintain the Lakes.
4. Contractor provides such services and desires to contract with the District to do so in accordance with the terms and specifications of this Agreement.
5. The District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

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

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

Section 2. Contractor’s Obligation.

- A. *Scope of Services.*** Contractor shall provide the following monthly services: 1) shoreline grass and brush control; 2) underwater, floating and algae treatment; 3) removal of non-construction trash; 4) algae callback service as needed; and 5) issuance of a treatment report after each visit, all of which will be provided by a state licensed applicator with use of EPA regulated materials only, along with

accompanying administrative tasks, all as described in **Exhibit A** (together, the “Work”). Contractor shall provide all labor and equipment necessary to complete the Work. Further, Contractor shall conduct the Work with environmentally safe water management practices and in accordance with all local, state and federal laws, regulations, rules and requirements.

- B.** *Compensation.* Initially, Contractor shall perform the Work for Lakes 4, 5, 6, and 7 as identified at **Exhibit B** for a total compensation of \$368 per month. Upon written direction from the District, Contractor shall commence Work for Lakes 1, 2, and 3 in addition to lakes 4, 5, 6, and 7, all as identified in **Exhibit B**, for a total compensation of \$645 per month.
- C.** *Term.* The initial term of this Agreement shall be from the effective date listed above until September 30, 2022. Thereafter, this Agreement shall automatically renew for one (1) year terms until terminated in accordance with the provisions set forth herein.
- D.** *Amendments; Additional Work.* Amendments to this Agreement or authorization for additional work shall be effective only upon a written amendment, addendum, or work authorization signed by both parties. Fees for such additional services shall be as negotiated between the parties.

Section 3. Billing and Payment. The Contractor shall invoice the District by the 5th day of each month for services provided pursuant to the terms of this Agreement. The District shall provide payment within thirty (30) days of receipt of invoices.

Section 4. Care of the Property. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

Section 5. Insurance.

- A.** The Contractor and any subcontractor hired by Contractor to perform lake maintenance services shall maintain throughout the term of this Agreement the following insurance:
 - (1)** Worker’s Compensation Insurance in accordance with the laws of the State of Florida.
 - (2)** Commercial General Liability Insurance covering the Contractor’s legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:
 - (i)** Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors’ operation.

(3) Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.

(4) Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

- B.** The District, its staff, consultants and supervisors shall be named as additional insured parties. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. 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.
- C.** If the Contractor 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, the Contractor 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.

Section 6. Independent Contractor. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

Section 7. Indemnification.

- A.** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

- B.** Contractor agrees to defend, indemnify and hold harmless the District and its officers, agents, staff and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, wholly or in part by, the work to be performed by Contractor. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute. Any subcontractor retained by the Contractor shall acknowledge in writing such subcontractor's acceptance of the terms of this Section 7.

Section 8. Recovery of Costs and Fees. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and costs for trial, alternative dispute resolution, or appellate proceedings.

Section 9. Limitations on Governmental Liability. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

Section 10. Negotiation at Arms' Length. This Agreement has been negotiated fully between the parties as an arms' length transaction. The parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

Section 11. Enforcement. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

Section 12. Termination. The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement; and that the Contractor may terminate this Agreement for any reason by providing ninety (90) days' written notice of termination to the District. The Contractor agrees that the District may terminate this Agreement immediately with cause by providing written notice of termination to the Contractor. The District may terminate this Agreement without cause by providing thirty (30) days' written notice of termination to the Contractor. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

Section 13. Entire Agreement. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

Section 14. Amendment. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

Section 15. Authority to Contract. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

Section 16. Notices. All notices, requests, consents and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by Federal Express or First-Class Mail, postage prepaid, to the parties, as follows:

- a. If to Contractor: Sitex Aquatics, LLC
13622 11th Terrace East
Bradenton, Florida 34212
Attn: Joseph T. Craig
 - b. If to District: Amelia Concourse Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: District Manager
- With a copy to: KE Law Group, PLLC
2016 Delta Boulevard, Suite 101
Tallahassee, Florida 32303
Attn: District Counsel

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

Section 17. Third-Party Beneficiaries. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to

or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

Section 18. Assignment. Contractor may not assign this Agreement or any monies to become due hereunder without the prior written approval of the District.

Section 19. Controlling Law; Venue. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The exclusive venue for any dispute arising under this Agreement shall be in a court of appropriate jurisdiction in and for Nassau County, Florida.

Section 20. Public Records. The Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, the Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Contractor acknowledges that the designated public records custodian for the District is Daniel Laughlin ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of this Agreement's term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

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

Section 21. Permits and Licenses. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

Section 22. E-Verify. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

Section 23. Severability. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

Section 24. Foreign Influence. Contractor understands that under Section 286.101, *Florida Statutes*, that Contractor must disclose any current or prior interest, any contract with, or any grant or gift from a foreign country of concern as that term is defined within the above referenced statute.

Section 25. Scrutinized Companies Statement. The Contractor certifies that it is not in violation of Section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is


now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

Section 26. Counterparts. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.


[Signatures on following page]

In witness whereof, the parties hereto have signed and sealed this Agreement on the day and year first written above.

**Amelia Concourse
Community Development District**

DocuSigned by:

B85658BC6DE4428...
Chairman/Vice Chairman, Board of
Supervisors

Sitex Aquatics, LLC



President

Title

Exhibit A: Scope of Services
Exhibit B: Service Map

EXHIBIT A: SCOPE OF SERVICES



7843 Gate Parkway 104-167
Jacksonville, FL 32256

813.908.2120
www.sitexaquatics.com

Aquatic Management Agreement

This agreement is between Sitex Aquatics, LLC. Hereafter called Sitex and Amelia Concourse CDD hereafter called "customer"

Customer: Amelia Concourse CDD
C/O: First Coast CMS
Contact: Mr. Tony Shiver
Address: 352 Period St St. Johns, FL 32259
Email: Tony@firstcoastcms.com
Phone: 904.537.9034

Sitex agrees to provide aquatic management services for a period of 12 months in accordance with the terms and conditions of this agreement in the following sites:

Seven (7) Ponds (15acres) located at the Amelia Concourse Community in Fernandina Beach, FL (see attached map)

Customer agrees to pay Sitex the following amounts during the term of this agreement for the specific service:

1. Shoreline Grass and Brush Control	Included
2. Underwater, Floating and Algae Treatment	Included
3. All Services Performed by State Licensed Applicator	Included
4. Treatment Report Issued After Each Visit	Included
5. Use of EPA Regulated Materials Only	Included
6. Algae callback service as needed	Included
7. Non-construction Trash	Included

Service shall consist of Twelve (12) treatments a year as needed.

Customer agrees to pay Sitex the following amount during the term of this agreement which shall be 07/01/22 thru 07/01/23 Agreement will automatically renew as per Term and Conditions:

Total Monthly Service Amount: \$645.00
Total Annual Maintenance Cost: \$7,740.00

Invoice is due and payable within 30 days. Overdue accounts may accrue a service charge.

Customer acknowledges that he/she has read and is familiar with the additional terms and conditions printed on the reverse side, which are incorporated in this agreement.

	<i>Joseph T. Craig</i>	<i>05/24/2022</i>	
Accepted By	Date	President, Sitex Aquatics LLC.	Date

EXHIBIT B
SERVICE MAP



EIGHTH ORDER OF BUSINESS

**NON-EXCLUSIVE LICENSE AGREEMENT BY AND BETWEEN THE AMELIA
CONCOURSE COMMUNITY DEVELOPMENT DISTRICT AND _____,
REGARDING THE USE OF THE DISTRICT’S AMENITY FACILITIES**

THIS LICENSE AGREEMENT (“Agreement”) is made and entered into this ____ day of _____, 2022, by and between:

AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Nassau County, Florida, and with offices at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (the “District”); and

_____, an individual, with a mailing address of _____, Florida _____ (the “Licensee”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, *Florida Statutes*; and

WHEREAS, the District owns, operates, and/or maintains various recreation facilities within the boundaries of the District (the “Amenity Facilities”); and

WHEREAS, Licensee currently provides yoga instruction and has asked the Board of Supervisors of the District for permission to operate a yoga instruction class at the Amenity Facilities for the benefit of District residents and paid users (the “Services”); and

WHEREAS, the District is willing to grant a non-exclusive, revocable license allowing the Licensee to enter a specific portion of the Amenity Facilities for the purposes of providing the Services, provided that such use does not impede the District’s operation of the Amenity Facilities as a public improvement, such use is in compliance with this License Agreement and provided that the Licensee complies with the provisions set forth herein; and

WHEREAS, in order for the District to recover certain additional costs it will incur in the provision of the License, the Licensee shall pay the District ten percent (10%) of gross revenues received from provision of the Services.

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

1. INCORPORATION OF RECITALS. The Recitals stated above are true and correct and are incorporated herein as a material part of this Agreement.

2. LICENSE. The District hereby grants and conveys to the Licensee a non-exclusive license to enter a specific portion of the Amenity Facilities for the purposes of providing the

Services (the “License”). Licensee agrees it shall provide Services to the District’s Patrons only. “Patrons” for purposes of this Agreement shall have that meaning as defined in the District’s *Policies and Rates Regarding Use of the District’s Amenity Center*, approved by the Board on May 13, 2010, as amended and revised from time to time. At the District’s request, Licensee shall provide a list of a full roster of Patrons who utilize Licensee’s Services to the District Manager, as such list may change from time to time. This list must contain Patron names and addresses for verification of Patron status. All individuals associated with the Licensee must submit a Waiver and Release in substantially the form attached hereto as **Exhibit A** before accessing the District’s Amenity Facility. Allowing use without an executed Release and Addendum is grounds for termination of this License Agreement and revocation of the License.

3. HOURS AND AREA. Licensee shall coordinate Services directly with the District Manager or his/her on-site management designee. Licensee shall schedule all Services in advance pursuant to the means and methods set forth by the District Manager and his/her on-site management designee, who shall have final and absolute discretion with respect to matters related to scheduling and designation of area of Amenity Facilities where such Services may be provided.

4. USE OF AREA. Licensee shall not have exclusive use of the Amenity Facilities but shall have exclusive use of the designated portion or area of the Amenity Facilities for operation of the Services during the hours approved by District Manager. However, Licensee’s use shall not interfere with the operation of the Amenity Facilities as a public improvement and the Licensee hereby agrees that in the event District-owned real property is assessed real property taxes by virtue of this License, Licensee hereby agrees to pay any all such taxes. The Licensee agrees that all use of the Amenity Facilities shall be subject to the rules and policies of the District and the District shall have the right to take such actions as are necessary to preserve the health, safety, and welfare of its residents, landowners, lands, and facilities.

5. FEES. In consideration of the provision of the License, Licensee hereby agrees to pay the District ten percent (10%) of gross revenues derived from the Services to reimburse the District for certain additional costs it will incur in connection with the License.

6. TERM. This Agreement shall commence upon the date and time first written above and shall continue in effect until terminated by either party hereto.

7. PROFESSIONAL JUDGMENT. Licensee represents that it is qualified to provide the Services and to provide certified, trained, and qualified instructors. Licensee shall maintain all required licenses in effect and shall at all times exercise sound professional judgment in provision of the Services, including taking precautions for the safety of its students and employees. All minors taking part in the Services offered shall only be with the consent of a parent or guardian. The District shall in no way be responsible for the safety of any student while taking part in the Services. Any and all waivers signed by Licensee’s users shall acknowledge the fact that the District is not responsible. Licensee shall remain an active Florida business in good standing during the term of this License. Failure to do so shall allow the District to immediately terminate the License.

8. CARE OF PROPERTY. The Licensee agrees to use all due care to protect the property of the District, its residents, and landowners from damage, and to require any participants in the Services to do the same. The Licensee agrees that it shall assume responsibility for any and all damage to the District's Amenity Facilities or lands as a result of the Licensee's use under this Agreement and other damage, other than ordinary wear and tear, which may be attributable to an act or omission by the Licensee or its agent. In the event that any damage to the District's Amenity Facilities or lands occurs, the District shall notify the Licensee of such damage. The Licensee agrees that the District may make whatever arrangements the District, in its sole discretion, deems necessary to promptly make any such repairs as are necessary to preserve the health, safety, and welfare of the District's lands, facilities, residents and landowners. The Licensee agrees to reimburse the District for any such repairs within thirty (30) days of receipt of an invoice from the District reflecting the cost of the repairs made under this Paragraph. Further, Licensee shall be solely responsible for the cleaning of the District's Amenity Facilities following each instance of provision of the Services in a manner which restores the Amenity Facilities to the same or a higher degree of cleanliness as they were in prior to provision of the Services.

9. REVOCATION. The District shall have the right to revoke the License at any time upon notice to the Licensee due to the Licensee's failure to perform in accordance with the terms of this Agreement or for any other reason.

10. ENFORCEMENT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which includes, but is not limited to, the rights of damages, injunctive relief, and specific performance. Notwithstanding this, the Licensee's right to recover damages from the District on any and all claims of any type shall be limited in all instances to no more than one hundred dollars (\$100.00).

11. INSURANCE AND INDEMNITY. Licensee shall acquire and maintain general commercial liability insurance coverage acceptable to the District in an amount not less than \$1,000,000 per occurrence, which shall include all claims and losses that may relate in any manner whatsoever to use of the License by Licensee, its employees, agents, students, guests, or invitees. The District shall be a named insured on such policy. Licensee shall provide continuous proof of such insurance coverage to the District. Licensee shall provide continuous proof of such insurance coverage to the District. Licensee hereby agrees to defend, indemnify and hold the District harmless from and against any and all claims, demands, losses, damages, liabilities, and expenses, and all suits, actions and judicial decrees (all costs including, without limitation, expert witness fees, paralegal fees, and reasonable attorneys' fees for the District's legal counsel of choice, whether at trial or on appeal), arising from personal injury, death, or property damage resulting in any manner whatsoever from use of the License by Licensee, its staff, agents, participants, guests, or invitees, and including but not limited to claims arising out of or connected to alleged or actual exposure to the COVID-19 virus. Nothing herein shall be construed as a waiver of the District's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute or law.

12. RECOVERY OF COSTS AND FEES. In the event either party to this Agreement is required to enforce this Agreement by court proceedings or otherwise, the prevailing party shall

be entitled to recover from the other party all fees and costs incurred, including reasonable attorneys' fees and costs.

13. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

14. AMENDMENT. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties to the Agreement.

15. ASSIGNMENT. Neither the District nor the Licensee may assign their rights, duties, or obligations under this Agreement without the prior written approval of the other. Any purported assignment without said written authorization shall be void.

16. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties agree that venue for any dispute arising hereunder shall be in a court of appropriate jurisdiction in Nassau County, Florida.

17. NOTICES. All notices, requests, consents, and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by Federal Express or First-Class Mail, postage prepaid, to the parties as follows:

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

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

B. If to the Licensee: _____

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

18. SEVERABILITY. Should any provision of this Agreement be held invalid or unenforceable for any reason, the remaining provisions shall remain valid and enforceable.

