

Amelia Concourse
Community Development District

September 20, 2022

AGENDA

**Amelia Concourse
Community Development District**

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

September 13, 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, September 20, 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:

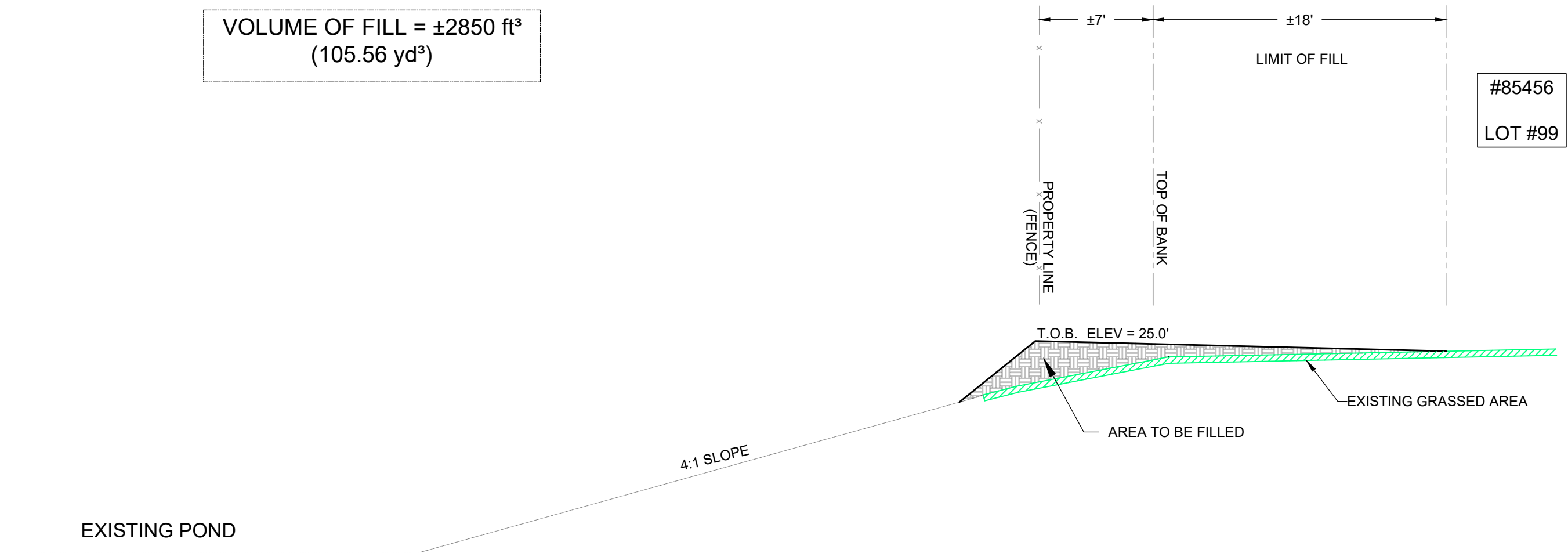
- I. Call to Order
- II. Public Comment
- III. Staff Reports (1)
 - A. District Engineer – Discussion of Grading Plan for 85456 Amaryllis Court
 - B. Landscape Report
- IV. Approval of Minutes of the August 9, 2022 Meeting
- V. Consideration of Proposals for Landscape and Irrigation Maintenance Services
 - A. BrightView
 - B. Coastal Greenery
 - C. Trim All
- VI. Acceptance of the Fiscal Year 2021 Audit Report
- VII. Update on Phases II and III Easement Access
- VIII. Consideration of Approval of Retaining Wall Installation in Phase III
- IX. Update on Classes and Activities to be Offered at the Amenity Center
- X. Other Business

- XI. Staff Reports (2)
 - A. District Counsel
 - B. District Manager
 - 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 – November 15, 2022 at 11:00 a.m. the Amelia Concourse Amenity Center
- XV. Adjournment

THIRD ORDER OF BUSINESS

A.

VOLUME OF FILL = ±2850 ft³
(105.56 yd³)



#85456
LOT #99

PROPOSED TYPICAL SECTION

DESIGN INFORMATION
(AS PER ENGINEERING PLANS PROVIDED)

POND 7
T.O.B. = 25.0
N.W.L.=22.0
25 YR. HWL=24.13
BOTTOM=14.0

#85456 AMARYLLIS CT.

~~FF = 26.5~~

SCALE: 1"=20'

97

98

99

100

130

EXISTING CONTOURS

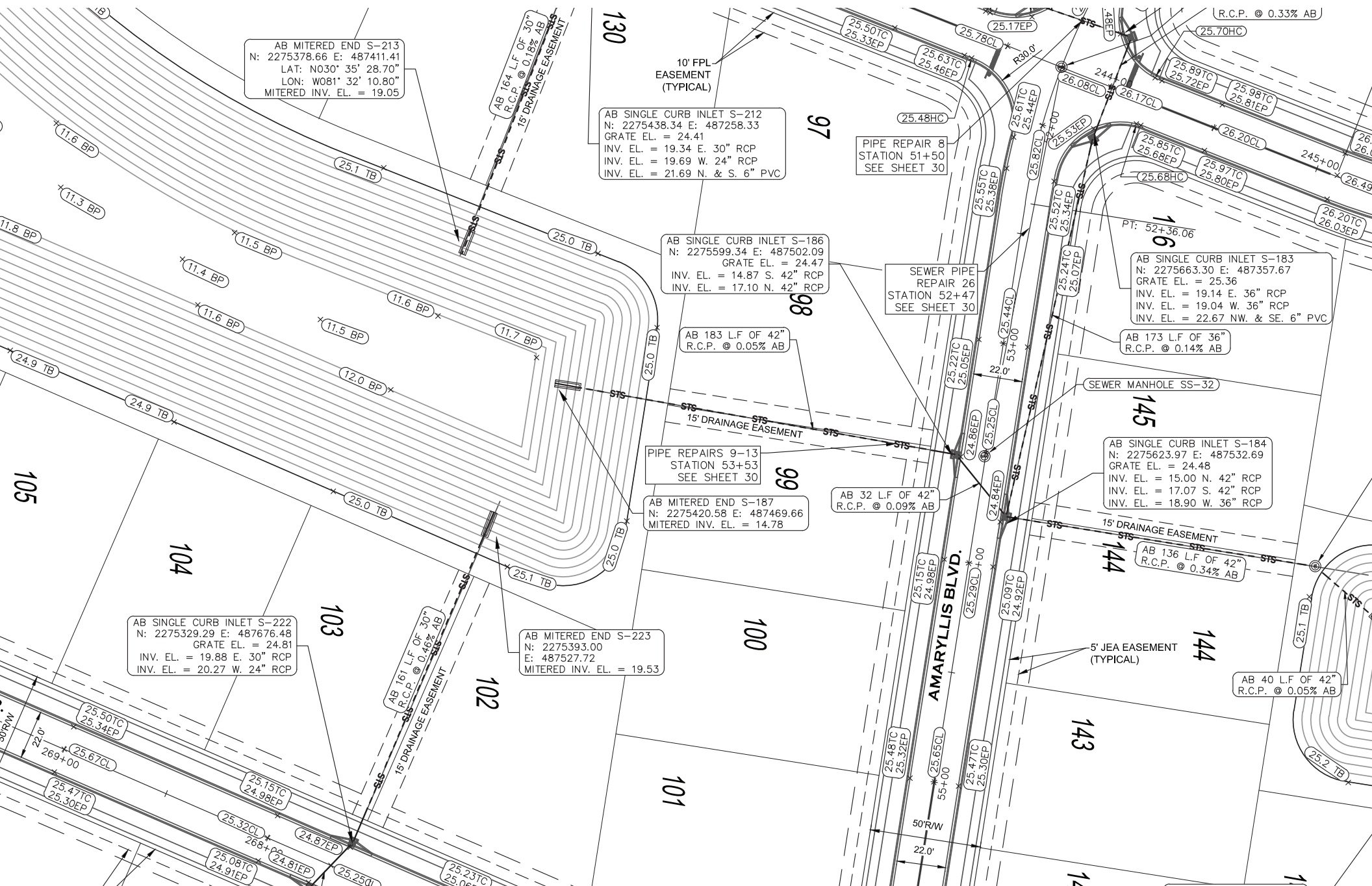
 DRAINAGE EASEMENT

PROPOSED TOB (EL: 25.0)
DESIGN TOB X 23.8

RECOMMENDED AREA
OF POND RE-GRADING

102

DRAINAGE EASEMENT



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 Tuesday, August 9, 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
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
Louis Cowling	Dream Finders Homes

The following is a summary of the discussions and actions taken at the August 9, 2022 meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment

Mr. Dwayne Rust, 95023 Periwinkle, stated, "Trim All Landscaping is getting worse. I have pictures from 2016 to today." Mr. Shiver stated that landscaping issues will be covered in his report.

A resident stated, "We live on Cornflower, and we live along the Concourse. The fence runs along the Concourse and the lack of care to landscaping is so bad. The weeds are grown up over the six-foot fence and we have rats that crawl under it. I've gone to Dreamfinders and the County and everyone says it's someone else's responsibility." Mr. Laughlin responded that he would look into it.

Ms. Cathy Callahan, Orchid Blossom, stated, “I’m the original owner. There are all sorts of drainage issues on my property, and I want to discuss that.” Mr. Laughlin asked if the issues were on her property, and Ms. Callahan responded yes. Mr. Laughlin informed her it is likely an issue the builder needs to be involved in, but he will speak to her after the meeting.

THIRD ORDER OF BUSINESS

Staff Reports (1)

A. District Engineer

Mr. Yuro informed the Board that the stormwater needs analysis report was completed and submitted to the County. He also spoke of a drainage concern at 85456 Amaryllis Court where the pond level was higher than their adjacent neighbors, noting that right at the fence line/property line it is lower than normal. He has not been able to locate as-builts to determine if it was designed that way, or if the pond was not graded correctly. Ms. Kilinski stated that a question to ask is if district infrastructure is causing problems to private property. If the answer is yes, then the District can enter into a cost share agreement with the homeowner to work together to make any necessary repairs, and if the homeowner is not agreeable to paying the private property share, then that part is generally left alone. Mr. Greenberg questioned if the District should ask Dream Finders Homes if they’re willing to assist in making any necessary repairs if the issue is due to grading. An update will be provided at the next meeting on any findings and options to fund any repairs.

B. Trim All Landscape Report

Mr. Shiver informed the Board that he receives emails almost daily regarding landscaping issues, including spraying grass debris into the ponds, scalping the pond banks, and inconsistency in visits and service. He also noted that he and Mr. Greenberg met with the account representative with Trim All to explain the issues, and service has still not improved. He recommended going out to bid to solicit proposals.

A resident stated that she lives in Phase 3 and has had to pay people to trim in the area because the grass level is causing issues. She also recommended finding out which company maintains North Hampton. Mr. Laughlin informed her that the Phase 3 property completion will be discussed later in the meeting. He also informed the Board that a letter of deficiency can be sent to Trim All that would explain the issues and notify them that payment may be withheld.

On MOTION by Mr. Snow seconded by Ms. Chamerda with all in favor authorizing staff to issue a landscape maintenance RFP was approved.

Mr. Shiver suggested putting Trim All on notice and withholding payment if the issues continue between now and the next meeting. There were no objections from the Board on sending a deficiency letter. Ms. Kilinski stated that staff would keep the Board updated on what the response is.

Mr. Dwayne Rust asked if fish could be placed back in the ponds. Mr. Shiver responded that the District had a permit for a certain amount of fish, and that amount has been used. He has reapplied for a permit, however the aquatics vendor for the District needs to follow through with obtaining the permit and the District has recently switched vendors.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the May 26, 2022 Meeting

There were no comments on the minutes.

On MOTION by Mr. Snow seconded by Mr. Eichmann with all in favor the minutes of the May 26, 2022 meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Ratification of Agreement with Sitex Aquatics, LLC for Aquatic Management Services

Mr. Laughlin reminded the Board Sitex Aquatics was selected as the aquatic maintenance vendor at the last meeting and the agreement was executed between meetings.

Mr. Snow asked if the Phase 3 ponds are included in the contract. Mr. Shiver responded that they are not as the District has not yet taken over the common areas in Phase 3.

On MOTION by Mr. Eichmann seconded by Mr. Snow with all in favor the agreement with Sitex Aquatics, LLC for aquatic management services was ratified.

SIXTH ORDER OF BUSINESS

Update on Phases II and III Easement Access

Ms. Kilinski recapped what has transpired so far in regard to easement access points in Phases 2 and 3. Several of the District's maintenance easements have been blocked by fencing. A number of letters have been sent to Phase 2 and Phase 3 property owners that are obstructing access asking them to move the fencing. Mr. Shiver provided a list of which easements are still obstructed. Ms. Kilinski noted her firm has been working at the Board's direction from the last meeting to file injunction actions to try to get some remedy from the court to get those fences removed. The ask is the court either grant the injunction so the District has access, or have the court tell the District what to do to remedy the issues to avoid a legal battle. She also offered the option for the District to approach property owners and ask them if they would be interested in the District purchasing the easement property outright, as it may be a more permanent solution. The Board discussed their concerns with that possible solution and Mr. Greenberg asked what the next steps would be to further explore the possibility of purchasing the tracts without expending funds. Ms. Kilinski responded that there would need to be conversations with the County, the easements that would be most advantageous would need to be identified, and then there could be preliminary conversations between staff and homeowners on whether they'd be willing to have a discussion regarding selling the easement portion of their property. The Board was agreeable to proceeding with the next steps. Any updates and additional information will be provided at the next meeting.

Mr. Eichmann asked if Dream Finders has stopped approving fencing within the easements in Phase 3. Mr. Cowling responded that for the last six to eight months all fence requests sent to the ARB for properties that have any form of easement have been sent to Mr. Shiver for approval.

Mr. Bill Busby, 95182 Snapdragon asked if filing of the injunction will be delayed given the discussions on other options that are being explored. Ms. Kilinski offered the option of giving her direction to file an injunction if the homeowners are approached regarding their willingness to sell the easement tracts to the District and it's discovered there is no willingness. The Board was agreeable to that option.