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

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

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

**AMELIA CONCOURSE COMMUNITY
DEVELOPMENT DISTRICT**

Chairperson, Board of Supervisors

Signature

Exhibit A: Waiver and Release

Exhibit A
WAIVER AND RELEASE

In consideration of being allowed to participate, I, _____, on behalf of myself, my personal representatives, my minor children and my heirs hereby voluntarily agree to indemnify, defend, release, hold harmless, and forever discharge the Amelia Concourse Community Development District (the "District"), and its present, former, and future supervisors, staff, officers, employees, representatives, agents, and amenity center contractors from any and all liability, claims, lawsuits, actions, suits, or demands, whether known or unknown, in law or equity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorney's fees, expert witness fees, paralegal fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings), and harm of any kind or nature arising out of, or in connection with, my use of the facilities and lands owned by the District in connection with the yoga classes, to the fullest extent permitted by law. I expressly acknowledge that I assume all risk for any and all injuries and illness that may result from my own, my children's or my guests' participation in any and all of these activities, including, but not limited to any injuries sustained by me, my children, and my guests. Without limiting the foregoing, I hereby acknowledge and agree that the District will not in any way supervise or oversee the activities occurring on the District's property in connection with the yoga classes. I further understand there remains a risk of contracting COVID-19 and assume the risk of my activities. This Waiver and Release is binding upon me, my children, my guests, my heirs, executors, legal representatives, and successors. The provisions of this Waiver and Release will continue in full force and effect even after the conclusion of my use of the District's property. The provisions of this waiver of liability may be waived, altered, amended, or repealed, in whole or in part, only upon the prior written consent of the District.

I understand that this document is intended to be as broad and inclusive as permitted by the laws of the State of Florida. I further understand that nothing in this waiver and release shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes* or other statute or law. I agree that if any portion of this waiver and release is deemed invalid, that the remainder will remain in full force and effect.

I CERTIFY THAT I HAVE READ THIS DOCUMENT, AND I FULLY UNDERSTAND ITS CONTENT AND FURTHER UNDERSTAND THAT BY SIGNING THIS DOCUMENT THAT I AM WAIVING CERTAIN LEGAL RIGHTS AND REMEDIES. I AM AWARE THAT THIS IS A RELEASE OF LIABILITY AND A CONTRACT AND I SIGN IT OF MY OWN FREE WILL. I UNDERSTAND THAT BY SIGNING BELOW, SUCH WAIVER AND RELEASE, INCLUDING ALL OF THE TERMS IN THE PRECEDING PARAGRAPHS, SHALL APPLY EACH AND EVERY TIME I, MY CHILD, OR MY GUEST UTILIZE THE DISTRICT'S FACILITIES OR LANDS.

Name

Mailing Address

Signature

Telephone Number

Participant Signature

Date

NINTH ORDER OF BUSINESS

Amelia Concourse Community Development District



**Approved Budget
Fiscal Year 2023**



**Amelia Concourse
Community Development District**

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Amelia Concourse

Community Development District

General Fund

Description	Adopted Budget FY 2022	Actual Thru 6/30/22	Projected Next 3 Months	Total Projected 9/30/22	Approved Budget FY 2023
Revenues					
Assessments - Tax Roll	\$348,677	\$354,710	\$0	\$354,710	\$421,342
Interest Income	\$50	\$13	\$5	\$18	\$100
Rental Revenue/Miscellaneous Revenue	\$500	\$400	\$100	\$500	\$500
TOTAL REVENUES	\$349,227	\$355,124	\$105	\$355,229	\$421,942
Expenditures					
<u>Administrative</u>					
Supervisors	\$6,000	\$2,600	\$3,000	\$5,600	\$6,000
FICA Expense	\$459	\$199	\$230	\$428	\$459
Travel	\$300	\$0	\$150	\$150	\$300
Engineering	\$13,000	\$14,688	\$2,000	\$16,688	\$17,000
Attorney Fees	\$25,000	\$19,869	\$5,131	\$25,000	\$25,000
Annual Audit	\$4,050	\$0	\$4,350	\$4,350	\$4,350
Dissemination	\$10,100	\$7,950	\$2,550	\$10,500	\$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	\$600	\$1,200	\$1,800	\$1,800
Management Fees	\$45,000	\$33,750	\$11,250	\$45,000	\$47,250
Information Technology	\$1,875	\$1,406	\$469	\$1,875	\$2,000
Website Maintenance	\$750	\$563	\$188	\$750	\$1,000
Telephone	\$500	\$156	\$250	\$406	\$500
Postage	\$800	\$457	\$500	\$957	\$1,000
Insurance	\$10,055	\$9,461	\$0	\$9,461	\$11,353
Printing and Binding	\$1,500	\$727	\$773	\$1,500	\$1,500
Legal Advertising	\$4,500	\$707	\$1,500	\$2,207	\$2,500
Other Current Charges	\$550	\$307	\$165	\$472	\$550
Office Supplies	\$150	\$41	\$85	\$126	\$150
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
TOTAL ADMINISTRATIVE	\$146,464	\$106,142	\$40,940	\$147,082	\$153,062
FIELD:					
Contract Services:					
Landscape Maintenance	\$25,000	\$13,217	\$10,256	\$23,472	\$25,000
Lake Maintenance	\$6,686	\$5,102	\$1,774	\$6,876	\$7,354
Management Company	\$7,140	\$5,355	\$1,785	\$7,140	\$7,639
Subtotal Contract Services	\$38,826	\$23,673	\$13,814	\$37,488	\$39,993
Repairs & Maintenance:					
Repairs & Maintenance	\$16,800	\$12,118	\$4,682	\$16,800	\$16,800
Irrigation Repairs	\$800	\$509	\$491	\$1,000	\$1,000
Landscape Contingency	\$10,000	\$5,483	\$4,517	\$10,000	\$10,000
Subtotal Repairs and Maintenance	\$27,600	\$18,110	\$9,690	\$27,800	\$27,800

Amelia Concourse

Community Development District

General Fund

Description	Adopted Budget FY 2022	Actual Thru 6/30/22	Projected Next 3 Months	Total Projected 9/30/22	Approved Budget FY 2023
Utilities:					
Electric	\$28,000	\$21,036	\$9,764	\$30,800	\$30,800
Water & Sewer	\$17,500	\$9,899	\$8,300	\$18,198	\$19,250
Subtotal Utilities	\$45,500	\$30,935	\$18,063	\$48,998	\$50,050
Amenity Center:					
Insurance	\$14,310	\$13,463	\$0	\$13,463	\$16,156
Pool Maintenance	\$14,400	\$10,800	\$5,100	\$15,900	\$16,000
Pool Chemicals	\$12,480	\$3,588	\$3,120	\$6,708	\$13,728
Pool Permits	\$530	\$515	\$0	\$515	\$530
Cable	\$1,500	\$1,070	\$430	\$1,608	\$2,000
Janitorial	\$5,000	\$3,951	\$1,649	\$5,600	\$5,600
Facility Maintenance	\$10,000	\$1,100	\$4,500	\$5,600	\$10,000
Pest Control	\$1,500	\$938	\$531	\$1,469	\$1,500
Refuse	\$362	\$309	\$165	\$474	\$660
Holiday Decorations	\$4,000	\$5,095	\$0	\$5,095	\$5,500
Subtotal Amenity Center	\$64,082	\$40,829	\$15,495	\$56,432	\$71,674
Reserves:					
Capital Outlay	\$0	\$8,788	\$0	\$8,788	\$4,363
Capital Reserve Fund	\$26,754	\$0	\$26,754	\$26,754	\$75,000
Subtotal Reserves	\$26,754	\$8,788	\$26,754	\$35,542	\$79,363
TOTAL FIELD EXPENDITURES	\$202,762	\$122,335	\$83,817	\$206,260	\$268,880
TOTAL EXPENDITURES	\$349,226	\$228,476	\$124,757	\$353,341	\$421,942
EXCESS REVENUE	\$0	\$126,647	(\$124,652)	\$1,887	\$0

	FY 2022	FY 2023
Net Assessment	\$348,677	\$421,342
Collection & Discounts (7%)	\$26,245	\$31,716
Gross Assessment	\$374,922	\$453,058
No. of Units	458	458
Gross Per Unit Assessment	\$818.61	\$989.21

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.

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

Lake Maintenance

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

Vendor	Description	Monthly	Annual
Solitude	Lake Maintenance	\$613	\$7,354
Total			\$7,354

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.

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

Repairs and Maintenance

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

Irrigation Repairs and Maintenance

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

Landscape Contingency

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

Electric

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

Location	Meter Number	Monthly	Annual
85200 Amaryllis Ct	66164-80262	\$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
Total			\$30,800

Water and Sewer

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

Location	Meter Number	Monthly	Annual
85190 Amaryllis Ct	67891789	\$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
Total			\$19,250

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
Total			\$16,600

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
Total			\$13,728

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
Total			\$2,000

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
Total			\$5,600

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.

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

Refuse

Garbage disposal services provided by Advanced Disposal.

Vendor	Description	Monthly	Annual
Advanced Disposal	Refuse	\$42	\$500
Total			\$500

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

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 6/30/22	Projected Next 3 Months	Total Projected 9/30/22	Approved Budget FY 2023
Revenues					
Special Assessments	\$149,500	\$151,752	\$0	\$151,752	\$149,500
Special Assessments- Prepayments	\$0	\$13,273	\$0	\$13,273	\$0
Interest Income	\$30	\$7	\$5	\$12	\$50
Carry Forward Surplus	\$109,972	\$85,325	\$0	\$85,325	\$97,143
TOTAL REVENUES	\$259,502	\$250,357	\$5	\$250,362	\$246,693
Expenditures					
Series 2016					
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	\$57,000	\$0	\$57,000	\$55,950
Principal - 5/1	\$30,000	\$30,000	\$0	\$30,000	\$35,000
Principal Prepayment - 5/1	\$0	\$5,000	\$0	\$5,000	\$10,000
TOTAL EXPENDITURES	\$149,300	\$154,150	\$0	\$154,150	\$166,900
Other Sources and Uses					
Property Appraiser	\$1,710	\$931	\$0	\$931	\$931
TOTAL OTHER SOURCES AND USES	\$1,710	\$931	\$0	\$931	\$931
EXCESS REVENUES	\$111,912	\$97,138	\$5	\$97,143	\$80,724

Interest 11/1/2023 \$54,900

Amelia Concourse

Community Development District

Amortization Schedule

Series 2016 Capital Improvement Bonds

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
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 6/30/22	Projected Next 3 Months	Total Projected 9/30/22	Approved Budget FY 2023
Revenues					
Special Assessments	\$212,603	\$203,147	\$9,456	\$212,603	\$212,603
Special Assessments- Prepayments	\$0	\$149,344	\$0	\$149,344	\$0
Interest Income	\$30	\$10	\$5	\$15	\$50
Carry Forward Surplus	\$85,939	\$182,263	\$0	\$182,263	\$88,970
TOTAL REVENUES	\$298,572	\$534,765	\$9,461	\$544,225	\$301,623
Expenditures					
Series 2019A					
Interest - 11/1	\$79,665	\$79,665	\$0	\$79,665	\$71,190
Principal Prepayment - 11/1	\$40,000	\$85,000	\$0	\$85,000	\$45,000
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	\$74,863	\$0	\$74,863	\$71,190
Principal - 5/1	\$40,000	\$40,000	\$0	\$40,000	\$40,000
Principal Prepayment - 5/1	\$0	\$35,000	\$0	\$35,000	\$0
Principal Prepayment - 8/1	\$0	\$0	\$55,000	\$55,000	\$0
Interest prepayment - 8/1	\$0	\$0	\$777	\$777	\$0
TOTAL EXPENDITURES	\$239,330	\$400,728	\$55,777	\$456,505	\$227,380
Other Sources and Uses					
Property Appraiser	\$0	\$1,246	\$0	\$1,246	\$1,246
Interfund Transfer	\$0	\$3	\$0	\$4	\$0
TOTAL OTHER SOURCES AND USES	\$0	\$1,249	\$0	\$1,250	\$1,246
EXCESS REVENUES	\$59,242	\$135,286	(\$46,316)	\$88,970	\$75,489

Interest 11/1/2023 \$ 70,060.00

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
11/01/22	\$ 2,520,000	5.65%	\$ -	\$ 71,190.00	
05/01/23	\$ 2,520,000	5.65%	\$ 40,000	\$ 71,190.00	\$ 182,380.00
11/01/23	\$ 2,480,000	5.65%	\$ -	\$ 70,060.00	
05/01/24	\$ 2,480,000	5.65%	\$ 45,000	\$ 70,060.00	\$ 185,120.00
11/01/24	\$ 2,435,000	5.65%	\$ -	\$ 68,788.75	
05/01/25	\$ 2,435,000	5.65%	\$ 45,000	\$ 68,788.75	\$ 182,577.50
11/01/25	\$ 2,390,000	5.65%	\$ -	\$ 67,517.50	
05/01/26	\$ 2,390,000	5.65%	\$ 50,000	\$ 67,517.50	\$ 185,035.00
11/01/26	\$ 2,340,000	5.65%	\$ -	\$ 66,105.00	
05/01/27	\$ 2,340,000	5.65%	\$ 50,000	\$ 66,105.00	\$ 182,210.00
11/01/27	\$ 2,290,000	5.65%	\$ -	\$ 64,692.50	
05/01/28	\$ 2,290,000	5.65%	\$ 55,000	\$ 64,692.50	\$ 184,385.00
11/01/28	\$ 2,235,000	5.65%	\$ -	\$ 63,138.75	
05/01/29	\$ 2,235,000	5.65%	\$ 55,000	\$ 63,138.75	\$ 181,277.50
11/01/29	\$ 2,180,000	5.65%	\$ -	\$ 61,585.00	
05/01/30	\$ 2,180,000	5.65%	\$ 60,000	\$ 61,585.00	\$ 183,170.00
11/01/30	\$ 2,120,000	5.65%	\$ -	\$ 59,890.00	
05/01/31	\$ 2,120,000	5.65%	\$ 65,000	\$ 59,890.00	\$ 184,780.00
11/01/31	\$ 2,055,000	5.65%	\$ -	\$ 58,053.75	
05/01/32	\$ 2,055,000	5.65%	\$ 70,000	\$ 58,053.75	\$ 186,107.50
11/01/32	\$ 1,985,000	5.65%	\$ -	\$ 56,076.25	
05/01/33	\$ 1,985,000	5.65%	\$ 70,000	\$ 56,076.25	\$ 182,152.50
11/01/33	\$ 1,915,000	5.65%	\$ -	\$ 54,098.75	
05/01/34	\$ 1,915,000	5.65%	\$ 75,000	\$ 54,098.75	\$ 183,197.50
11/01/34	\$ 1,840,000	5.65%	\$ -	\$ 51,980.00	
05/01/35	\$ 1,840,000	5.65%	\$ 80,000	\$ 51,980.00	\$ 183,960.00
11/01/35	\$ 1,760,000	5.65%	\$ -	\$ 49,720.00	
05/01/36	\$ 1,760,000	5.65%	\$ 85,000	\$ 49,720.00	\$ 184,440.00
11/01/36	\$ 1,675,000	5.65%	\$ -	\$ 47,318.75	
05/01/37	\$ 1,675,000	5.65%	\$ 90,000	\$ 47,318.75	\$ 184,637.50
11/01/37	\$ 1,585,000	5.65%	\$ -	\$ 44,776.25	
05/01/38	\$ 1,585,000	5.65%	\$ 95,000	\$ 44,776.25	\$ 184,552.50
11/01/38	\$ 1,490,000	5.65%	\$ -	\$ 42,092.50	
05/01/39	\$ 1,490,000	5.65%	\$ 100,000	\$ 42,092.50	\$ 184,185.00
11/01/39	\$ 1,390,000	5.65%	\$ -	\$ 39,267.50	
05/01/40	\$ 1,390,000	5.65%	\$ 105,000	\$ 39,267.50	\$ 183,535.00
11/01/40	\$ 1,285,000	5.65%	\$ -	\$ 36,301.25	
05/01/41	\$ 1,285,000	5.65%	\$ 115,000	\$ 36,301.25	\$ 187,602.50
11/01/41	\$ 1,170,000	5.65%	\$ -	\$ 33,052.50	
05/01/42	\$ 1,170,000	5.65%	\$ 120,000	\$ 33,052.50	\$ 186,105.00
11/01/42	\$ 1,050,000	5.65%	\$ -	\$ 29,662.50	
05/01/43	\$ 1,050,000	5.65%	\$ 125,000	\$ 29,662.50	\$ 184,325.00
11/01/43	\$ 925,000	5.65%	\$ -	\$ 26,131.25	
05/01/44	\$ 925,000	5.65%	\$ 135,000	\$ 26,131.25	\$ 187,262.50
11/01/44	\$ 790,000	5.65%	\$ -	\$ 22,317.50	
05/01/45	\$ 790,000	5.65%	\$ 140,000	\$ 22,317.50	\$ 184,635.00
11/01/45	\$ 650,000	5.65%	\$ -	\$ 18,362.50	
05/01/46	\$ 650,000	5.65%	\$ 150,000	\$ 18,362.50	\$ 186,725.00
11/01/46	\$ 500,000	5.65%	\$ -	\$ 14,125.00	
05/01/47	\$ 500,000	5.65%	\$ 160,000	\$ 14,125.00	\$ 188,250.00
11/01/47	\$ 340,000	5.65%	\$ -	\$ 9,605.00	
05/01/48	\$ 340,000	5.65%	\$ 165,000	\$ 9,605.00	\$ 184,210.00
11/01/48	\$ 175,000	5.65%	\$ -	\$ 4,943.75	
05/01/49	\$ 175,000	5.65%	\$ 175,000	\$ 4,943.75	\$ 184,887.50
Total			\$ 2,520,000	\$ 2,461,705.00	\$ 4,981,705.00