EIGHTH ORDER OF BUSINESS

Update on Phase III Property Completion

Mr. Cowling informed the Board that Nassau County will need to do their final walk through for the roads and curbs and they're trying to schedule that for next week. He stated that

at that point the Phase 3 property will be inspected and a list of items that need to be repaired will be made. Proposals have already been obtained for items such as fencing and common area work; however, they're having the same issues as most with contractor delays. Lastly, he stated that he's been in contact with several vendors in an attempt to get someone out to mow the pond banks.

EIGHTH ORDER OF BUSINESS**Update on Classes and Activities to be Offered at the Amenity Center**

Mr. Shiver stated that the person that was interested in teaching yoga has not reached out to him since the last meeting. Further discussion of this item was tabled to the next meeting.

NINTH ORDER OF BUSINESS**Public Hearings for the Purpose of Adopting the Fiscal Year 2023 Budget**

Mr. Laughlin stated that a big driver behind the increase in the budget this year is due to an increase in the contribution to the capital reserve fund given the aging of the community's facilities. Some items of concern are the pool resurfacing, the air conditioning units, and roof repairs. The idea is to raise assessments by a smaller amount now to have the funds available in four or five years to make repairs as necessary, rather than raising by a large amount, or issuing additional bonds later.

On MOTION Mr. Snow seconded by Mr. Greenberg with all in favor the public hearings were opened.

Mr. Rich Wheeler asked if the Board re-bids services to ensure rates remain competitive. Mr. Laughlin responded that it varies. Typically, landscaping is bid out every three years and other contracts remain in place unless there is a notice of increase and/or the board desires to bid out the service.

Mr. Greenberg explained that there is only \$85,000 currently available, and the estimation to make necessary repairs over the next years is closer to \$300,000 to \$350,000 and that's only to maintain what is currently there, not add improvements.

A resident asked if there a requirement for a certain amount of reserve funds. Mr. Laughlin responded that there is no requirement and explained that the estimated amount of

funds needed for future repairs and replacements is based off of a capital reserve study prepared by a third-party company.

On MOTION Mr. Greenberg seconded by Ms. Chamerda with all in favor the public hearings were closed.

A. Consideration of Resolution 2022-07, Relating to Annual Appropriations and Adopting the Fiscal Year 2023 Budget

Mr. Laughlin asked if the Board had any changes to the budget prior to adoption. Mr. Eichmann, Mr. Snow and Ms. Chamerda stated their preference for keeping the budget as was approved, while Mr. Greenberg stated his preference for lowering the budget to allow for a lesser assessment increase.

On MOTION Mr. Snow seconded by Ms. Chamerda with Mr. Eichmann in favor and Mr. Greenberg opposed Resolution 2022-07, relating to annual appropriations and adopting the Fiscal Year 2023 budget was approved with a 3-1 vote.

B. Consideration of Resolution 2022-08, Imposing Special Assessments and Certifying an Assessment Roll

Ms. Kilinski informed the Board that this resolution essentially levies the lien securing the budget just adopted as of October 1, 2022.

On MOTION Mr. Snow seconded by Mr. Eichmann with Ms. Chamerda in favor and Mr. Greenberg opposed Resolution 2022-08, imposing special assessments and certifying an assessment roll for Fiscal Year 2023 was approved with a 3-1 vote.

TENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Staff Reports (2)

A. District Counsel

Ms. Kilinski informed the Board that Ms. Marisa O'Connor is a new hire for KE Law Group, and she will be attending meetings with Ms. Kilinski while she is training.

B. District Manager – Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2023

Mr. Laughlin presented a proposed meeting schedule for Fiscal Year 2023 that includes bi-monthly meetings on the third Tuesday at 11:00 a.m.

Mr. Greenberg asked to add a budget workshop to the schedule, with April 4, 2023 being the suggested date.

On MOTION Mr. Greenberg seconded by Mr. Snow with all in favor the Fiscal Year 2023 meeting schedule was approved as revised.

C. Field Operations Manager – Report

A copy of Mr. Shivers report was included in the agenda package for the Board's review. He explained that he is still awaiting installation of the replacement variable speed controller for the pool pump as most motors are on backorder. He noted he would bring proposals to the next meeting to offer the option to purchase spare parts to keep on hand to avoid any delays in opening of the pool in the future. He also stated that there are a lot of complaints of mulch washing into the pool from a nearby palm tree bed, so he is soliciting proposals to put a small retainer around the palm tree and remove the mulch altogether.

Mr. Shiver informed the Board of an incident in which the Sheriff's department had to be called due to teenage children being disrespectful and destructive to District property. One of the children was a non-resident and has been permanently banned from the facilities. The other child was a resident and was informed his amenity privileges were suspended temporarily up to the date of the meeting until the Board can decide how to handle the issue further. Mr. Greenberg asked for the community's help in avoiding future issues by calling the Sheriff's Department if people are seen in the pool area after dusk while the pool is closed. Mr. Shiver noted that to present issues with trespassing moving forward, staff is looking at deterrents such as increasing lighting around the facility, installing motion activated strobes, and adding extra security monitoring services.

Mr. Shiver asked for direction on the Board as to the suspension of the resident minor. The Board was agreeable to suspending the resident for 90 days from the date of the incident, which was July 6, 2022.

TWELFTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet and Statement of Revenues & Expenditures

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

B. Assessment Receipt Schedule

A copy of the assessment receipt schedule was included in the agenda package.

C. Approval of Check Register

A copy of the check register totaling \$41,600.57 was included in the agenda package.

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

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

Supervisor Requests

There being none, the next item followed.

Audience Comments

Mr. Rick Fine, 85140 Amaryllis Court, asked about the status of the chairs that are supposed to be disposed of. Mr. Shiver responded that the person that was to pick them arrived during the meeting.

Ms. Crystal Netherland asked if there is a timeframe for refurbishing the playground structures and splashpad. Mr. Shiver responded that the splashpad would be addressed in the fall. Mr. Greenberg mentioned the need to look into the possibility for changing equipment versus refurbishing the current equipment, and also stated the wading pool requires something such as a cover. As to the playgrounds, Mr. Greenberg stated they could look into whether the playgrounds need to be moved up the priority list, however the current priorities are the completion of Phases 2 and 3 since the developer will not be involved in the community in the near future.

Mr. Craig Ramsey, 95128 Snapdragon, stated that his property contains one of the easements that is used to access the ponds more frequently than others because another easement cannot be accessed with a truck and trailer due to a utility box and drainage grate in the middle of the easement. Mr. Greenberg stated that Mr. Laughlin has reached out to Comcast multiple times to move the utility box and they have not been responsive.

FOURTEENTH ORDER OF BUSINESS

Next Scheduled Meeting – September 20, 2022 at 11:00 a.m. at the Amelia Concourse Amenity Center

FIFTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Chamerda seconded by Mr. Greenberg with all in favor the meeting was adjourned.
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Secretary / Assistant Secretary

Chairman / Vice Chairman

SIXTH ORDER OF BUSINESS

**Amelia Concourse
Community Development District**

ANNUAL FINANCIAL REPORT

September 30, 2021

Amelia Concourse Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2021

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REPORT OF INDEPENDENT AUDITORS

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

Report on the Financial Statements

We have audited the accompanying financial statements of Amelia Concourse Community Development District as of and for the year ended September 30, 2021, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

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

Auditor's Responsibility

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

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

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

Fort Pierce / Stuart



To the Board of Supervisors
Amelia Concourse Community Development District

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Amelia Concourse Community Development District, as of September 30, 2021, and the respective changes in financial position and the budgetary comparison for the General and Special Revenue Funds for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated August 15, 2022 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Amelia Concourse Community Development District's internal control over financial reporting and compliance.

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

August 15, 2022

Amelia Concourse Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021

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

OVERVIEW OF THE FINANCIAL STATEMENTS

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

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

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

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

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

Amelia Concourse Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

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

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

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

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

Financial Highlights:

The following are the highlights of financial activity for the year ended September 30, 2021.

- The District's total assets exceeded total liabilities by \$399,880 (net position). Unrestricted net position was \$(784,630). Restricted net position-special purpose entity was \$71 and restricted net position-debt service was \$2,704,090. Net investment in capital assets was \$(1,519,651).
- Governmental activities revenues totaled \$5,606,105 while governmental activities expenses totaled \$1,337,892.

**Amelia Concourse Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

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

Net Position

	Governmental Activities	
	2021	2020
Current assets	\$ 1,238,206	\$ 495,391
Restricted assets	5,712,745	3,573,265
Capital assets, net of depreciation	8,572,089	8,736,141
Total Assets	<u>15,523,040</u>	<u>12,804,797</u>
Current liabilities	2,998,160	2,948,130
Non-current liabilities	12,125,000	13,725,000
Total Liabilities	<u>15,123,160</u>	<u>16,673,130</u>
Net investment in capital assets	(1,519,651)	(1,344,987)
Net position-restricted	2,704,161	3,013
Net position-unrestricted	<u>(784,630)</u>	<u>(2,526,359)</u>
Total Net Position	<u>\$ 399,880</u>	<u>\$ (3,868,333)</u>

The increase in restricted assets and restricted net position is related to the increase in prepayment and true-up revenues received in the current year.

The decrease in non-current liabilities is related to the debt service payments that were made in the current year.

**Amelia Concourse Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

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

Change in Net Position

	Governmental Activities	
	2021	2020
Program Revenues		
Charges for services	\$ 3,024,911	\$ 1,384,052
Operating grants and contributions	18,000	-
General Revenues		
Investments earnings	480	32,784
Other revenues	2,562,714	806,263
Total Revenues	<u>5,606,105</u>	<u>2,223,099</u>
Expenses		
General government	168,675	155,209
Physical environment	206,475	213,277
Culture/recreation	122,746	114,700
Interest and other charges	839,996	910,434
Total Expenses	<u>1,337,892</u>	<u>1,393,620</u>
Change in Net Position	4,268,213	829,479
Net Position - Beginning of Year	<u>(3,868,333)</u>	<u>(4,697,812)</u>
Net Position - End of year	<u>\$ 399,880</u>	<u>\$ (3,868,333)</u>

The increase in other revenues is related to the true-up revenues received in the current year.

The increase in charges for services is related to the increase in the special assessment prepayments in the current year.

The decrease in interest and other charges is related to the principal payments in the current year.

**Amelia Concourse Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2021 and 2020.

<u>Description</u>	Governmental Activities	
	2021	2020
Land and improvements	\$ 719,533	\$ 719,533
Construction in progress	5,107,103	5,096,491
Improvements other than buildings	423,490	423,490
Infrastructure	2,315,537	2,315,537
Recreation facilities and amenities	1,526,077	1,526,077
Accumulated depreciation	(1,519,651)	(1,344,987)
Total Capital Assets (Net)	<u>\$ 8,572,089</u>	<u>\$ 8,736,141</u>

During the year, depreciation was \$174,664 and additions of \$10,612 were added to construction in progress.

General Fund Budgetary Highlights

The budget exceeded actual expenditures primarily because engineering and facility maintenance expenditures were less than anticipated.

There were no amendments to the September 30, 2021 General Fund Budget.

Debt Management

Governmental Activities debt includes the following:

- In July 2007, the District issued \$7,350,000 Series 2007 Capital Improvement Revenue Bonds. The bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. The District has \$585,000 in matured bonds outstanding and the remaining balance outstanding at September 30, 2021 was \$5,350,000.
- In June 2016, the District issued \$3,385,000 Series 2016 Capital Improvement Revenue Bonds. The bonds were issued to finance the acquisition, construction, equipping and installation of certain improvement for the benefit of Phase II of the District improvements. The balance outstanding at September 30, 2021 was \$1,905,000.

**Amelia Concourse Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2021**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Debt Management (Continued)

- In March 2019, the District issued \$3,035,000 Series 2019A Capital Improvement bonds. The bonds were issued to finance a portion of the cost of acquisition, construction, installation, and equipping of the Phase III Project. The balance outstanding at September 30, 2021 was \$2,820,000.
- In March 2019, the District issued \$1,920,000 Series 2019B-1 Capital Improvement bonds. The bonds were issued to finance a portion of the cost of acquisition, construction, installation, and equipping of the Phase III Project. The balance outstanding at September 30, 2021 was \$1,335,000.
- In March 2019, the District issued \$1,415,000 Series 2019B-2 Capital Improvement bonds. The bonds were issued to finance a portion of the cost of acquisition, construction, installation, and equipping of the Phase III Project. The balance outstanding at September 30, 2021 was \$985,000.

Economic Factors and Next Year's Budget

The District's financial conditions has changed since prior years; however, the future of the project remains uncertain. In June 2016, the District issued 2016 Capital Improvement Revenue Bonds amounting to \$3,385,000. However, the District is still in default on the Series 2007 Bonds outstanding balance. The District issued new debt in fiscal year 2019 and began a new capital project. The effect of the above on the September 30, 2022 operations cannot be determined.

Request for Information

The financial report is designed to provide a general overview of Amelia Concourse Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Amelia Concourse Community Development District, Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

Amelia Concourse Community Development District
STATEMENT OF NET POSITION
September 30, 2021

	Governmental Activities
ASSETS	
Current Assets	
Cash and cash equivalents	\$ 595,907
Investments	419,910
Assessments receivable	185,491
Due from other governments	2,623
Deposits	2,475
Prepaid expenses	31,800
Total Current Assets	<u>1,238,206</u>
Non-Current Assets	
Restricted assets	
Investments	5,712,745
Capital assets, not being depreciated	
Land and improvements	719,533
Construction in progress	5,107,103
Capital assets, being depreciated	
Improvements other than buildings	423,490
Recreation facilities and amenities	1,526,077
Infrastructure	2,315,537
Less: accumulated depreciation	<u>(1,519,651)</u>
Total Non-Current Assets	<u>14,284,834</u>
Total Assets	<u>15,523,040</u>
LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	42,898
Accrued interest	327,981
Matured bonds payable	1,120,000
Matured interest payable	1,237,281
Bonds payable	270,000
Total Current Liabilities	<u>2,998,160</u>
Non-Current Liabilities	
Bonds payable	<u>12,125,000</u>
Total Liabilities	<u>15,123,160</u>
NET POSITION	
Net investment in capital assets	(1,519,651)
Restricted for special purpose entity	71
Restricted for debt service	2,704,090
Unrestricted	<u>(784,630)</u>
Total Net Position	<u>\$ 399,880</u>

See accompanying notes.