Amelia Concourse

Community Development District

Debt Service Fund

Series 2019B

Description	Adopted Budget FY 2022	Actual Thru 6/30/22	Projected Next 3 Months	Total Projected 9/30/22	Approved Budget FY 2023
Revenues					
Special Assessments	\$118,350	\$30,693	\$60,749	\$91,442	\$38,500
Special Assessments- Prepayments	\$0	\$902,264	\$0	\$902,264	\$0
Special Assessments- Prepayment Interest	\$0	\$19,215	\$0	\$19,215	\$0
Interest Income	\$50	\$17	\$5	\$22	\$100
Carry Forward Surplus	\$101,894	\$781,021	\$0	\$781,021	\$41,426
TOTAL REVENUES	\$220,294	\$1,733,209	\$60,754	\$1,793,963	\$80,026
Expenditures					
<u>Series 2019B-1</u>					
Interest - 11/1	\$35,044	\$35,044	\$0	\$35,044	\$10,369
Principal Prepayment - 11/1	\$220,000	\$320,000	\$0	\$320,000	\$0
Principal Prepayment - 2/1	\$0	\$3,281	\$0	\$3,281	\$0
Interest Prepayment - 2/1	\$0	\$250,000	\$0	\$250,000	\$0
Interest - 5/1	\$29,269	\$20,081	\$0	\$20,081	\$10,369
Principal Prepayment - 5/1	\$0	\$200,000	\$0	\$200,000	\$0
Principal Prepayment - 8/1	\$0	\$0	\$170,000	\$170,000	\$0
Prepayment Interest - 8/1	\$0	\$0	\$2,231	\$2,231	\$0
<u>Series 2019B-2</u>					
Interest - 11/1	\$35,706	\$35,706	\$0	\$35,706	\$8,881
Principal Prepayment - 11/1	\$160,000	\$235,000	\$0	\$235,000	\$0
Principal Prepayment - 2/1	\$0	\$3,263	\$0	\$3,263	\$0
Interest Prepayment - 2/1	\$0	\$180,000	\$0	\$180,000	\$0
Interest - 5/1	\$29,906	\$20,663	\$0	\$20,663	\$8,881
Principal Prepayment - 5/1	\$0	\$150,000	\$0	\$150,000	\$0
Principal Prepayment - 8/1	\$0	\$0	\$125,000	\$125,000	\$0
Prepayment Interest - 8/1	\$0	\$0	\$2,266	\$2,266	\$0
TOTAL EXPENDITURES	\$509,925	\$1,453,038	\$299,497	\$1,752,535	\$38,500
Other Sources and Uses					
Interfund Transfer	\$0	(\$2)	\$0	(\$2)	\$0
TOTAL OTHER SOURCES AND USES	\$0	(\$2)	\$0	(\$2)	\$0
EXCESS REVENUES	(\$289,632)	\$280,169	(\$238,743)	\$41,426	\$41,526

Interest 11/1/2023

\$19,250

Amelia Concourse

Community Development District

Amortization Schedule

Series 2019B-1 Capital Improvement Revenue Bonds

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/22	\$ 395,000	5.25%	\$ -	\$ 10,369	
05/01/23	\$ 395,000	5.25%	\$ -	\$ 10,369	\$ 20,738
11/01/23	\$ 395,000	5.25%	\$ -	\$ 10,369	
05/01/24	\$ 395,000	5.25%	\$ -	\$ 10,369	\$ 20,738
11/01/24	\$ 395,000	5.25%	\$ -	\$ 10,369	
05/01/25	\$ 395,000	5.25%	\$ -	\$ 10,369	\$ 20,738
11/01/25	\$ 395,000	5.25%	\$ -	\$ 10,369	
05/01/26	\$ 395,000	5.25%	\$ -	\$ 10,369	\$ 20,738
11/01/26	\$ 395,000	5.25%	\$ -	\$ 10,369	
05/01/27	\$ 395,000	5.25%	\$ -	\$ 10,369	\$ 20,738
11/01/27	\$ 395,000	5.25%	\$ -	\$ 10,369	
05/01/28	\$ 395,000	5.25%	\$ -	\$ 10,369	\$ 20,738
11/01/28	\$ 395,000	5.25%	\$ -	\$ 10,369	
05/01/29	\$ 395,000	5.25%	\$ 395,000	\$ 10,369	\$ 20,738
Total			\$ 395,000	\$ 200,288	\$ 770,288

Amelia Concourse

Community Development District

Amortization Schedule

Series 2019B-2 Capital Improvement Revenue Bonds

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/22	\$ 245,000	7.25%	\$ -	\$ 8,881	\$ 17,763
05/01/23	\$ 245,000	7.25%	\$ -	\$ 8,881	\$ -
11/01/23	\$ 245,000	7.25%	\$ -	\$ 8,881	\$ 17,763
05/01/24	\$ 245,000	7.25%	\$ -	\$ 8,881	\$ -
11/01/24	\$ 245,000	7.25%	\$ -	\$ 8,881	\$ 17,763
05/01/25	\$ 245,000	7.25%	\$ -	\$ 8,881	\$ -
11/01/25	\$ 245,000	7.25%	\$ -	\$ 8,881	\$ 17,763
05/01/26	\$ 245,000	7.25%	\$ -	\$ 8,881	\$ -
11/01/26	\$ 245,000	7.25%	\$ -	\$ 8,881	\$ 17,763
05/01/27	\$ 245,000	7.25%	\$ -	\$ 8,881	\$ -
11/01/27	\$ 245,000	7.25%	\$ -	\$ 8,881	\$ 17,763
05/01/28	\$ 245,000	7.25%	\$ -	\$ 8,881	\$ -
11/01/28	\$ 245,000	7.25%	\$ -	\$ 8,881	\$ 17,763
05/01/29	\$ 245,000	7.25%	\$ 245,000	\$ 8,881	\$ -
Total			\$ 245,000	\$ 180,706	\$ 595,706

Amelia Concourse
Community Development District

Amelia Concourse SPE, LLC

Description	Adopted Budget FY 2022	Actual Thru 6/30/22	Projected Next 3 Months	Total Projected 9/30/22	Approved Budget FY 2023
Revenues					
Bondholder Funding	\$25,650	\$19,144	\$6,506	\$25,650	\$25,650
TOTAL REVENUES	\$25,650	\$19,144	\$6,506	\$25,650	\$25,650
Expenditures					
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
TOTAL EXPENDITURES	\$25,650	\$9,714	\$13,936	\$23,650	\$25,650
EXCESS REVENUES	\$0	\$9,430	(\$7,430)	\$2,000	\$0

Amelia Concourse

Community Development District

Capital Reserve

Description	Adopted Budget FY 2022	Actual Thru 6/30/22	Projected Next 3 Months	Total Projected 9/30/22	Approved Budget FY 2023
Revenues:					
Interest	\$150	\$264	\$75	\$339	\$500
Capital Reserve Funding - Transfer In	\$26,754	\$0	\$26,754	\$26,754	\$75,000
Carry Forward Surplus	\$91,643	\$90,776	\$0	\$90,776	\$97,869
Total Revenues	\$118,547	\$91,040	\$26,829	\$117,869	\$173,369
Expenditures					
Capital Outlay	\$10,000	\$11,113	\$8,887	\$20,000	\$20,000
Total Expenditures	\$10,000	\$11,113	\$8,887	\$20,000	\$20,000
Excess Revenues (Expenditures)	\$108,547	\$79,927	\$17,942	\$97,869	\$153,369

A.

RESOLUTION 2022-07

THE ANNUAL APPROPRIATION RESOLUTION OF THE AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2022, submitted to the Board of Supervisors ("**Board**") of the Amelia Concourse Community Development District ("**District**") proposed budget(s) ("**Proposed Budget**") for the fiscal year beginning October 1, 2022, and ending September 30, 2023 ("**Fiscal Year 2022/2023**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two (2) days before the public hearing; and

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

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

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, has considered any proposed amendments thereto, and approves the appropriations reflected in the Proposed Budget, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, if applicable, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be

subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- c. The Adopted Budget, as amended (if applicable), shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Amelia Concourse Community Development District for the Fiscal Year Ending September 30, 2023."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
DEBT SERVICE FUND (SERIES 2007)	\$_____
DEBT SERVICE FUND (SERIES 2016)	\$_____
DEBT SERVICE FUND (SERIES 2019A)	\$_____
DEBT SERVICE FUND (SERIES 2019B)	\$_____
CAPITAL RESERVE FUND	\$_____
TOTAL ALL FUNDS	\$_____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023 or within sixty (60) days following the end of the Fiscal Year 2022/2023 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original

appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within five (5) days after adoption and remain on the website for at least two (2) years.

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

PASSED AND ADOPTED THIS 9TH DAY OF AUGUST, 2022.

ATTEST:

**AMELIA CONCOURSE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

B.

RESOLUTION 2022-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"), attached hereto as **Exhibit "A,"** and

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

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

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

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

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2022/2023; and

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

WHEREAS, it is in the best interests of the District to adopt the assessment roll ("**Assessment Roll**") attached to this Resolution as **Exhibit "B,"** and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method as set forth in **Exhibit "B;"** and

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

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

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

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits "A" and "B."**
- B. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

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

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

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

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

PASSED AND ADOPTED this 9th day of August 2022.

ATTEST:

**AMELIA CONCOURSE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

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

ELEVENTH ORDER OF BUSINESS

B.

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

The Board of Supervisors of the **Amelia Concourse Community Development District** will hold their regular meetings for **Fiscal Year 2021-2022** at 11:00 a.m. at the Amelia Concourse Amenity Center, 85200 Amaryllis Court, Fernandina Beach, Florida 32034 on the third Tuesday of each month listed (*unless notated otherwise) as follows:

November 15, 2022
January 17, 2023
March 21, 2023
May 16, 2023
July 18, 2023
September 19, 2023

C.



Amelia Concourse CDD

Field Report August 2021

First Coast CMS LLC

Swimming Pools

At this time, we are still waiting on the installation of the damaged Variable Speed Controller. Compac filtration was able to install a temporary controller to get the filter motor operable again. Our staff is trying to get the pool cleaned and reopened after sitting stagnant for over 3 weeks.

Maintenance and Facility

We have issued dozens of new access cards to new residents since the last meeting

We have surveyed phase 2 to monitor easement compliance and forwarded that information to management

There have been several reports of teens in the pool area at night. We are monitoring it and working on a solution.

There was an incident involving police at the Amenity Center. There were two teens at the pool throwing chairs in the pool in the middle of the day. A resident asked them to stop and they did not. Management was onsite when the incident took place. One teen was not a resident and was told he could not return to the facility as a guest for a period of one year. The other teen was a resident and was asked not to return until the Board could review the suspension. At the time of the meeting, the suspension would have been since July 6th.

We had Johnny's Electric onsite to replace the irrigation control outlet that services the clubhouse

At this time, we are waiting on the installation of the Gem Stone lights and do not have an install date yet.

Landscaping

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

We continue to have some challenges with Trim All. Some of the issues seem to be staffing changes that result in subpar work. I have had a chance to sit down with Trim All to discuss this issues and was told that they are on top of it.

TWELFTH ORDER OF BUSINESS

A.

Amelia Concourse

Community Development District

Unaudited Financial Reporting
June 30, 2022



AMELIA CONCOURSE
Community Development District
Combined Balance Sheet
June 30, 2022

	<u>Governmental Fund Types</u>					<u>Totals</u> <u>(Memorandum</u> <u>Only)</u>
	<u>General</u>	<u>SPE, LLC</u>	<u>Debt</u> <u>Service</u>	<u>Capital</u> <u>Projects</u>	<u>Capital</u> <u>Reserve</u>	
Assets:						
Cash	\$193,148	---	---	---	---	\$193,148
Cash-Regions	---	\$9,539	---	---	---	\$9,539
Investments:						
<u>2007 Series</u>						
Reserve	---	---	\$85,610	---	---	\$85,610
Revenue	---	---	\$2,793,489	---	---	\$2,793,489
Prepayment	---	---	\$75,741	---	---	\$75,741
Construction	---	---	---	\$72,231	---	\$72,231
Cost of Issuance	---	---	---	\$1	---	\$1
Deferred Cost	---	---	---	\$7,306	---	\$7,306
<u>2016 Series</u>						
Reserve	---	---	\$73,401	---	---	\$73,401
Revenue	---	---	\$88,861	---	---	\$88,861
Prepayment	---	---	\$13,273	---	---	\$13,273
<u>2019A Series</u>						
Reserve	---	---	\$106,301	---	---	\$106,301
Revenue	---	---	\$83,276	---	---	\$83,276
Prepayment	---	---	\$50,756	---	---	\$50,756
Construction	---	---	---	\$200	---	\$200
<u>2019B Series</u>						
Reserve	---	---	\$40,744	---	---	\$40,744
Revenue	---	---	\$2,590	---	---	\$2,590
Interest	---	---	\$3,547	---	---	\$3,547
Prepayment	---	---	\$287,120	---	---	\$287,120
Construction	---	---	---	\$605,296	---	\$605,296
SBA	---	---	---	---	\$90,776	\$90,776
Custody	\$323,903	---	---	---	---	\$323,903
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
TOTAL ASSETS	\$547,383	\$9,539	\$3,708,330	\$685,033	\$90,776	\$5,041,061
Liabilities:						
Accounts Payable	\$4,402	\$38	---	---	---	\$4,439
Accrued Expenses	\$3,680	---	---	---	---	\$3,680
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
Fund Balances:						
Restricted for Debt Service	---	---	\$3,450,395	---	---	\$3,450,395
Restricted for Capital Projects	---	---	---	\$676,174	---	\$676,174
Nonspendable	\$2,475	---	---	---	---	\$2,475
Unassigned	\$532,729	\$9,501	---	---	\$90,776	\$633,007
Total Liabilities, Fund Equity, Other	\$547,383	\$9,539	\$3,708,330	\$685,033	\$90,776	\$5,041,061