Amelia Concourse Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2021

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>		Net (Expense)
		<u>Charges for</u>	<u>Operating</u>	Revenues and
		<u>Services</u>	<u>Grants and</u>	Changes in
			<u>Contributions</u>	Net Position
Primary government				Governmental
				Activities
Governmental Activities				
General government	\$ (168,675)	\$ 172,297	\$ 18,000	\$ 21,622
Physical environment	(206,475)	126,092	-	(80,383)
Culture/recreation	(122,746)	54,164	-	(68,582)
Interest and other charges	(839,996)	2,672,358	-	1,832,362
Total Governmental Activities	<u>\$ (1,337,892)</u>	<u>\$ 3,024,911</u>	<u>\$ 18,000</u>	<u>1,705,019</u>
General Revenues				
Investment earnings				480
Miscellaneous revenues				<u>2,562,714</u>
Total General Revenues				<u>2,563,194</u>
Change in Net Position				4,268,213
Net Position - October 1, 2020				<u>(3,868,333)</u>
Net Position - September 30, 2021				<u>\$ 399,880</u>

See accompanying notes.

Amelia Concourse Community Development District
BALANCE SHEET -
GOVERNMENTAL FUNDS
September 30, 2021

	General	Special Purpose Entity	Debt Service	Capital Projects	Total Governmental Funds
ASSETS					
Cash and cash equivalents	\$ 52,139	\$ 543,768	\$ -	\$ -	\$ 595,907
Investments	318,285	-	-	101,625	419,910
Assessments receivable	-	-	185,491	-	185,491
Due from other governments	1,514	-	1,109	-	2,623
Due from other funds	18,916	-	516,187	-	535,103
Deposits	2,475	-	-	-	2,475
Prepaid expenses	31,800	-	-	-	31,800
Restricted assets					
Investments, at fair value	-	-	5,027,908	684,837	5,712,745
Total Assets	<u>\$ 425,129</u>	<u>\$ 543,768</u>	<u>\$ 5,730,695</u>	<u>\$ 786,462</u>	<u>\$ 7,486,054</u>
LIABILITIES AND FUND BALANCES					
Liabilities:					
Accounts payable and accrued expenses	\$ 12,474	\$ 30,424	\$ -	\$ -	\$ 42,898
Due to other funds	2,914	513,273	10,057	8,859	535,103
Matured bonds payable	-	-	1,120,000	-	1,120,000
Matured interest payable	-	-	1,237,281	-	1,237,281
Total Liabilities	<u>15,388</u>	<u>543,697</u>	<u>2,367,338</u>	<u>8,859</u>	<u>2,935,282</u>
Fund Balances:					
Nonspendable					
Deposits and prepaid expenses	34,275	-	-	-	34,275
Restricted					
Debt service	-	-	3,363,357	-	3,363,357
Capital projects	-	-	-	(4,828,502)	(4,828,502)
Special purpose	-	71	-	-	71
Assigned -capital projects	-	-	-	5,606,105	5,606,105
Unassigned	375,466	-	-	-	375,466
Total Fund Balances	<u>409,741</u>	<u>71</u>	<u>3,363,357</u>	<u>777,603</u>	<u>4,550,772</u>
Total Liabilities and Fund Balances	<u>\$ 425,129</u>	<u>\$ 543,768</u>	<u>\$ 5,730,695</u>	<u>\$ 786,462</u>	<u>\$ 7,486,054</u>

See accompanying notes.

Amelia Concourse Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2021

Total Governmental Fund Balances	\$ 4,550,772
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Amounts reported for governmental activities in the Statement of Net Position
are different because:

Capital assets not being depreciated, land and improvements, \$719,533, and construction in progress, \$5,107,103, used in governmental activities are not current financial resources and, therefore, are not reported at the fund level.	5,826,636
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Capital assets being depreciated, infrastructure, \$2,315,537, improvements other than buildings, \$423,490, and recreation facilities and amenities, \$1,526,077, net of accumulated depreciation, \$(1,519,651), used in governmental activities are not financial resources and therefore, are not reported at the fund level.	2,745,453
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Long-term liabilities, including bonds payable, are not due and payable in the current period and; therefore, are not reported at the fund level.	(12,395,000)
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Accrued interest expense for long-term debt is not a current financial use and; therefore, is not reported at the fund level.	<div style="border-top: 1px solid black; display: inline-block;">(327,981)</div>
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Net Position of Governmental Activities	<div style="border-top: 1px solid black; border-bottom: 3px double black; display: inline-block;">\$ 399,880</div>
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See accompanying notes.

Amelia Concourse Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
For the Year Ended September 30, 2021

	General	Special Purpose Entity	Debt Service	Capital Projects	Total Governmental Funds
Revenues					
Special assessments	\$ 352,553	\$ -	\$ 2,672,358	\$ -	\$ 3,024,911
Bondholder contributions	-	18,000	-	-	18,000
Investment earnings	19	-	281	180	480
Miscellaneous revenues	180	-	2,562,534	-	2,562,714
Total Revenues	<u>352,752</u>	<u>18,000</u>	<u>5,235,173</u>	<u>180</u>	<u>5,606,105</u>
Expenditures					
Current					
General government	147,733	20,942	-	-	168,675
Physical environment	108,115	-	-	-	108,115
Culture/recreation	46,442	-	-	-	46,442
Capital outlay	-	-	-	10,612	10,612
Debt service					
Principal	-	-	1,595,000	-	1,595,000
Interest	-	-	868,513	-	868,513
Other debt service costs	-	-	6,764	-	6,764
Total Expenditures	<u>302,290</u>	<u>20,942</u>	<u>2,470,277</u>	<u>10,612</u>	<u>2,804,121</u>
Excess of revenues over expenditures	<u>50,462</u>	<u>(2,942)</u>	<u>2,764,896</u>	<u>(10,432)</u>	<u>2,801,984</u>
Other financing sources/(uses)					
Operating transfers in	-	-	-	24,709	24,709
Operating transfers out	(24,693)	-	(16)	-	(24,709)
Total Other Financing Sources/(Uses)	<u>(24,693)</u>	<u>-</u>	<u>(16)</u>	<u>24,709</u>	<u>-</u>
Net change in fund balances	25,769	(2,942)	2,764,880	14,277	2,801,984
Fund Balances - October 1, 2020	<u>383,972</u>	<u>3,013</u>	<u>598,477</u>	<u>763,326</u>	<u>1,748,788</u>
Fund Balances - September 30, 2021	<u>\$ 409,741</u>	<u>\$ 71</u>	<u>\$ 3,363,357</u>	<u>\$ 777,603</u>	<u>\$ 4,550,772</u>

See accompanying notes.