AMELIA CONCOURSE
Community Development District
GENERAL FUND
Statement of Revenues & Expenditures
For The Period Ending June 30, 2022

Adopted Budget	Prorated Budget 6/30/22	Actual 6/30/22	VARIANCE
---------------------------	------------------------------------	---------------------------	-----------------

REVENUES:

Special Assessment-Tax Roll	\$348,677	\$348,677	\$354,710	\$6,034
Interest Income	\$50	\$38	\$13	(\$24)
Rental Revenue/Miscellaneous Income	\$500	\$375	\$400	\$25
TOTAL REVENUES	\$349,227	\$349,089	\$355,124	\$6,035

EXPENDITURES:

ADMINISTRATIVE:

Supervisors	\$6,000	\$4,500	\$2,600	\$1,900
FICA Expense	\$459	\$344	\$199	\$145
Travel	\$300	\$225	\$0	\$225
Engineering	\$13,000	\$13,000	\$14,688	(\$1,688)
Attorney Fees	\$25,000	\$18,750	\$19,869	(\$1,119)
Annual Audit	\$4,050	\$3,038	\$0	\$3,038
Dissemination	\$10,100	\$7,575	\$7,950	(\$375)
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	\$1,350	\$600	\$750
Management Fees	\$45,000	\$33,750	\$33,750	\$0
Information Technology	\$1,875	\$1,406	\$1,406	\$0
Website Maintenance	\$750	\$563	\$563	\$0
Telephone	\$500	\$375	\$156	\$219
Postage	\$800	\$600	\$457	\$143
Insurance	\$10,055	\$10,055	\$9,461	\$594
Printing and Binding	\$1,500	\$1,125	\$727	\$398
Legal Advertising	\$4,500	\$3,375	\$707	\$2,668
Other Current Charges	\$550	\$413	\$307	\$106
Office Supplies	\$150	\$113	\$41	\$72
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$146,464	\$113,443	\$106,142	\$7,301

FIELD:

Contract Services:

Landscape Maintenance	\$25,000	\$18,750	\$13,217	\$5,534
Lake Maintenance	\$6,686	\$5,015	\$5,102	(\$87)
Management Company	\$7,140	\$5,355	\$5,355	\$0
Subtotal Contract Services	\$38,826	\$29,120	\$23,673	\$5,446

Repairs & Maintenance:

Repairs & Maintenance	\$16,800	\$12,600	\$12,118	\$482
Irrigation Repairs	\$800	\$600	\$509	\$91
Landscape Contingency	\$10,000	\$7,500	\$5,483	\$2,017
Subtotal Repairs and Maintenance	\$27,600	\$20,700	\$18,110	\$2,590

AMELIA CONCOURSE
Community Development District
GENERAL FUND
Statement of Revenues & Expenditures
For The Period Ending June 30, 2022

	Adopted Budget	Prorated Budget 6/30/22	Actual 6/30/22	VARIANCE
Utilities:				
Electric	\$28,000	\$21,000	\$21,036	(\$36)
Water & Sewer	\$17,500	\$13,125	\$9,899	\$3,226
Subtotal Utilities	\$45,500	\$34,125	\$30,935	\$3,190
Amenity Center:				
Insurance	\$14,310	\$14,310	\$13,463	\$847
Pool Maintenance	\$14,400	\$10,800	\$10,800	\$0
Pool Chemicals	\$12,480	\$9,360	\$3,588	\$5,772
Pool Permits	\$530	\$398	\$515	(\$118)
Cable	\$1,500	\$1,125	\$1,070	\$55
Janitorial	\$5,000	\$3,750	\$3,951	(\$201)
Facility Maintenance	\$10,000	\$7,500	\$1,100	\$6,400
Pest Control	\$1,500	\$1,125	\$938	\$187
Refuse	\$362	\$272	\$309	(\$37)
Holiday Decorations	\$4,000	\$4,000	\$5,095	(\$1,095)
Subtotal Amenity Center	\$64,082	\$52,639	\$40,829	\$11,810
Reserves:				
Capital Outlay	\$0	\$0	\$8,788	(\$8,788)
Capital Reserve Fund	\$26,754	\$0	\$0	\$0
Subtotal Amenity Center	\$26,754	\$0	\$8,788	(\$8,788)
TOTAL FIELD	\$202,762	\$136,584	\$122,335	\$14,249
TOTAL EXPENDITURES	\$349,226	\$250,027	\$228,476	\$21,550
EXCESS REVENUES (EXPENDITURES)	\$0		\$126,647	
FUND BALANCE - Beginning	\$0		\$408,556	
FUND BALANCE - Ending	\$0		\$535,204	

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

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Revenues:													
Special Assessment-Tax Roll	\$795	\$36,531	\$250,626	\$9,731	\$17,650	\$11,981	\$19,834	\$4,588	\$2,974	\$0	\$0	\$0	\$354,710
Special Assessment-Direct	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Income	\$1	\$1	\$1	\$2	\$2	\$2	\$2	\$1	\$1	\$0	\$0	\$0	\$13
Rental/Miscellaneous	\$0	\$100	\$0	\$0	\$50	\$0	\$0	\$0	\$250	\$0	\$0	\$0	\$400
Total Revenues	\$796	\$36,632	\$250,627	\$9,733	\$17,702	\$11,983	\$19,836	\$4,590	\$3,225	\$0	\$0	\$0	\$355,124
Expenditures:													
Administrative													
Supervisors	\$0	\$600	\$0	\$600	\$0	\$600	\$0	\$0	\$800	\$0	\$0	\$0	\$2,600
FICA Expense	\$0	\$46	\$0	\$46	\$0	\$46	\$0	\$0	\$61	\$0	\$0	\$0	\$199
Travel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Engineering	\$540	\$1,418	\$270	\$675	\$2,268	\$1,080	\$675	\$7,763	\$0	\$0	\$0	\$0	\$14,688
Attorney Fees	\$1,039	\$2,508	\$1,098	\$3,561	\$1,352	\$3,025	\$1,538	\$3,554	\$2,195	\$0	\$0	\$0	\$19,869
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination	\$1,100	\$750	\$1,000	\$750	\$750	\$750	\$1,100	\$750	\$1,000	\$0	\$0	\$0	\$7,950
Assessment Roll	\$7,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,500
Property Appraiser	\$0	\$2,175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,175
Trustee Fees	\$2,813	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,813
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600	\$0	\$0	\$0	\$0	\$600
Management Fees	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$0	\$0	\$0	\$33,750
Information Technology	\$156	\$156	\$156	\$156	\$156	\$156	\$156	\$156	\$156	\$0	\$0	\$0	\$1,406
Website Maintenance	\$63	\$63	\$63	\$63	\$63	\$63	\$63	\$63	\$63	\$0	\$0	\$0	\$563
Telephone	\$0	\$42	\$0	\$25	\$0	\$33	\$0	\$49	\$7	\$0	\$0	\$0	\$156
Postage	\$39	\$254	\$2	\$17	\$47	\$44	\$21	\$23	\$11	\$0	\$0	\$0	\$457
Insurance	\$9,461	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,461
Printing and Binding	\$277	\$5	\$217	\$5	\$22	\$15	\$62	\$12	\$112	\$0	\$0	\$0	\$727
Legal Advertising	\$446	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$261	\$0	\$0	\$0	\$707
Other Current Charges/Bank Fees	\$43	\$0	\$36	\$45	\$38	\$41	\$54	\$25	\$25	\$0	\$0	\$0	\$307
Office Supplies	\$15	\$1	\$21	\$0	\$1	\$0	\$1	\$0	\$0	\$0	\$0	\$0	\$41
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative	\$27,415	\$11,767	\$6,612	\$9,694	\$8,446	\$9,603	\$7,419	\$16,744	\$8,441	\$0	\$0	\$0	\$106,142
FIELD													
Landscape Maintenance	\$1,469	\$1,469	\$1,469	\$1,469	\$1,469	\$1,469	\$1,469	\$1,469	\$1,469	\$0	\$0	\$0	\$13,217
Landscape Contingency	\$0	\$1,576	\$0	\$0	\$1,008	\$0	\$1,576	\$1,323	\$0	\$0	\$0	\$0	\$5,483
Lake Maintenance	\$547	\$547	\$547	\$547	\$547	\$591	\$591	\$591	\$591	\$0	\$0	\$0	\$5,102
Management Company	\$595	\$595	\$595	\$595	\$595	\$595	\$595	\$595	\$595	\$0	\$0	\$0	\$5,355
Repairs & Maintenance	\$417	\$175	\$788	\$0	\$3,671	\$2,887	\$0	\$1,352	\$2,827	\$0	\$0	\$0	\$12,118
Irrigation Repairs	\$39	\$0	\$0	\$216	\$0	\$0	\$0	\$0	\$254	\$0	\$0	\$0	\$509
Electric	\$2,205	\$2,118	\$2,136	\$2,368	\$2,345	\$2,352	\$2,464	\$2,506	\$2,543	\$0	\$0	\$0	\$21,036
Water & Sewer	\$1,010	\$947	\$1,289	\$739	\$1,036	\$937	\$1,166	\$1,222	\$1,553	\$0	\$0	\$0	\$9,899
Insurance	\$13,463	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,463
Amenity Staffing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool Maintenance	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$0	\$0	\$0	\$10,800
Pool Chemicals	\$624	\$624	\$780	\$780	\$780	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,588
Pool Permits	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$515	\$0	\$0	\$0	\$0	\$515
Cable	\$135	\$0	\$134	\$134	\$133	\$133	\$133	\$133	\$133	\$0	\$0	\$0	\$1,070
Janitorial	\$618	\$393	\$422	\$393	\$553	\$393	\$393	\$393	\$393	\$0	\$0	\$0	\$3,951
Facility Maintenance	\$110	\$110	\$110	\$110	\$110	\$110	\$220	\$110	\$110	\$0	\$0	\$0	\$1,100
Pest Control	\$77	\$77	\$77	\$77	\$77	\$77	\$399	\$0	\$77	\$0	\$0	\$0	\$938
Refuse	\$34	\$34	\$34	\$34	\$34	\$34	\$34	\$34	\$34	\$0	\$0	\$0	\$309
Holiday Decorations	\$0	\$5,095	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,095
Capital Outlay	\$0	\$0	\$0	\$8,788	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,788
Capital Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Field	\$22,544	\$14,960	\$9,582	\$17,450	\$13,558	\$10,779	\$10,240	\$11,443	\$11,779	\$0	\$0	\$0	\$122,335
Total Expenses	\$49,960	\$26,727	\$16,194	\$27,144	\$22,004	\$20,382	\$17,659	\$28,187	\$20,221	\$0	\$0	\$0	\$228,476
Excess Revenues (Expenditures)	(\$49,163)	\$9,905	\$234,433	(\$17,411)	(\$4,301)	(\$8,399)	\$2,177	(\$23,597)	(\$16,996)	\$0	\$0	\$0	\$126,647

AMELIA CONCOURSE
Community Development District

AMELIA CONCOURSE SPE, LLC
Statement of Revenues & Expenditures
For The Period Ending June 30, 2022

	Adopted Budget	Prorated Budget 6/30/22	Actual 6/30/22	VARIANCE
<u>REVENUES:</u>				
Bondholders Contributions	\$25,650	\$25,650	\$19,144	(\$6,506)
TOTAL REVENUES	\$25,650	\$25,650	\$19,144	(\$6,506)
<u>EXPENDITURES:</u>				
Annual Corporate Fees	\$150	\$113	\$144	(\$31)
Bank Charges/Other Current	\$1,500	\$1,125	\$570	\$555
Contingency/Miscellaneous	\$2,500	\$1,875	\$0	\$1,875
Insurance - Liability	\$1,500	\$1,500	\$0	\$1,500
Management Fees	\$20,000	\$15,000	\$9,000	\$6,000
TOTAL EXPENDITURES	\$25,650	\$19,613	\$9,714	\$9,899
EXCESS REVENUES (EXPENDITURES)	\$0		\$9,430	
FUND BALANCE - Beginning	\$0		\$71	
FUND BALANCE - Ending	\$0		\$9,501	

AMELIA CONCOURSE
Community Development District

2007A DEBT SERVICE FUND
Statement of Revenues & Expenditures
For The Period Ending June 30, 2022

	Adopted Budget	Prorated Budget 6/30/22	Actual 6/30/22	VARIANCE
REVENUES:				
Special Assessments - Tax Roll	\$116,683	\$116,683	\$114,368	(\$2,315)
Interest Income	\$0	\$0	\$251	\$251
Other Revenue Sources	\$394,692	\$0	\$0	\$0
TOTAL REVENUES	\$511,375	\$116,683	\$114,619	(\$2,064)
EXPENDITURES:				
Series 2007A				
Debt Service Obligation	\$511,375	\$511,375	\$606,133	(\$94,758)
Principal Expense - 5/1	\$0	\$0	\$200,000	(\$200,000)
TOTAL EXPENDITURES	\$511,375	\$511,375	\$806,133	(\$294,758)
OTHER SOURCES/(USES)				
True Up Revenue	\$0	\$0	\$1,855,753	\$1,855,753
Interfund Transfer Out	\$0	\$0	(\$6)	(\$6)
Property Appraiser	\$0	\$0	(\$701)	(\$701)
Other Debt Service Costs	\$0	\$0	(\$6,138)	(\$6,138)
TOTAL OTHER SOURCES AND USES	\$0	\$0	\$1,848,908	\$1,848,908
EXCESS REVENUES (EXPENDITURES)	\$0		\$1,157,393	
FUND BALANCE - Beginning	\$0		\$1,549,887	
FUND BALANCE - Ending	\$0		\$2,707,280	

Reserve	\$85,610
Revenue	\$2,793,489
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>\$2,707,280</u>

AMELIA CONCOURSE
Community Development District

2016 DEBT SERVICE FUND
Statement of Revenues & Expenditures
For The Period Ending June 30, 2022

	Adopted Budget	Prorated Budget 6/30/22	Actual 6/30/22	VARIANCE
REVENUES:				
Special Assessments- Tax Roll	\$149,500	\$149,500	\$151,752	\$2,252
Special Assessments- Prepayments	\$0	\$0	\$13,273	\$13,273
Interest Income	\$30	\$23	\$7	(\$15)
TOTAL REVENUES	\$149,530	\$149,523	\$165,032	\$15,509
EXPENDITURES:				
Series 2016				
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	\$57,150	\$57,000	\$150
Principal Expense - 5/1	\$30,000	\$30,000	\$30,000	\$0
Principal Expense - 5/1 (Prepayment)	\$0	\$0	\$5,000	(\$5,000)
TOTAL EXPENDITURES	\$149,300	\$149,300	\$154,150	(\$4,850)
OTHER SOURCES/(USES)				
Property Appraiser	\$1,710	\$1,710	\$931	(\$779)
TOTAL OTHER SOURCES AND USES	\$1,710	\$1,710	\$931	(\$779)
EXCESS REVENUES (EXPENDITURES)	\$1,940		\$9,951	\$19,580
FUND BALANCE - Beginning	\$109,972		\$160,075	
FUND BALANCE - Ending	\$111,912		\$170,026	

Reserve	\$73,401
Revenue	\$88,861
Prepayment	\$13,273
Due to General Fund	(\$7,372)
Due from General Fund	\$1,079
Due from Other	\$785
	<u>\$170,026</u>

AMELIA CONCOURSE
Community Development District

2019A DEBT SERVICE FUND
Statement of Revenues & Expenditures
For The Period Ending June 30, 2022

	Proposed Budget	Prorated Budget 6/30/22	Actual 6/30/22	VARIANCE
REVENUES:				
Special Assessments- Tax Roll	\$212,603	\$212,603	\$203,147	(\$9,456)
Special Assessments- Prepayments	\$0	\$0	\$149,344	\$149,344
Interest Income	\$30	\$26	\$10	(\$16)
TOTAL REVENUES	\$212,633	\$212,629	\$352,502	\$139,873
EXPENDITURES:				
Series 2019A				
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	\$79,665	\$74,863	\$4,803
Principal Expense - 5/1	\$40,000	\$40,000	\$40,000	\$0
Principal Expense - 5/1 (Prepayment)	\$0	\$0	\$35,000	(\$35,000)
TOTAL EXPENDITURES	\$239,330	\$239,330	\$400,728	(\$161,398)
OTHER SOURCES/(USES)				
Property Appraiser	\$0	\$0	(\$1,246)	(\$1,246)
Interfund Transfer In/ (Out)	\$0	\$0	(\$4)	(\$4)
TOTAL OTHER SOURCES AND USES	\$0	\$0	(\$1,250)	(\$1,250)
EXCESS REVENUES (EXPENDITURES)	(\$26,697)		(\$49,476)	
FUND BALANCE - Beginning	\$85,939		\$288,564	
FUND BALANCE - Ending	\$59,242		\$239,088	

Reserve	\$106,301
Revenue	\$83,276
Prepayment	\$50,756
Due to General Fund	(\$1,246)
	<u>\$239,088</u>

AMELIA CONCOURSE
Community Development District

2019B DEBT SERVICE FUND
Statement of Revenues & Expenditures
For The Period Ending June 30, 2022

Adopted Budget	Prorated Budget 6/30/22	Actual 6/30/22	VARIANCE
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REVENUES:

Special Assessments- Direct	\$118,350	\$118,350	\$30,693	(\$87,657)
Special Assessments- Prepayments	\$0	\$0	\$902,264	\$902,264
Special Assessments- Prepayment Interest	\$0	\$0	\$19,215	\$19,215
Interest Income	\$50	\$38	\$17	(\$21)

TOTAL REVENUES	\$118,400	\$118,388	\$952,188	\$833,801
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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	\$29,269	\$20,081	\$9,188
Principal Expense - 5/1 (Prepayment)	\$0	\$0	\$200,000	(\$200,000)

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	\$29,906	\$20,663	\$9,244
Principal Expense - 5/1 (Prepayment)	\$0	\$0	\$150,000	(\$150,000)

TOTAL EXPENDITURES	\$509,925	\$509,925	\$1,453,038	(\$943,113)
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OTHER SOURCES/(USES)

Interfund Transfer In/ (Out)	\$0	\$0	(\$2)	(\$2)
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TOTAL OTHER SOURCES AND USES	\$509,925	\$0	(\$2)	(\$2)
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EXCESS REVENUES (EXPENDITURES)	(\$391,525)	(\$500,851)		
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FUND BALANCE - Beginning	\$101,894	\$834,852		
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FUND BALANCE - Ending	(\$289,632)	\$334,001		
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Reserve	\$40,744
Interest	\$3,547
Revenue	\$2,590
Prepayment	\$287,120
	<u>\$334,001</u>

AMELIA CONCOURSE
Community Development District
CAPITAL PROJECTS FUND
Statement of Revenues & Expenditures
For The Period Ending June 30, 2022

	Series 2007	Series 2019A	Series 2019B
<u>REVENUES:</u>			
Interest Income	\$7	\$0	\$177
Total Revenues	\$7	\$0	\$177
<u>EXPENDITURES:</u>			
Contracts Payable	\$0	\$0	\$0
Capital Outlay	\$0	\$0	\$0
Total Expenditures	\$0	\$0	\$0
<u>OTHER SOURCES/(USES)</u>			
Interfund Transfer In	\$7	\$4	\$2
Interfund Transfer Out	\$0	\$0	\$0
Total Other Sources/(Uses)	\$7	\$4	\$2
EXCESS REVENUES (EXPENDITURES)	\$14	\$4	\$179
FUND BALANCE - Beginning	\$79,524	(\$4,041)	\$600,495
FUND BALANCE - Ending	\$79,538	(\$4,037)	\$600,674

AMELIA CONCOURSE
Community Development District
Capital Reserve Fund
Statement of Revenues & Expenditures
For The Period Ending June 30, 2022

	Adopted Budget	Prorated 6/30/22	Actual 6/30/22	Variance
<u>Revenues:</u>				
Interest	\$150	\$150	\$264	\$114
Capital Reserve Funding - Transfer In	\$26,754	\$0	\$0	\$0
Total Revenues	\$26,904	\$150	\$264	\$114
<u>Expenditures</u>				
Capital Outlay	\$10,000	\$10,000	\$11,113	(\$1,113)
Total Expenditures	\$10,000	\$10,000	\$11,113	(\$1,113)
EXCESS REVENUE (EXPENDITURES)	\$16,904		(\$10,849)	
FUND BALANCE - Beginning	\$89,253		\$101,625	
FUND BALANCE - Ending	\$106,157		\$90,776	

Amelia Concourse
Community Development District
Long Term Debt Report

Series 2007 Capital Improvement Revenue Bonds		
Interest Rate:		5.75%
Maturity Date:		5/1/38
Reserve Fund Definition:	7.0264% of Deemed Outstanding	
Reserve Fund Requirement:		\$377,667.25
Reserve Balance:		\$85,609.75
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)
Less: May 1, 2022 (Prepayment)		(\$200,000)
Current Bonds Outstanding		\$5,375,000

Series 2016 Capital Improvement Revenue Bonds		
Interest Rate:		6.00%
Maturity Date:		5/1/47
Reserve Fund Definition:	50% of MADS	
Reserve Fund Requirement:		\$74,750.00
Reserve Balance:		\$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)
Less: May 1, 2022 (Prepayment)		(\$5,000)
Less: May 1, 2022 (Mandatory)		(\$30,000)
Current Bonds Outstanding		\$1,865,000

Amelia Concourse
Community Development District
Long Term Debt Report

Series 2019A Capital Improvement Revenue Bonds	
Interest Rate:	5.65%
Maturity Date:	5/1/49
Reserve Fund Definition:	50% of MADS
Reserve Fund Requirement:	\$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)
Less: May 1, 2022 (Prepayment)	(\$35,000)
Less: May 1, 2022 (Mandatory)	(\$40,000)
Current Bonds Outstanding	\$2,575,000

Series 2019B-1 Capital Improvement Revenue Bonds	
Interest Rate:	5.25%
Maturity Date:	5/1/29
Reserve Fund Definition:	50% of Annual Interest
Reserve Fund Requirement:	(\$10,550.00)
Reserve Balance:	(\$10,550.00)
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)
Less: May 1, 2022 (Prepayment)	(\$200,000)
Current Bonds Outstanding	\$565,000

Amelia Concourse
Community Development District
Long Term Debt Report

Series 2019B-2 Capital Improvement Revenue Bonds	
Interest Rate:	7.25%
Maturity Date:	5/1/29
Reserve Fund Definition:	50% of Annual Interest
Reserve Fund Requirement:	\$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)
Less: May 1, 2022 (Prepayment)	(\$150,000)
Current Bonds Outstanding	\$420,000

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	(14,010.61)	114,367.59	151,751.97	203,147.37	354,710.11	823,977.04
TOTAL DUE / RECEIVED	(14,010.61)	114,367.59	151,751.97	203,147.37	354,710.11	823,977.04

[illegible]

PERCENT COLLECTED TAX ROLL		101.73%	101.73%	0.00%	101.73%	101.73%
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C.

Amelia Concourse
Community Development District
Check Register Summary
May 1, 2022 through June 30, 2022

Fund	Date	Check #'s	Amount
<i>Payroll</i>	6/7/22	50173-50176	\$ 738.80
			<hr/>
			Sub-Total \$ 738.80
<i>General Fund</i>	5/5/22	2051-2054	\$ 8,452.89
	5/11/22	2055-2059	\$ 3,806.00
	5/18/22	2060-2062	\$ 3,714.26
	5/26/22	2063-2064	\$ 990.21
	6/3/22	2065-2067	\$ 9,003.61
	6/9/22	2068-2071	\$ 10,048.83
	6/16/22	2072-2073	\$ 1,292.42
	6/23/22	2074	\$ 3,553.55
			<hr/>
			Sub-Total \$ 40,861.77
Total			\$ 41,600.57

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50173	14	FRED C EICHMANN	184.70	6/07/2022
50174	12	JEFFRY A SNOW	184.70	6/07/2022
50175	13	KIMBERLY CHAMERDA	184.70	6/07/2022
50176	11	WILLIAM J TOOHEY	184.70	6/07/2022
TOTAL FOR REGISTER			738.80	

ACON AMELIA CONCOUR DLAUGHLIN

Attendance Sheet

District Name: Amelia Concourse CDD

Board Meeting Date: May 26, 2022 Meeting

	Name	In Attendance	Fee
1	Fred Eichmann	<input type="checkbox"/> yes	\$ 200
2	Harvey Greenberg	<input type="checkbox"/> yes	N/A
3	Bill Toohey	<input type="checkbox"/> yes	\$200
4	Kimberly Chamerda	<input type="checkbox"/> yes	\$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:

B48FC21DC11440...
District Manager Signature

5/27/2022

Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

*** CHECK DATES 05/01/2022 - 06/30/2022 ***
 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 #
5/11/22	00093	4/27/22 45-BID-5	202205 320-57200-50000		*	265.00	
		45-60-00152 POOL PERMIT		FLORIDA DEPARTMENT OF HEALTH			265.00 002056
5/11/22	00093	4/27/22 45-BID-5	202205 320-57200-50000		*	125.00	
		45-60-00154 POOL PERMIT		FLORIDA DEPARTMENT OF HEALTH			125.00 002057
5/11/22	00040	5/01/22 53811	202205 320-57200-46400		*	1,468.50	
		MAY IRRIG MAINTENANCE		TRIM ALL LAWN SERVICE, INC			1,468.50 002058
5/11/22	00112	5/06/22 3067APR	202204 310-51300-31100		*	675.00	
		APR ENGINEERING EFFORTS					
		5/06/22 3067FEB	202202 310-51300-31100		*	67.50	
		FEB ENGINEERING EFFORTS					
		5/10/22 3067MAR	202203 310-51300-31100		*	1,080.00	
		MAR ENGINEERING EFFORTS		YURO & ASSOCIATES, LLC			1,822.50 002059
5/18/22	00016	5/13/22 22589	202205 310-51300-32100		*	600.00	
		ARBIT SE2019 FYE 2/28/22		GRAU AND ASSOCIATES			600.00 002060
5/18/22	00117	5/08/22 2114	202204 310-51300-31500		*	1,538.01	
		APR GENERAL SERVICES		KE LAW GROUP, PLLC			1,538.01 002061
5/18/22	00040	4/25/22 53762	202204 320-57200-46300		*	1,576.25	
		INSTAL 325 BAGS MULCH		TRIM ALL LAWN SERVICE, INC			1,576.25 002062
5/26/22	00082	4/08/22 47233827	202204 320-53800-45513		*	322.00	
		PEST CONTROL RENEWAL					
		4/26/22 46657742	202204 320-53800-45513		*	77.00	
		APR FIRE ANT SERVICE		NADERS PEST CONTROL			399.00 002063
5/26/22	00027	5/01/22 PI-A0080	202205 320-57200-46800		*	591.21	
		MAY LAKE MANAGEMENT		SOLITUDE LAKE MANAGEMENT, LLC			591.21 002064
6/03/22	00049	6/01/22 6789	202206 320-57200-62000		*	48.94	
		AMZN-POOL PLASTER RPR KIT					
		6/01/22 6789	202206 320-57200-62000		*	324.10	
		POOL CHEMICALS					

ACON AMELIA CONCOUR OKUZMUK

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER						RUN 7/26/22		PAGE 3	
*** CHECK DATES 05/01/2022 - 06/30/2022 ***		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 #	
		6/01/22	6789	202206	320-57200-62000			*	122.17		
		6/01/22	6789	202206	320-57200-62000			*	153.99		
		6/01/22	6789	202206	320-57200-62000			*	38.48		
		6/01/22	6789	202206	320-57200-62000			*	478.25		
		6/01/22	6789	202206	320-57200-62000			*	34.98		

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/09/22	00040	6/01/22 54186	202206 320-57200-46200	JUN LANDSCAPE MAINT PH1	*	1,468.50	
				TRIM ALL LAWN SERVICE, INC			1,468.50 002070
6/09/22	00112	5/31/22 3085-REV	202205 310-51300-31100	MAY ENGINEERING EFFORTS	*	1,282.50	
				YURO & ASSOCIATES, LLC			1,282.50 002071
6/16/22	00127	6/01/22 365508	202206 320-57200-34500	JUN CLOUD ACCESS CONTROL	*	110.00	
				HI-TECH SYSTEM			110.00 002072
6/16/22	00027	4/01/22 PI-A0078	202204 320-57200-46800	APR LAKE MANAGEMENT	*	591.21	
		6/01/22 PI-A0082	202206 320-57200-46800	JUN LAKE MANAGEMENT	*	591.21	
				SOLITUDE LAKE MANAGEMENT, LLC			1,182.42 002073
6/23/22	00117	6/14/22 2809	202205 310-51300-31500	MAY GENERAL SERVICE	*	3,553.55	
				KE LAW GROUP, PLLC			3,553.55 002074
TOTAL FOR BANK A						40,861.77	
TOTAL FOR REGISTER						40,861.77	

ACON AMELIA CONCOUR OKUZMUK

Alpha Dog Security

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

INVOICE

Invoice Number Invoice Date

23875 5/1/2022

Customer Number Terms

10936468 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

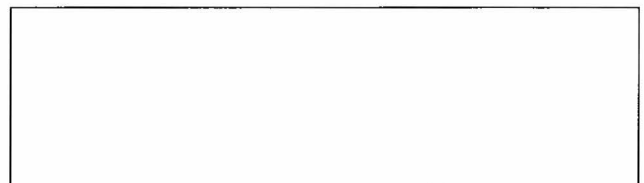
CUSTOMER NAME	CUST NO	PO NUMBER	INVOICE DATE	TERMS
Amelia Concourse CDD	10936468		5/1/2022	Due On Receipt

Description	Rate	Quantity	Amount
Amelia Concourse CDD - 85200 Amaryllis Court Fernandina Beach, FL 32034			
Alarm.com Cloud Access Control: 05/01/2022 - 05/31/2022	\$20.00	1.00	\$20.00
ADC-Access-Door-Addon: 05/01/2022 - 05/31/2022	\$40.00	1.00	\$40.00
Service Plan: 05/01/2022 - 05/31/2022	\$50.00	1.00	\$50.00
1.320.572.345 114A			
		Subtotal	\$110.00
		Taxes	\$0.00
		Total	\$110.00
		Payments/Credits	\$0.00
		Net Due	\$110.00

As Of	Invoice No	Description	Amount	Net Due
05/01/2022	23875	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 6677



BILL TO

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

DATE
05/01/2022

PLEASE PAY
\$2,188.00

DUE DATE
06/30/2022

P.O. NUMBER

Monthly Service

MONTH OF SERVICE

~~June 2022~~ May 2022
49A

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Amelia Concourse Contract:Janitorial Service Janitorial Services 1,320.572.460	1	393.00	393.00
	Amelia Concourse Contract:Pool Service Pool cleaning service, three days a week for all three swimming pools 1,320.572.453	1	1,200.00	1,200.00
	Amelia Concourse Contract:Site Management Amenity Center site management 1,320.572.340	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 6699

DATE 05/02/2022 **TERMS** Net 60

DUE DATE 07/01/2022

P.O. NUMBER

Reimbursables

MONTH OF SERVICE

April 2022

49A

DATE	ACTIVITY	QTY	RATE	AMOUNT
04/14/2022	ID Enhancements - key fobs	1. 320.572.620		388.31
04/22/2022	In The Swim - pool filters	1. 320.572.620		798.43
04/27/2022	HD - lock box, vinyl letters	1. 320.572.620		95.74
05/02/2022	Nassau County Fire Inspection	1. 320.572.620		28.00
05/02/2022	Convenience Fee	1. 320.572.620		2.00
	Purchasing Fee	1,312.48	0.03	39.37
	3% purchase fee			

TOTAL DUE

\$1,351.85

Thank you Tony!