Amelia Concourse Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2021

Net Change in Fund Balances - Total Governmental Funds	\$ 2,801,984
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Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets are allocated over their estimated useful lives as depreciation. This is the amount that capital outlay, \$10,612, was exceeded by depreciation, \$(174,664), in the current period.	(164,052)
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Repayments of bond principal are expenditures at the fund level, but the repayments reduce long-term liabilities in the Statement of Net Position.	1,595,000
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In the Statement of Activities, interest is accrued on outstanding bonds; whereas in the fund level interest expenditures are reported when due. This is the change in accrued interest in the current period.	<div style="border-top: 1px solid black; display: inline-block;">35,281</div>
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Change in Net Position of Governmental Activities	<div style="border-top: 1px solid black; border-bottom: 3px double black; display: inline-block;">\$ 4,268,213</div>
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See accompanying notes.

Amelia Concourse Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND
For the Year Ended September 30, 2021

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Special assessments	\$ 348,677	\$ 348,677	\$ 352,553	\$ 3,876
Investment earnings	250	250	19	(231)
Miscellaneous revenues	500	500	180	(320)
Total Revenues	<u>349,427</u>	<u>349,427</u>	<u>352,752</u>	<u>3,325</u>
Expenditures				
Current				
General government	137,378	137,378	147,733	(10,355)
Physical environment	100,640	100,640	108,115	(7,475)
Culture/recreation	67,716	67,716	46,442	21,274
Total Expenditures	<u>305,734</u>	<u>305,734</u>	<u>302,290</u>	<u>3,444</u>
Excess of revenues over expenditures	<u>43,693</u>	<u>43,693</u>	<u>50,462</u>	<u>6,769</u>
Other Financing Sources/(Uses)				
Transfer out	<u>(43,693)</u>	<u>(43,693)</u>	<u>(24,693)</u>	<u>19,000</u>
Net change in fund balances	-	-	25,769	25,769
Fund Balances - October 1, 2020	<u>-</u>	<u>-</u>	<u>383,972</u>	<u>383,972</u>
Fund Balances - September 30, 2021	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 409,741</u>	<u>\$ 409,741</u>

See accompanying notes.

Amelia Concourse Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES – BUDGET AND ACTUAL – SPECIAL PURPOSE ENTITY
For the Year Ended September 30, 2021

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Bondholder contributions	<u>\$ 25,650</u>	<u>\$ 25,650</u>	<u>\$ 18,000</u>	<u>\$ (7,650)</u>
Expenditures				
Current				
General government	<u>25,650</u>	<u>25,650</u>	<u>20,942</u>	<u>4,708</u>
Net change in fund balances	-	-	(2,942)	(2,942)
Fund Balances - October 1, 2020	<u>-</u>	<u>-</u>	<u>3,013</u>	<u>3,013</u>
Fund Balances - September 30, 2021	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 71</u></u>	<u><u>\$ 71</u></u>

See accompanying notes.

Amelia Concourse Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

1. Reporting Entity

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

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

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

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

Amelia Concourse Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

1. Reporting Entity (Continued)

Amelia Concourse SPE, LLC – The Company is a Special Purpose Entity (the “SPE”) that was created to own, manage, maintain, and sell and/or dispose of the Property for the benefit of the District based upon an agreement between the Company, the District, and the U.S. Bank National Association (the “Trustee”). The Company has sold all the Property subject to the agreement to the Developer. The Developer and SPE entered into a Real Estate Sales Agreement that requires the Developer to remit a % of each home sale to the Company based upon the sale price. Whenever the Company receives cash from the sale of the Property to end user, the net proceeds are remitted to the Trustee to apply pursuant to the Series 2007 Trust Indenture.

2. Measurement Focus and Basis of Accounting

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

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

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole and its blended component unit. These statements include all the governmental activities of the primary government and its component unit. The effect of interfund activity has been removed from these statements.

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

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

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

Amelia Concourse Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements

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

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

Governmental Funds

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

The District has various policies governing the fund balance classifications.

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

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

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

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

Amelia Concourse Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

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

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

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

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

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

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

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

Debt service expenditures are recorded only when payment is due.

Amelia Concourse Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation

a. Governmental Major Funds

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

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

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

Capital Projects Fund – Accounts for construction of infrastructure improvements within the District.

b. Non-current Governmental Assets/Liabilities

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

4. Assets, Liabilities, and Net Position or Equity

a. Cash and Investments

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

Amelia Concourse Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

a. Cash and Investments (Continued)

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

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

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

b. Restricted Assets

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

c. Capital Assets

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

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

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

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

Amelia Concourse Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2021

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

c. Capital Assets (Continued)

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

Infrastructure	20 years
Improvements other than buildings	20 years
Recreational facilities and amenities	30 years

d. Budgets

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

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

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

“Total fund balances” of the District’s governmental funds, \$4,550,772, differs from “net position” of governmental activities, \$399,880, reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the Governmental Fund Balance Sheet. The effect of the differences is illustrated below.

Capital related items

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

Land	\$ 719,533
Construction in progress	5,107,103
Improvements other than buildings	1,526,077
Infrastructure	2,315,537
Recreational facilities	423,490
Accumulated depreciation	(1,519,651)
Total	<u>\$ 8,572,089</u>

Amelia Concourse Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2021

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

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

Long-term debt transactions

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

Balances at September 30, 2021 were:

Bonds payable	\$ <u>(12,395,000)</u>
---------------	------------------------

Accrued interest

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

Accrued interest	\$ <u>(327,981)</u>
------------------	---------------------

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

The "net change in fund balances" for government funds, \$2,801,984, differs from the "change in net position" for governmental activities, \$4,268,213, reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below.

Capital related items

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

Capital outlay	\$ 10,612
Depreciation	<u>(174,664)</u>
Total	<u>\$ (164,052)</u>

Amelia Concourse Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2021

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

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

Long-term debt transactions

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

Principal payments	<u>\$ 1,595,000</u>
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Some expenses reported in the Statement of Activities do not require the use of current financial resources, therefore, are not reported as expenditures in governmental funds.

Change in accrued interest payable	<u>\$ 35,281</u>
------------------------------------	------------------

NOTE C – CASH AND INVESTMENTS

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

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned. The investment policy of the District follows the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2021, the District's bank balance was \$601,388 and the carrying value was \$595,907. The District controls its exposure to custodial credit risk because it maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Amelia Concourse Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2021

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Investments

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes. The investment in Florida PRIME is measured at amortized cost. Florida PRIME has established policies and guidelines regarding participant transactions and the authority to limit or restrict withdrawals or impose a penalty for an early withdrawal. As of September 30, 2021, there were no redemption fees, maximum transaction amounts, or any other requirement that would limit daily access to 100 percent of the account value.

As of September 30, 2021, the District had the following investments and maturities:

<u>Investment</u>	<u>Maturity</u>	<u>Fair Value</u>
Florida PRIME	49 Days *	\$ 101,625
First American Treasury Obligation	13 Days *	605,117
First American Government Obligation	14 Days *	196
U S Bank Managed Money Market	N/A	1,420,227
Fidelity Government Portfolio	30 Days*	4,005,490
Total		\$ 6,132,655

* Weighted Average Maturity

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

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

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

Amelia Concourse Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2021

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Interest Rate Risk

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

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2021, the District's investment in the First American Treasury Obligation, First American Government Obligation, Fidelity Government Portfolio and Florida PRIME were rated AAAM by Standard & Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one issuer. The investment in First Treasury Obligation represents 10% of the District's total investments. The investment in Florida Prime represents 2% of the District's total investments. The investments in U.S. Bank Managed Money Market Account represents 23% of the District's total investments. The remaining 65% is invested in Fidelity Government Portfolio.