Your order number is **246921**

An email will be sent containing information about your purchase. If you have any questions about your purchase, email us at sales@ide-corporate.com or call us at 1.800.279.4560.

Order Summary

4 Items



4 x CDVI® BTAG25 Blue Proximity Key Tag (25 Pieces)

\$359.00

Subtotal

\$359.00

Shipping

\$29.31

Tax

\$0.00

Total (USD)

\$388.31

Tony Shiver
352 Perdido St
St Johns, FL 32259

AC - filters for pool

Item	Price	Qty	Total
 Anthony Apollo/Flowmaster DE Filter Cartridge 24 x Item No: 46326	\$24.99	30	\$749.70

[Check Order Status](#)

Your online order can be canceled up to 45 minutes after placing it, with the exception of same-day and next-day store pickup. If you need to cancel your order, please contact us.

Subtotal:	\$749.70
Shipping:	\$0.00
Sales Tax:	\$48.73
Grand Total:	\$798.43

If you have any questions, contact us online.

Follow Us:



[Privacy Policy](#)

[Terms & Conditions](#)

This message was sent to: tony@firstcoastcms.com on April 20, 2022
In The Swim | 320 Industrial Drive | West Chicago, IL 60185 | United States



PO BOX 2317
Jacksonville FL 32203-2317

INVOICE

Page 1 of 1

INVOICE DATE	02/24/2022
INVOICE NUMBER	670629682
ACCOUNT NUMBER	918852
ORDER NO.	42594403

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		
42594403				AC		THDPU-902			1%10 DAYS, NET 30		0.89		
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: 02/24/22													
Register#: 062 Trans#: 0127													
Cardholder: DAVE BYER													
Card Nickname: MAGNOLIA WEST STAFF CARD													
Card#: XXXX-XXXX-XXXX-1790													
1	HD0002001014		13	DIAL COMBINATION UNIVERSAL LOCK BOX		2	2	0	EA		43.98	87.96	T
Receipt SKU: 071649312694													
2	HD672102		17	2IN VINYL LETTER D BLACK & SILVER		1	1	0	EA		0.76	0.76	T
Receipt SKU: 030699330379													
3	HD672049		17	2IN VINYL LETTER C BLACK & SILVER		1	1	0	EA		0.76	0.76	T
Receipt SKU: 030699330270													
PRODUCT CATEGORY TOTALS (INCLUDES APPLICABLE SALES TAX)													
13-Locks and Keys					94.11								
17-Building Supplies					1.63								
NET MERCHANDISE TOTAL				TAX TOTAL				SPECIAL CHARGES				INVOICE TOTAL	
89.48				6.26				0.00				95.74	

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.

RETAIN THIS PORTION OF THE INVOICE FOR YOUR RECORDS

RETURN THIS PORTION WITH YOUR REMITTANCE TO THE REMIT ADDRESS BELOW



ACCOUNT NUMBER	INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT DUE
918852	670629682	02/24/2022	95.74
IF PAID BY 03/06/2022 AMT DUE: 94.85		IF PAID AFTER 03/06/2022 AMT DUE: 95.74	NET DUE DATE 03/26/22
DEDUCT 0.89 IF PAID BY 03/06/22 *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



BOARD OF COUNTY COMMISSIONERS
NASSAU COUNTY FIRE RESCUE
OFFICE OF FIRE PREVENTION
96160 NASSAU PLACE
YULEE, FLORIDA 32097
OFFICE 904.530.6605 FAX - 904.321.5748



Ac -

Invoice #	220223179052001
Invoice Date	2/23/2022
Balance Due	\$28.00
Due Date	4/9/2022

PLEASE REMIT PAYMENT *WITHIN 45 DAYS* OF RECEIVING THE INVOICE.

COUNTY RESOLUTION 2009-165 ALLOWS FOR THE COLLECTION OF FEES.

MAKE CHECK PAYABLE TO: NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS,

OR GO

ONLINE <http://www.nassaucountyfl.com/>

Amelia Concourse Amenity Center
85200 Amaryllis Court
Yulee FL 32097

Amelia Concourse Amenity Center
85200 Amaryllis Court
Yulee FL 32097

Invoice #220223179052001
2/23/2022

Description	Amount Owed	Amount Paid
Periodic Inspection Fee	\$28.00	
Subtotal:	\$28.00	\$0.00
Balance Due:	\$28.00	

PLEASE NOTE: NONPAYMENT OF FIRE INSPECTION FEE(S) MAY RESULT IN FURTHER LEGAL ACTION BY THE COUNTY ATTORNEY AT THE REQUEST OF THE FIRE DEPARTMENT AND AUTHORIZATION BY THE BOARD OF COUNTY COMMISSIONERS INCLUDING BUT NOT LIMITED TO FINES, LIENS AND PROSECUTION.

PLEASE MAKE SURE THIS NUMBER IS IN THE MEMO FIELD: 04222522 - 342515

MAILING ADDRESS: 96160 NASSAU PL, YULEE, FL 32097

AZ

Nassau Co Board of Co Commissioners

Thank you for your payment!

Confirmation Number 0053512152

Invoice Number	220223179052001
Payment Date	May 03, 2022 09:52 AM EST
Payment Method	Visa **3373
Confirmation Email	lauren@firstcoastcms.com
Payment Amount	\$28.00
Convenience Fee	\$2.00

Total	\$30.00
-------	---------

[Close](#)

Governmental Management Services, LLC1001 Bradford Way
Kingston, TN 37763**Invoice**

Invoice #: 247

Invoice Date: 5/1/22

Due Date: 5/1/22

Case:

P.O. Number:

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

57A

Description	Hours/Qty	Rate	Amount
Management Fees - May 2022 1.310.513.340		3,750.00	3,750.00
Website Administration - May 2022 1.310.513.520		62.50	62.50
Information Technology - May 2022 1.310.513.357		156.25	156.25
Dissemination Agent Services - May 2022 1.310.513.324		750.00	750.00
Office Supplies 1.310.513.570		0.21	0.21
Postage 1.310.513.420		22.93	22.93
Copies 1.310.513.425		12.00	12.00
Telephone 1.310.513.410		49.15	49.15
Total			\$4,803.04
Payments/Credits			\$0.00
Balance Due			\$4,803.04



Florida Department of Health
in Nassau County
Notification of Fees Due



45-BID-5817131

Permit Number

45-60-00154

For: Swimming Pools - Public Pool <= 25000 Gallons

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2022).

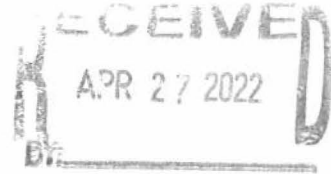
Fee Amount: \$125.00

Previous Balance: \$0.00

Total Amount Due: \$125.00

Payment Due Date: 06/30/2022 or Upon Receipt

Mail To: Amelia Concourse Development
475 W Town Place, Suite 114
Saint Augustine, FL 32092



93A

1,320,572.55000

Please verify all information below at www.myfloridaehpermit.com and make changes as necessary.

Account Information:

Name: Amelia Concourse Wading Pool
Location: 85200 Amayllis Court
Fernandina Beach, FL 32034

Pool Volume: 0 gallons

Bathing Load: 0

Flow Rate: 0

Owner Information:

Name: Amelia Concourse Development
Address: 475 W Town Place, Suite 114
(Mailing) Saint Augustine, FL 32092

Home Phone: (904) 557-9034 Work Phone: (904) 537-9034

Circle One: Visa MC Disc Amer Expr

Name on Card: _____

Account #: _____

Exp Date: ____/____ Security Code (CVV): _____

Card's Billing Address: _____

City: _____ State: ____ Zip: _____

I Authorize Florida Department of Health in Nassau County to charge my credit card account for the following:

Payment Amount: \$_____ For: _____

Signature _____

Date _____

Please go online to pay fee at:

www.MyFloridaEHPermit.com

Permit Number: 45-60-00154 Bill ID: 45-BID-5817131

Billing Questions call DOH-Nassau at: (904) 557-9150

If you do not pay online, make checks payable to and mail invoice WITH payment to:

Florida Department of Health in Nassau County
96135 Nassau Place, Suite 8
Yulee, FL 32097

[Please RETURN invoice with your payment]

Batch Billing ID:54710

PERMIT HOLDERS CAN NOW

pay invoices online

The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

- No sign-up cost.
- Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- Our safe and secure system will keep your information protected.
- Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

Pay this invoice online at www.myfloridaehpermit.com

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information



For Department Use Only	
Fee Received \$	Date
Check#	From

Application Type: (check box, see instructions on back)

- ☐ Initial Permit ☐ Modification
☐ Transfer, change of owner or name
☐ Renewal

Operating Permit # 45-60-00154

**STATE OF FLORIDA
DEPARTMENT OF HEALTH
APPLICATION FOR A SWIMMING POOL OPERATING PERMIT**

This original form is to be completed and submitted with one copy, a set of construction plans & specs, a copy of the building department's final inspection along with the appropriate fee.

1. Name of Project /Facility Amelia Concourse Wading Pool County Nassau
Address of Pool 85200 Amaryllis Court City Fernandina Beach Zip 32097
2. Name of Owner Amelia Concourse CDD E-Mail Tony@firstcoastcms.com Phone (904) 537-9034
Mailing Address 475 W. Town Pl Suite 114 City St. Augustine State FL Zip 32092
3. Building Department Name: _____
Contact Person _____ Phone Number _____
P.O. Box or Street Address _____ City, State, Zip Code _____
E-mail Address _____
4. Pool Water Source _____
5. Lighting (check one): ☐ No Night Swimming
☐ Outdoor: Three foot candles overhead and 1/2 watt per square foot of pool surface area underwater
☐ Indoor: Ten foot candles overhead and 8/10 watt per square foot of pool surface area underwater
6. Pool Volume in Gallons: Main Pool _____ Wading Pool _____ Spa Pool _____ Other _____
7. Pool Bathing Load: _____ Number of Dwelling Units _____
8. Pool Dimensions: Width: _____ Length: _____ Area: _____ Perimeter: _____ Depth: Max. _____ Min. _____ Shape: _____
9. Water Treatment Equipment Make and Model:
(A) Recirculation Pump: _____ Flow _____ GPM At _____ TDH _____ HP _____
(B) Filter: _____ Area _____ Sq. Ft. Flow Capacity _____
(C) Disinfection Equipment: _____ Capacity _____ (GPD) or (PPD)
(Secondary Disinfection if Applicable) _____
(D) pH Adjustment Feeder: _____ Capacity _____ (GPD)
(E) Test Kit: _____
10. Equipment Substitutions _____

CERTIFICATION OF OWNER

The undersigned owner, or owner's representative, hereby agrees to operate the pool described in this application in accordance with the requirements of Chapter 514 of the Florida Statutes (F.S.), and Chapter 64E-9 of the Florida Administrative Code, and maintain the original construction approved under the Florida Building Code by the jurisdictional building department. This agreement includes keeping a daily record of the information regarding pool operation on the monthly report form furnished by the department or on other forms approved by the department and when requested, submission of the completed form to the appropriate county health department.

Signed D. L. Laughlin

Date 5/9/22

Name Daniel Laughlin
(print or type)

Title District Manager
(print or type)

REMARKS: _____

Design Engineer/Architect Name: _____ Telephone: _____

Building Department Construction Approval Date _____ Approval Number _____

CERTIFICATION OF INSPECTION

I hereby certify that an inspection of this pool has been made and the foregoing information is correct to the best of my knowledge and belief. It is recommended the first annual operating permit be granted subject to the provisions of the Florida Administrative Code.

Signature DOH Engineer/Authorized Staff _____

Date _____

Print Name _____

☐ Change data entered into EHD by _____ on _____

Instructions- Before submitting application to DOH:

For Initial Permit: Complete the entire application with owner certification. Include original and one copy of this completed form, a copy of construction plans & specs submitted to the building department (electronic copy in PDF, TIF or JPG format is acceptable), a copy of the building department final inspection approval, and the appropriate fee. Provide design engineer's name and phone number in REMARKS. The operating permit number will be entered by DOH staff.

For Modification: Complete items 1 - 3, enter existing operating permit number, note proposed or completed changes in the appropriate sections, and complete the owner certification on page 2. Include a copy of the construction plans & specs submitted to the building department (electronic copy is acceptable) and a copy of the building department's final inspection approval. Provide design engineer's name and phone number in REMARKS.

For Transfer: Complete items 1 and 2, enter existing operating permit number, then note changes in the page 2 owner remarks section, and complete the owner certification on page 2. There is no fee or building plans required for a transfer permit reissued due to change of ownership, name of facility, phone number, or mailing address.

For Renewal: Complete items 1 and 2, enter existing operating permit number, and complete the owner certification on page 2. There is an annual operating permit fee charged for renewal.



Florida Department of Health
in Nassau County
Notification of Fees Due



45-BID-5817130

Permit Number

45-60-00152

For: Swimming Pools - Public Pool <= 25000 Gallons

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2022).

Fee Amount: \$265.00

Previous Balance: \$0.00

Total Amount Due: \$265.00

Payment Due Date: 06/30/2022 or Upon Receipt

Mail To: Amelia Concourse Development
475 W Town Place, Suite 114
Saint Augustine, FL 32092

Please verify all information below at www.myfloridaehpermit.com and make changes as necessary.

Account Information:

Name: Amelia Concourse Swimming Pool
Location: 85200 Amaryllis Court
Fernandina Beach, FL 32034

Pool Volume: 0 gallons

Bathing Load: 0

Flow Rate: 0

Owner Information:

Name: Amelia Concourse Development
Address: 475 W Town Place, Suite 114
(Mailing) Saint Augustine, FL 32092
Home Phone: (904) 940-5850 Work Phone: (904) 537-9034

Circle One: Visa MC Disc Amer Expr

Name on Card: _____

Account #: _____

Exp Date: ____/____ Security Code (CVV): _____

Card's Billing Address: _____

City: _____ State: ____ Zip: _____

I Authorize Florida Department of Health in Nassau County to charge my credit card account for the following:

Payment Amount: \$_____ For: _____

Signature _____ Date _____

Please go online to pay fee at:
www.MyFloridaEHPermit.com

Permit Number: 45-60-00152 Bill ID: 45-BID-5817130

Billing Questions call DOH-Nassau at: (904) 557-9150

If you do not pay online, make checks payable to and mail invoice WITH payment to:
Florida Department of Health in Nassau County
96135 Nassau Place, Suite 8
Yulee, FL 32097

[Please RETURN invoice with your payment]

Batch Billing ID:54710

PERMIT HOLDERS CAN NOW

pay invoices online

The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

- No sign-up cost.
- Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- Our safe and secure system will keep your information protected.
- Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

Pay this invoice online at www.myfloridaehpermit.com

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information

Send copies of
inv., appl. &
check all
together





For Department Use Only	
Fee Received \$	Date
Check#	From

Application Type: (check box, see instructions on back)

☐ Initial Permit ☐ Modification

☐ Transfer, change of owner or name

☐ Renewal

Operating Permit # 45-60-60152

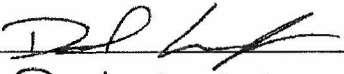
**STATE OF FLORIDA
DEPARTMENT OF HEALTH
APPLICATION FOR A SWIMMING POOL OPERATING PERMIT**

This original form is to be completed and submitted with one copy, a set of construction plans & specs, a copy of the building department's final inspection along with the appropriate fee.

1. Name of Project / Facility Amelia Concourse Swimming Pool County Nassau
Address of Pool 85200 Amaryllis Court City Fernandina Beach Zip 32034
2. Name of Owner Amelia Concourse CDD E-Mail Tony@firstcoastcms.com Phone (904) 537-9034
Mailing Address 475 W Town Pl Ste 114 City St. Augustine State FL Zip 32092
3. Building Department Name: _____
P.O. Box or Street Address _____
E-mail Address _____
Contact Person _____ Phone Number _____
City, State, Zip Code _____
4. Pool Water Source _____
5. Lighting (check one): ☐ No Night Swimming
☐ Outdoor: Three foot candles overhead and 1/2 watt per square foot of pool surface area underwater
☐ Indoor: Ten foot candles overhead and 8/10 watt per square foot of pool surface area underwater
6. Pool Volume in Gallons: Main Pool _____ Wading Pool _____ Spa Pool _____ Other _____
7. Pool Bathing Load: _____ Number of Dwelling Units _____
8. Pool Dimensions: Width: _____ Length: _____ Area: _____ Perimeter: _____ Depth: Max. _____ Min. _____ Shape: _____
9. Water Treatment Equipment Make and Model:
(A) Recirculation Pump: _____ Flow _____ GPM At _____ TDH _____ HP _____
(B) Filter: _____ Area _____ Sq. Ft. Flow Capacity _____
(C) Disinfection Equipment: _____ Capacity _____ (GPD) or (PPD)
(Secondary Disinfection if Applicable) _____
(D) pH Adjustment Feeder: _____ Capacity _____ (GPD)
(E) Test Kit: _____
10. Equipment Substitutions _____

CERTIFICATION OF OWNER

The undersigned owner, or owner's representative, hereby agrees to operate the pool described in this application in accordance with the requirements of Chapter 514 of the Florida Statutes (F.S.), and Chapter 64E-9 of the Florida Administrative Code, and maintain the original construction approved under the Florida Building Code by the jurisdictional building department. This agreement includes keeping a daily record of the information regarding pool operation on the monthly report form furnished by the department or on other forms approved by the department and when requested, submission of the completed form to the appropriate county health department.

Signed 
Name Daniel Laughlin
(print or type)

Date 5/9/22
Title District Manager
(print or type)

REMARKS: _____

Design Engineer/Architect Name: _____ Telephone: _____

Building Department Construction Approval Date _____ Approval Number _____

CERTIFICATION OF INSPECTION

I hereby certify that an inspection of this pool has been made and the foregoing information is correct to the best of my knowledge and belief. It is recommended the first annual operating permit be granted subject to the provisions of the Florida Administrative Code.

Signature DOH Engineer/Authorized Staff _____ Date _____
Print Name _____

[] Change data entered into EHD by _____ on _____

Instructions- Before submitting application to DOH:

For Initial Permit: Complete the entire application with owner certification. Include original and one copy of this completed form, a copy of construction plans & specs submitted to the building department (electronic copy in PDF, TIF or JPG format is acceptable), a copy of the building department final inspection approval, and the appropriate fee. Provide design engineer's name and phone number in REMARKS. The operating permit number will be entered by DOH staff.

For Modification: Complete items 1 - 3, enter existing operating permit number, note proposed or completed changes in the appropriate sections, and complete the owner certification on page 2. Include a copy of the construction plans & specs submitted to the building department (electronic copy is acceptable) and a copy of the building department's final inspection approval. Provide design engineer's name and phone number in REMARKS.

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For Renewal: Complete items 1 and 2, enter existing operating permit number, and complete the owner certification on page 2. There is an annual operating permit fee charged for renewal.



Florida Department of Health
in Nassau County
Notification of Fees Due



45-BID-5817129

Permit Number

45-60-00153

For: Swimming Pools - Public Pool <= 25000 Gallons

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2022).

Fee Amount: \$125.00

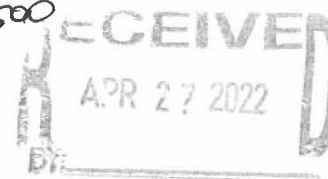
Previous Balance: \$0.00

Total Amount Due: \$125.00

Payment Due Date: 06/30/2022 or Upon Receipt

Mail To: Amelia Concourse Development
475 W Town Place, Suite 114
Saint Augustine, FL 32092

9312
1.320.572.500



Please verify all information below at www.myfloridaehpermit.com and make changes as necessary.

Account Information:

Name: Amelia Concourse Activity Pool
Location: 85200 Amaryllis Court
Yulee, FL 32097

Pool Volume: 0 gallons
Bathing Load: 0
Flow Rate: 0

Owner Information:

Name: Amelia Concourse Development
Address: 475 W Town Place, Suite 114
(Mailing) Saint Augustine, FL 32092

Home Phone: (904) 537-9034 Work Phone: (904) 940-5850

Circle One: Visa MC Disc Amer Expr

Name on Card: _____

Account #: _____

Exp Date: ____/____ Security Code (CVV): _____

Card's Billing Address: _____

City: _____ State: ____ Zip: _____

I Authorize Florida Department of Health in Nassau County to charge my credit card account for the following:

Payment Amount: \$_____ For: _____

Signature

Date

Please go online to pay fee at:
www.MyFloridaEHPermit.com

Permit Number: 45-60-00153 Bill ID: 45-BID-5817129

Billing Questions call DOH-Nassau at: (904) 557-9150

If you do not pay online, make checks payable to and mail invoice WITH payment to:
Florida Department of Health in Nassau County
96135 Nassau Place, Suite 8
Yulee, FL 32097

[Please RETURN invoice with your payment]

Bill ID: 54710



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- Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

Pay this invoice online at www.myfloridaehpermit.com

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information

Send copies of
invoice, apphc,
and check
all together





For Department Use Only	
Fee Received \$	Date
Check#	From

Application Type: (check box, see instructions on back)

- ☐ Initial Permit ☐ Modification
☐ Transfer, change of owner or name
☐ Renewal

Operating Permit # 45-60-00153

**STATE OF FLORIDA
DEPARTMENT OF HEALTH
APPLICATION FOR A SWIMMING POOL OPERATING PERMIT**

This original form is to be completed and submitted with one copy, a set of construction plans & specs, a copy of the building department's final inspection along with the appropriate fee.

1. Name of Project / Facility Amelia Concourse Activity Pool County Nassau
Address of Pool 85200 Amaryllis Court City Fernandina Beach Zip 32097
2. Name of Owner Amelia Concourse CPD E-Mail Tony@firstcoastcms.com Phone (904) 537-9034
Mailing Address 475 W Town Pl Suite 114 City St. Augustine State FL Zip 32092
3. Building Department Name: _____
Contact Person _____ Phone Number _____
P.O. Box or Street Address _____ City, State, Zip Code _____
E-mail Address _____
4. Pool Water Source _____
5. Lighting (check one): ☐ No Night Swimming
☐ Outdoor: Three foot candles overhead and 1/2 watt per square foot of pool surface area underwater
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6. Pool Volume in Gallons: Main Pool _____ Wading Pool _____ Spa Pool _____ Other _____
7. Pool Bathing Load: _____ Number of Dwelling Units _____
8. Pool Dimensions: Width: _____ Length: _____ Area: _____ Perimeter: _____ Depth: Max. _____ Min. _____ Shape: _____
9. Water Treatment Equipment Make and Model:
(A) Recirculation Pump: _____ Flow _____ GPM At _____ TDH _____ HP _____
(B) Filter: _____ Area _____ Sq. Ft. Flow Capacity _____
(C) Disinfection Equipment: _____ Capacity _____ (GPD) or (PPD)
(Secondary Disinfection if Applicable) _____
(D) pH Adjustment Feeder: _____ Capacity _____ (GPD)
(E) Test Kit: _____
10. Equipment Substitutions _____

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Signed [Signature]

Date 5/9/22

Name Daniel Laughlin
(print or type)

Title District Manager
(print or type)

REMARKS: _____

Design Engineer/Architect Name: _____ Telephone: _____

Building Department Construction Approval Date _____ Approval Number _____

CERTIFICATION OF INSPECTION

I hereby certify that an inspection of this pool has been made and the foregoing information is correct to the best of my knowledge and belief. It is recommended the first annual operating permit be granted subject to the provisions of the Florida Administrative Code.

Signature DOH Engineer/Authorized Staff _____

Date _____

Print Name _____

☐ Change data entered into EHD by _____ on _____

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For Renewal: Complete items 1 and 2, enter existing operating permit number, and complete the owner certification on page 2. There is an annual operating permit fee charged for renewal.

TRIM ALL LAWN SERVICE, INC.

942360 Old Nassauville Road
Fernandina Beach, FL 32034

Date	5/1/2022
Invoice #	53811

(904) 491-3232 Trimalllawn@gmail.com

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

Property Address

MAY 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 data-bbox="584 1129 906 1318"></div> <p>40A 1,320.572.464</p>		
Thank you for your business.	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 #
5/6/22	3067

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

Yuro & Assoc. - Job No.
Y20-910

Item	Date	Description	Hours	Rate	Amount
Amelia Conc...	2/7/22	February - Engineering Efforts review buffer encroachment correspondence	0.5	135.00	67.50
Amelia Conc...	3/1/22	March - Engineering Efforts review county traffic analysis	2	135.00	270.00
Amelia Conc...	3/14/22	review resident letter from attorney	1	135.00	135.00
Amelia Conc...	3/15/22	CDD meeting & review of traffic study with Chairman	4	135.00	540.00
Amelia Conc...	3/30/22	Review easement correspondence to residents drafted by attorney	1	135.00	135.00
Amelia Conc...	4/7/22	April - Engineering Efforts review correspondence from resident tat 85456 Amaryllis Ct regarding pond	1	135.00	135.00
Amelia Conc...	4/27/22	meeting with County Commissioner regarding median opening	4	135.00	540.00
<p>1.310.513.311</p> <p>112A</p> <p>Feb. Eng. Srvs \$ 67.50</p> <p>Mar Eng. Srvs \$ 1,080.00</p> <p>Apr Eng. Srvs \$ 675.00</p>					
Total					\$1,822.50

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

Grau and Associates

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

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 22589
Date 05/13/2022

SERVICE	AMOUNT
Project: Arbitrage - Series 2019 FYE 2/28/2022	
Arbitrage Services	
Arbitrage	
Arbitrage	
	\$ 600.00
Subtotal:	600.00
Total	600.00
Current Amount Due	\$ 600.00

1.310.513.321
16A

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

Payment due upon receipt.



INVOICE

Invoice # 2114
Date: 05/08/2022
Due On: 06/07/2022

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

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	JK	04/06/2022	Confer with Laughlin re: resident comments on fencing letters and confer re: same	0.30	\$280.00	\$84.00
Service	JK	04/11/2022	Review correspondence on roadway and agenda materials; confer re: status of encroachment notices; transmit same	0.30	\$280.00	\$84.00
Service	LG	04/15/2022	Review budget workshop agenda.	0.10	\$250.00	\$25.00
Service	JK	04/15/2022	Review budget documents and project status; confer with Gentry and Laughlin on same	0.10	\$280.00	\$28.00
Service	JK	04/18/2022	Confer with DM re: budget workshop and feedback for same	0.20	\$280.00	\$56.00
Service	LG	04/18/2022	Review draft budget.	0.20	\$250.00	\$50.00
Service	JK	04/19/2022	Confer with staff re: budget documents and resolutions related to same	0.20	\$280.00	\$56.00
Service	LG	04/19/2022	Travel to and attend budget workshop.	3.80	\$250.00	\$950.00
Expense	SD	04/20/2022	Hotel: LG - Lodging monthly meeting	1.00	\$55.97	\$55.97
Expense	SD	04/20/2022	Mileage: LG - Travel monthly meeting	148.45	\$0.58	\$86.10
Expense	SD	04/20/2022	Meals: LG - Travel monthly meeting	1.00	\$12.94	\$12.94
Service	LG	04/29/2022	Review draft April minutes.	0.20	\$250.00	\$50.00

1.310.573.315

117A

\$1538.01

Total \$1,538.01

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
2114	06/07/2022	\$1,538.01	\$0.00	\$1,538.01
Outstanding Balance				\$1,538.01
Total Amount Outstanding				\$1,538.01

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	4/25/2022
Invoice #	53762

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: 4/18/2022

Terms	Due Date
Net 30	5/25/2022

Description	Amount
Installation of 325 Bags of Cypress Mulch	1,576.25
40A 1.320.572,463 RECEIVED APR 25 2022	
Thank you for your business.	Total \$1,576.25
	Payments/Credits \$0.00
	Balance Due \$1,576.25



Fernandina Office 904-225-9425

PO Box 1330

Yulee, FL 32041-1330

www.naderspestraiders.com**Termite Renewal Notice**

ARE YOUR FAMILY & HOME PROTECTED FROM PESTS?

Warm weather is upon us and that means common pests such as ants, cockroaches and mosquitoes are out in full force. These pests are more than just a nuisance, they can be a real threat to you and your family due to diseases they can carry and damage they can cause. With Nader's STEPS® Total Protection System™, we can control pests and provide you with peace of mind knowing you and your family are protected.

CALL TODAY! 855-MY-NADERS.

Customer Number: 1328696

Notice Date: 04/08/22

Expiration Date: 06/2022

RECEIVED APR 12 2022

*** An Important Message Concerning Your Annual Termite Guarantee Renewal ***

Termites feed 24 hours a day, 365 days a year. Every year, termites invade millions of homes, causing billions of dollars in damage. The startling fact is termites do more damage than fires and storms combined. And, the damage caused by termites is rarely covered by insurance.

That's why it is important to renew your termite agreement every year and keep your guarantee in place so we can continue to protect your home. It's easy. Simply mail your payment or pay online at www.naderspestraiders.com, then give us a call so we can schedule your annual inspection.

If you are a new homeowner, please call your local office to update your account information and schedule your inspection to complete the warranty transfer process. This termite guarantee transfers to you at no additional cost.

Thank you for giving us the opportunity to go *Beyond the Call*.