The types of deposits and investments and their level of risk exposure as of September 30, 2021 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary. In addition, the District has the ability to hold investments to maturity that have fair values less than cost. The District's investments are recorded at book value.

NOTE D – INTERFUND ACTIVITY

Interfund balances at September 30, 2021, consisted of the following:

	Payable Fund				Total
	General Fund	Special Purpose Entity	Debt Service Fund	Capital Projects Fund	
Receivable Fund					
General Fund	\$ -	\$ -	\$ 10,057	\$ 8,859	\$ 18,916
Debt Service Fund	2,914	513,273	-	-	516,187
Total	\$ 2,914	\$ 513,273	\$ 10,057	\$ 8,859	\$ 535,103

The amount due to the General Fund from the Debt Service Fund and Capital Projects Fund is the related to property appraisal fees paid by the General Fund. The amount due to the Debt Service Fund from the Special Purpose Entity is related to land sale proceeds and true up revenue received but not yet remitted to the Debt Service Fund at year end.

Amelia Concourse Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2021

NOTE D – INTERFUND ACTIVITY (CONTINUED)

Interfund transfers for the year ended September 30, 2021, consisted of the following:

Transfers In	Transfers Out		Total
	General Fund	Debt Service Fund	
Capital Projects Fund	\$ 24,693	\$ 16	\$24,709

The amount transferred to the Capital Projects Fund relate to funds received from the General Fund for capital reserve funding. Amounts transferred from the Debt Service Fund to the Capital Projects Fund are in accordance with the Trust Indenture.

NOTE E – SPECIAL ASSESSMENT REVENUES

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

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

Amelia Concourse Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2021

NOTE F – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2021 was as follows:

	2020	Additions	Deletions	2021
<u>Governmental Activities:</u>				
Capital assets, not being depreciated:				
Land and improvements	\$ 719,533	\$ -	\$ -	\$ 719,533
Construction in progress	5,096,491	10,612	-	5,107,103
Total Capital Assets, Not Being Depreciated	<u>5,816,024</u>	<u>10,612</u>	<u>-</u>	<u>5,826,636</u>
Capital assets, being depreciated:				
Improvements other than buildings	423,490	-	-	423,490
Infrastructure	2,315,537	-	-	2,315,537
Recreational facilities and amenities	1,526,077	-	-	1,526,077
Total Capital Assets, Being Depreciated	<u>4,265,104</u>	<u>-</u>	<u>-</u>	<u>4,265,104</u>
Less accumulated depreciation for:				
Improvements other than buildings	(63,525)	(21,175)	-	(84,700)
Infrastructure	(345,027)	(77,185)	-	(422,212)
Recreational facilities, amenities	(936,435)	(76,304)	-	(1,012,739)
Total Accumulated Depreciation	<u>(1,344,987)</u>	<u>(174,664)</u>	<u>-</u>	<u>(1,519,651)</u>
Total Capital Assets, Being Depreciated, net	<u>2,920,117</u>	<u>(174,664)</u>	<u>-</u>	<u>2,745,453</u>
Governmental Activities Capital Assets	<u>\$ 8,736,141</u>	<u>\$ (164,052)</u>	<u>\$ -</u>	<u>\$ 8,572,089</u>

Depreciation of \$98,360 was charged to physical environment and \$76,304 was charged to culture/recreation.

Amelia Concourse Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2021

NOTE G – LONG-TERM DEBT

The following is a summary of activity in the long-term debt of the District for the year ended September 30, 2021:

Long-term debt at October 1, 2020	\$ 13,990,000
Principal payments	<u>(1,595,000)</u>
Long-term debt at September 30, 2021	<u>\$ 12,395,000</u>

Long-term debt is comprised of the following:

Capital Improvement Revenue Bonds

\$7,350,000 Series 2007 Capital Improvement Revenue Bonds due in annual principal installments beginning May 2009 and maturing May 1, 2038. Interest at a rate of 5.75% is due May and November beginning November 2007.	\$ 5,350,000
\$3,385,000 Series 2016 Capital Improvement Revenue Bonds due in annual principal installments beginning May 2018 and maturing May 1, 2047. Interest at a rate of 6.00% is due May and November beginning November 2016.	1,905,000
\$3,035,000 Series 2019A Capital Improvement Revenue Bonds due in annual principal installments beginning May 2020 and maturing May 1, 2049. Interest is at a rate of 5.650% is due May and November beginning May 2019.	2,820,000
\$1,920,000 Series 2019B-1 Capital Improvement Revenue Bonds due in on balloon payment May 2029. Interest is at a rate of 5.250% is due May and November beginning May 2019.	1,335,000
\$1,415,000 Series 2019B-2 Capital Improvement Revenue Bonds due in on balloon payment May 2029. Interest is at a rate of 7.250% is due May and November beginning May 2019.	<u>985,000</u>
Total Long-term Debt	<u>\$ 12,395,000</u>

Amelia Concourse Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2021

NOTE G – LONG-TERM DEBT (CONTINUED)

The annual requirements to amortize the principal and interest of long-term debt outstanding as of September 30, 2021 are as follows:

Year Ending September 30,	Principal	Interest	Total
2022	\$ 270,000	\$ 787,156	\$ 1,057,156
2023	290,000	771,596	1,061,596
2024	305,000	754,879	1,059,879
2025	325,000	737,299	1,062,299
2026	345,000	718,561	1,063,561
2027-2031	4,375,000	2,987,012	7,362,012
2032-2036	2,740,000	1,896,477	4,636,477
2037-2041	1,730,000	947,840	2,677,840
2042-2046	1,320,000	437,373	1,757,373
2047-2049	695,000	72,246	767,246
Totals	<u>\$ 12,395,000</u>	<u>\$ 10,110,439</u>	<u>\$ 22,505,439</u>

Summary of Significant Bonds Resolution Terms and Covenants

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

1. Reserve Fund – The 2007 Reserve Account is funded from the proceeds of the Bonds in an amount equal to the reserve percentage, 7.0264%, times the deemed outstanding amount. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.
2. Reserve Fund – The 2016 Reserve Account is funded from the proceeds of the Bonds in an amount equal to 50% of the maximum annual debt service requirement for the Series 2016 Bonds, which amount initially equals \$123,050. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.
3. Reserve Fund – The 2019A Reserve Account is funded from the proceeds of the Bonds in an amount equal to 50% of the maximum annual debt service requirement for the Series 2019A Bonds, which initially equals \$106,301. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.
4. Reserve Fund – The 2019B-1 and 2019B-2 Reserve Account is funded from the proceeds of the Bonds in an amount equal to 50% of the annual interest requirement for the Series 2019B-1 Bonds and Series 2019B-2 Bonds, which amount initially equals \$50,400 and \$51,294 respectively. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

Amelia Concourse Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2021

NOTE G – LONG-TERM DEBT (CONTINUED)

The following is a schedule for the reserve requirements:

	Capital Improvement Revenue Bonds	
	Reserve Balance	Reserve Requirement
Series 2007 Capital Improvement Revenue Bonds	\$ 85,602	\$ 454,608
Series 2016 Capital Improvement Revenue Bonds	\$ 73,576	\$ 73,575
Series 2019A Capital Improvement Revenue Bonds	\$ 106,301	\$ 101,359
Series 2019B-1 Capital Improvement Revenue Bonds	\$ 40,031	\$ 35,044
Series 2019B-2 Capital Improvement Revenue Bonds	\$ 40,781	\$ 35,706

NOTE H – RISK MANAGEMENT

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

NOTE I – SUBSEQUENT EVENT

In November 2021, the District made the following prepayments: \$5,000 on the Capital Improvement Revenue Bonds, Series 2016, \$85,000 on the Capital Improvement Revenue Bonds, Series 2019A, \$320,000 on the Capital Improvement Revenue Bonds, Series 2019B-1, and \$235,000 on the Capital Improvement Revenue Bonds, Series 2019B-2.