82A
1. 320.538.45513

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

Termite Renewal Notice Total: \$322.00

Please Keep the Top Portion For Your Records

Return Bottom Portion with Payment

GA2234RF



PO Box 1330 • Yulee, FL 32041-1330

Temp-Return Service Requested

www.naderspestraiders.com

*****AUTO**MIXED AADC 270



AMELIA CONCOURSE AMENITIES CENTER 8
393 PALM COAST PKWY SW UNIT 4 1282
PALM COAST FL 32137-4774



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

Please make checks payable and remit to:

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



Renewal Notice Date: 04/08/22
Account Number: 1328696

Total: \$322.00

***Check # _____



Fernandina Office 904-225-9425

PO Box 1330

Yulee, FL 32041-1330

www.naderspestraiders.com**IS YOUR HOME PROTECTED FROM TERMITES?**

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

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

Customer Number: 1328696 Statement Date: 05/12/22 Payment Due Upon Receipt

Date	Invoice #	Description	Amount	Tax	Balance
Service Address: 85200 Amayllis Ct, Fernandina Beach, FL 32034-9716					
06/01/22	47233827	Sentricon Guarantee/Coverage	\$322.00	\$0.00	\$322.00
		<i>June Sentricon pest ctrl</i>			

RECEIVED MAY 22 2022

✓

82A

1.320.538.45513

Current: \$322.00

Past Due: \$0.00

Total Amount Due: \$322.00

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

GA22349F



PO Box 1330 • Yulee, FL 32041-1330

Temp-Return Service Requested

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

*****AUTO**MIXED AADC 270



AMELIA CONCOURSE AMENITIES CENTER 6
TONY SHIVER 866
393 PALM COAST PKWY SW UNIT 4
PALM COAST FL 32137-4774



Please check Invoice(s) paid below.			
	Invoice #	Amount	
<input type="checkbox"/>	47233827	\$322.00	<input type="checkbox"/>
<input type="checkbox"/>			<input type="checkbox"/>
<input type="checkbox"/>			<input type="checkbox"/>
<input type="checkbox"/>			<input type="checkbox"/>
<input type="checkbox"/>			<input type="checkbox"/>
<input type="checkbox"/>			<input type="checkbox"/>
<input type="checkbox"/>			<input type="checkbox"/>

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

Please make checks payable and remit to:

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



Statement Date: 05/12/22
Customer Number: 1328696

Balance Forward: \$0.00

Amount: _____

Amount Due: \$322.00

Check # _____



Fernandina Office 904-225-9425
PO Box 1330
Yulee, FL 32041-1330
www.naderspestraiders.com

IS YOUR HOME PROTECTED FROM TERMITES?

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

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

Customer Number: 1328696 Statement Date: 05/03/22 Payment Due Upon Receipt

Date	Invoice #	Description	Amount	Tax	Balance
Service Address: 85200 Amaryllis Ct, Fernandina Beach, FL 32034-9716					
04/26/22	46657742	Fire Ant Service	\$77.00	\$0.00	\$77.00

April

RECEIVED MAY 22 2022

RECEIVED MAY 22 2022

82A

1. 320.538.45513

Current: \$77.00

Past Due: \$0.00

Total Amount Due: \$77.00

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

GA22349F



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

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

*****AUTO**MIXED AADC 270

AMELIA CONCOURSE AMENITIES CENTER 6
TONY SHIVER 1065
393 PALM COAST PKWY SW UNIT 4
PALM COAST FL 32137-4774



Please check Invoice(s) paid below.			
	Invoice #	Amount	
<input type="checkbox"/>	46657742	\$77.00	<input type="checkbox"/>
<input type="checkbox"/>			<input type="checkbox"/>
<input type="checkbox"/>			<input type="checkbox"/>
<input type="checkbox"/>			<input type="checkbox"/>
<input type="checkbox"/>			<input type="checkbox"/>
<input type="checkbox"/>			<input type="checkbox"/>

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

Please make checks payable and remit to:

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



Statement Date: 05/03/22
Customer Number: 1328696

Balance Forward: \$0.00

Amount: _____

Amount Due: \$77.00

Check # _____

SOLITUDE

LAKE MANAGEMENT

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

INVOICE

Invoice Number: PI-A00807776

Invoice Date: 05/01/22

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

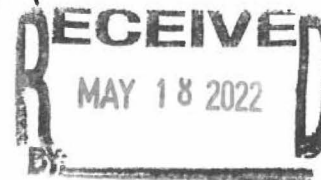
Shipping Method

Ship Date

Due Date
05/31/22

Qty	Item Description	Unit Price	Extension
1	<u>Lake & Pond Management Services SVR49937</u> 05/01/22 - 05/31/22 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
TOTAL	591.21

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 6789

DATE 06/01/2022 TERMS Net 60

DUE DATE 07/31/2022

P.O. NUMBER

Reimbursables

MONTH OF SERVICE

May 2022

DATE	ACTIVITY	QTY	RATE	AMOUNT
05/07/2022	Amzn - pool plaster repair kit //			48.94
05/20/2022	Hawkins - pool chemicals //			324.10
05/23/2022	Home Depot Pro - chlorine, pvc slip, cleanout adapter, etc. //			122.17
05/23/2022	Home Depot Pro - lock box, letter set 1,320,572.620			153.99
05/23/2022	Home Depot Pro - chlorine 1,320,572.620			38.48
05/31/2022	Hawkins - pool chemicals //			478.25
	Purchasing Fee	1,165.93	0.03	34.98
	3% purchase fee			

49A

TOTAL DUE

\$1,200.91

TRIM ALL LAWN SERVICE, INC.

942360 Old Nassauville Road
Fernandina Beach, FL 32034

Date	5/17/2022
Invoice #	54099

E-mail Trimallawn@gmail.com

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

Project Name / Location	
P.O. #	Service Date: 4/29/2022

40A

Terms	Due Date
Net 30	6/16/2022

Description	Amount
Seasonal Flower Rotation- Installation of (522) Annuals - to include initial installation and rototill. - Subsequent fertilization and maintenance program included.	1,226.70
Soil Amendment for Spring Flower Beds	96.00
<div data-bbox="565 1163 876 1335"></div> <p>1,320.572.463</p>	
Thank you for your business.	Total \$1,322.70
	Payments/Credits \$0.00
	Balance Due \$1,322.70



Engineering / Permitting
Development Services
Property Management
Construction Management
ADA Consulting

Invoice

Date	Invoice #
5/31/22	3086

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

Yuro & Assoc. - Job No.
Y20-910

Description	Amount
AMELIA CONCOURSE - STORMWATER ANALYSIS Completion of Stormwater Analysis & submittal requirements per approved work authorization 112A 1,310,513.31	6,480.00
Total	
\$6,480.00	

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
(904) 537-9034
lauren@firstcoastcms.com
www.firstcoastcms.com

Invoice 6771



BILL TO

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

DATE
06/01/2022

PLEASE PAY
\$2,188.00

DUE DATE
07/31/2022

P.O. NUMBER

July Service

MONTH OF SERVICE

July 2022

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Amelia Concourse Contract:Janitorial Service Janitorial Services 1,320.572.460	1	393.00	393.00
	Amelia Concourse Contract:Pool Service Pool cleaning service, three days a week for all three swimming pools 1,320.572.453	1	1,200.00	1,200.00
	Amelia Concourse Contract:Site Management Amenity Center site management 1,320.572,340	1	595.00	595.00

TOTAL DUE

\$2,188.00

THANK YOU.

49A

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 248

Invoice Date: 6/1/22

Due Date: 6/1/22

Case:

P.O. Number:

Bill To:

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

5A

Description	Hours/Qty	Rate	Amount
Management Fees - June 2022 1,310,513.340		3,750.00	3,750.00
Website Administration - June 2022 " .520		62.50	62.50
Information Technology - June 2022 " .357		156.25	156.25
Dissemination Agent Services - June 2022 " .324		750.00	750.00
Office Supplies " .510		0.21	0.21
Postage " .420		10.81	10.81
Copies " .425		112.35	112.35
Telephone " .410		6.59	6.59
Coastal Newspapers 1,310,513.48000 meeting notice		261.12	261.12
Total			\$5,109.83
Payments/Credits			\$0.00
Balance Due			\$5,109.83

TRIM ALL LAWN SERVICE, INC.

942360 Old Nassauville Road
Fernandina Beach, FL 32034

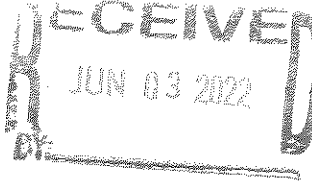
Date	6/1/2022
Invoice #	54186

(904) 491-3232 Trimalllawn@gmail.com

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

Property Address
40A

1,320.572.468

JUNE 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	
	Total	
	\$1,468.50	
	Payments/Credits	
	\$0.00	
Balance Due		\$1,468.50
Thank you for your business.		



Engineering / Permitting
Development Services
Property Management
Construction Management
ADA Consulting

Invoice

Date	Invoice #
5/31/22	3085-REV

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

Yuro & Assoc. - Job No.
Y20-910

Item	Date	Description	Hours	Rate	Amount
		AMELIA CONCOURSE - APRIL ENGINEERING EFFORTS <i>May</i>			
Amelia Conc...	5/10/22	site visit to inspect 85456 Amaryllis Ct & review design plans	4	135.00	540.00
Amelia Conc...	5/23/22	review infrastructure repairs added to agenda	1	135.00	135.00
Amelia Conc...	5/26/22	CDD Meeting	4.5	135.00	607.50
		<i>May</i> <i>1,310.573.311</i> <i>112 A</i>			
			Total		\$1,282.50



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 365508
Invoice Date: 06/01/2022
Completed: 06/01/2022
Terms: Due On Receipt
Bid#:

Bill to:

Amelia Concourse CDD
475 W Town Place
Suite 114
Saint Augustine, FL 32092
[Click Here to Pay Online!](#)

475 W Town Place

127A
1.320.572.345
June Cloud Access Control

HiTechFlorida.com

Description	Qty	Rate	Amount
11578 - Access Control System - Amelia Concourse CDD - 85200 Amaryllis Court, Fernandina Beach, FL			
Alarm.com Cloud Access Control	1.00	\$20.00	20.00
ADC-Access-Door-Addon	1.00	\$40.00	40.00
Service Plan	1.00	\$50.00	50.00
Sales Tax		7.50%	0.00

Tech Resolution Note:

As of May 2022 AlphaDog is now powered by Hi-Tech. We would like to welcome all AlphaDog customers to the Hi-Tech Family.

{Branch_Message_2}

To review or pay your account online, please visit our online bill payment portal at
Hi-Tech Customer Portal. You will need your customer number and billing zip code to
create a new login.

Support@hitechflorida.com
Office: 850-385-7649

Total	\$110.00
Payments	\$0.00
Balance Due	\$110.00

**INVOICE**

Voice: (888) 480-5253 Fax: (888) 358-0088

Invoice Number: PI-A00788262

Invoice Date: 04/01/22

PROPERTY: Amelia
Concourse CddSOLD TO: Amelia Concourse Cdd
C/O Governmental Mgmt Services
475 W. Town Place #114
St Augustine, FL 3209227A
1,320.572.468

CUSTOMER ID		CUSTOMER PO		Payment Terms	
7112				Net 30	
Sales Rep ID		Shipment Method		Ship Date	Due Date
David Cottrell					05/01/22
Qty	Item / Description	UOM	Unit Price	Extension	
1	Lake & Pond Management Services SVR49937 04/01/22 - 04/30/22 Lake & Pond Management Services		591.21	591.21	

PLEASE REMIT PAYMENT TO:1320 Brookwood Drive, Suite H
Little Rock, AR 72202

Subtotal	591.21
Sales Tax	0.00
Total Invoice	591.21
Payment Received	0.00
TOTAL	591.21

SOLITUDE

LAKE MANAGEMENT

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

INVOICE

Invoice Number: PI-A00826517

Invoice Date: 06/01/22

PROPERTY: Amelia
Concourse Cdd

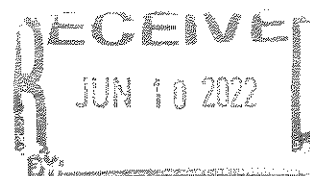
SOLD TO: Amelia Concourse Cdd
C/O Governmental Mgmt Services
475 W. Town Place #114
St Augustine, FL 32092

271A
1.320.572.468

Customer ID 7112	Customer PO	Payment Terms Net 30
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Sales Rep ID David Cottrell	Shipping Method	Ship Date	Due Date 07/01/22
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Qty	Item Description	Unit Price	Extension
1	Lake & Pond Management Services SVR49937 06/01/22 - 06/30/22 Lake & Pond Management Services	591.21	591.21



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

TOTAL	591.21
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INVOICE

Invoice # 2809
Date: 06/14/2022
Due On: 07/14/2022

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

117A

1,310.573.315

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	LG	05/05/2022	Review and provide sign-off on GMS amendment; prepare FY 23 budget and declaring resolution.	0.50	\$250.00	\$125.00
Service	JK	05/19/2022	Review agenda and conference call with district manager re: various pending items	0.70	\$280.00	\$196.00
Service	JW	05/19/2022	Prepare for May monthly meeting	0.60	\$250.00	\$150.00
Service	MG	05/19/2022	Prepare budget notices	0.80	\$150.00	\$120.00
Service	JW	05/20/2022	Prepare for May meeting; review assessment hearing notices	0.80	\$250.00	\$200.00
Service	JK	05/20/2022	Confer with district manager re: meeting agenda and prepare for same; review bond documents for acquisition requirements	0.70	\$280.00	\$196.00
Service	MG	05/20/2022	Draft Affidavit for mailed notice; transmit notices and affidavit to District	0.20	\$150.00	\$30.00
Service	JW	05/23/2022	Research regarding acquisition of phase 3 improvements	0.20	\$250.00	\$50.00
Service	JK	05/24/2022	Confer re: opportunity for ad hoc committees and appointment processes	0.10	\$280.00	\$28.00
Expense	AL	05/25/2022	Rental Car Expenses: Travel Expense	1.00	\$76.87	\$76.87
Expense	JK	05/25/2022	Meals: Travel Expense	1.00	\$15.22	\$15.22

Expense	JK	05/25/2022	Gas: Travel Expense	1.00	\$29.73	\$29.73
Expense	AL	05/25/2022	Hotel: Travel Expense	1.00	\$59.73	\$59.73
Service	JW	05/25/2022	Draft agreement for aquatic maintenance	1.20	\$250.00	\$300.00
Service	JK	05/26/2022	Travel to/from and attend board meeting; confer re: ad hoc committees and sunshine	5.30	\$280.00	\$1,484.00
Service	JW	05/27/2022	Draft assessment notices	0.90	\$250.00	\$225.00
Service	LG	05/31/2022	Review and revise assessment notices; send for mailing and publication.	0.20	\$250.00	\$50.00
Service	JW	05/31/2022	Review transmitted assessment notices and research re same	0.10	\$250.00	\$25.00
Service	MG	05/31/2022	Prepare new supervisor notebooks and draft letters for Mr. Eichmann and Ms. Chamerda	1.10	\$150.00	\$165.00
Service	JK	05/31/2022	Review/transmit new supervisor notebooks	0.10	\$280.00	\$28.00
					Total	\$3,553.55

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
2809	07/14/2022	\$3,553.55	\$0.00	\$3,553.55
Outstanding Balance				\$3,553.55
Total Amount Outstanding				\$3,553.55

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

Please pay within 30 days.