In December 2021, the Trustee provided notice of redemption of \$895,000 of the Capital Improvement Revenue Bonds, Series 2007.

In February 2022, the District made the following prepayments: \$85,000 on the Capital Improvement Revenue Bonds, Series 2019A, \$250,000 on the Capital Improvement Revenue Bonds, Series 2019B-1, and \$180,000 on the Capital Improvement Revenue Bonds, Series 2019B-2.

In May 2022, the District made the following prepayments: \$200,000 on the Capital Improvement Revenue Bonds, Series 2007, \$5,000 on the Capital Improvement Revenue Bonds, Series 2016, \$35,000 on the Capital Improvement Revenue Bonds, Series 2019A, \$200,000 on the Capital Improvement Revenue Bonds, Series 2019B-1, and \$150,000 on the Capital Improvement Revenue Bonds, Series 2019B-2.



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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Amelia Concourse Community Development District, as of and for the year ended September 30, 2021, and the related notes to the financial statements, and have issued our report thereon dated August 15, 2022.

Internal Control Over Financial Reporting

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

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

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



Board of Supervisors
Amelia Concourse Community Development District

Compliance and Other Matters

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

We noted a compliance matter and other matters that we reported to management of the District in a separate letter dated August 15, 2022.

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

Purpose of this Report

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

*Berger Toombs Elam
Gaines & Frank*

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

August 15, 2022



Berger, Toombs, Elam, Gaines & Frank

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MANAGEMENT LETTER

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

Report on the Financial Statements

We have audited the financial statements of the Amelia Concourse Community Development District as of and for the year ended September 30, 2021, and have issued our report thereon dated August 15, 2022.

Auditor's Responsibility

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

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated August 15, 2022, should be considered in conjunction with this management letter.

Prior Audit Findings

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

Findings and Recommendations

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

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

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



To the Board of Supervisors
Amelia Concourse Community Development District

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

Current Status: This finding has not been corrected as of September 30, 2021.

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

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

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

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

Current Status: This finding has not been corrected as of September 30, 2021.



To the Board of Supervisors
Amelia Concourse Community Development District

Financial Condition

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

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2021 for the Amelia Concourse Community Development District. It is management's responsibility to monitor the Amelia Concourse Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

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

Specific Information

The information provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Amelia Concourse Community Development District reported:

- 1) The total number of district employees compensated in the last pay period of the District's fiscal year: 3
- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: 17
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$2,216
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$271,093
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2020, together with the total expenditures for such project: The District had no construction projects during the year.
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was not amended.



To the Board of Supervisors
Amelia Concourse Community Development District

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, the Amelia Concourse Community Development District reported:

- 7) The rate or rates of non-ad valorem special assessments imposed by the District: General Fund, \$761.30 - \$818.61 and Debt Service Fund, \$757.58 - \$1,729.57
- 8) The amount of special assessments collected by or on behalf of the District: Total special assessments collected was \$3,024,911.
- 9) The total amount of outstanding bonds issued by the District and the terms of such bonds: See page 30, Note G.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

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

*Berger Toombs Elam
Gaines & Frank*

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

August 15, 2022



**Berger, Toombs, Elam,
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**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE
WITH SECTION 218.415, FLORIDA STATUTES**

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

We have examined Amelia Concourse Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2021. Management is responsible for Amelia Concourse Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Amelia Concourse Community Development District's compliance based on our examination.

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

In our opinion, Amelia Concourse Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2021.

*Berger Toombs Elam
Gaines & Frank*

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

August 15, 2022

EIGHTH ORDER OF BUSINESS

AMELIA CONCOURSE PHASE 3
Architectural Control Committee

NOTICE OF REQUEST

September 7, 2022

DAVID LEE LUCAS
95172 ORCHID BLOSSOM TRAIL
FERNANDINA BEACH FL 32034

RE:

Property Address: 95172 ORCHID BLOSSOM TRAIL
Lot #43/3 **Account #343**

Request for Architectural Review for the following: Retaining Wall
see attached documents

Review Status: ☐ **APPROVED**
 ☐ **APPROVED w/ Stipulations**
 ☐ **DENIED**
 ☐ **Information is insufficient for review. Resubmit plans with required info.**

Rejection Explanation/Approval Stipulations:

We appreciate your cooperation in submitting this Request for Approval.

Note: This approval is for architectural review purposes only. It does not overrule any local, state, or federal guidelines or permit requirements for the desired construction. It is the lot owners responsibility to obtain and comply with such. You are under a legal obligation to comply with all recorded covenants and restrictions affecting your property. The Architectural Control Committee Review of your plans was limited to the associations architectural review guidelines. This letter does not constitute a waiver of the associations or other parties right to legally enforce all provisions of the covenants and restrictions with which you must comply.

Date

Authorized Representative for
Architectural Control Committee

45.00
CK 105
RCB
9/7/22

REQUEST FOR ARCHITECTURAL REVIEW

Please attach a ***COPY OF FINAL BOUNDARY SURVEY*** showing location of improvement in relation to other structures and Lot lines marked on it.

NOTE: Requests will not be processed without the above and faxes will not be accepted.

Date Submitted: 08-30-2022 Phone #: 904-613-3659 Email: dmlucas7183@att.net

Community Name: **AMELIA CONCOURSE HOA (PHASE 3)** Lot #: 43

Owner's Name: David Lucas

Complete Address: 95172 Orchid Blossom Trail Fernandina Beach, Fl. 32034

PROPERTY IMPROVEMENT REQUEST

(Please include complete description, dimensions, drawings or pictures, materials being used, colors, etc.)

This request is to have a retaining wall added down the right side and the back of my house. The wall is needed to stop the erosion of my yard. This has been repaired once by removing the sod in the eroded places, adding sand and re-sodding. This method did not work. My yard still has major run offs and is unsafe to mow or walk through. Currently my AC pad is about to fall over into one of the trenches. I have had several companies out to give quotes and they have all stated I should have had retaining wall along the right side of my house, like what 42 has on the left side of their lot. That was put in by the developer.

Once the lard is leveled with compact fill dirt, the yard will be re-sodded with St. Augustine grass.

The wall will be made of grey block with decorative cap.

The work will be completed by New Era Outdoors LLC. Please see attached architectural retaining wall plans.

NOTE: Any permits required by government agencies (**FEDERAL, STATE OR LOCAL**) are still required and are homeowner's responsibility to obtain.

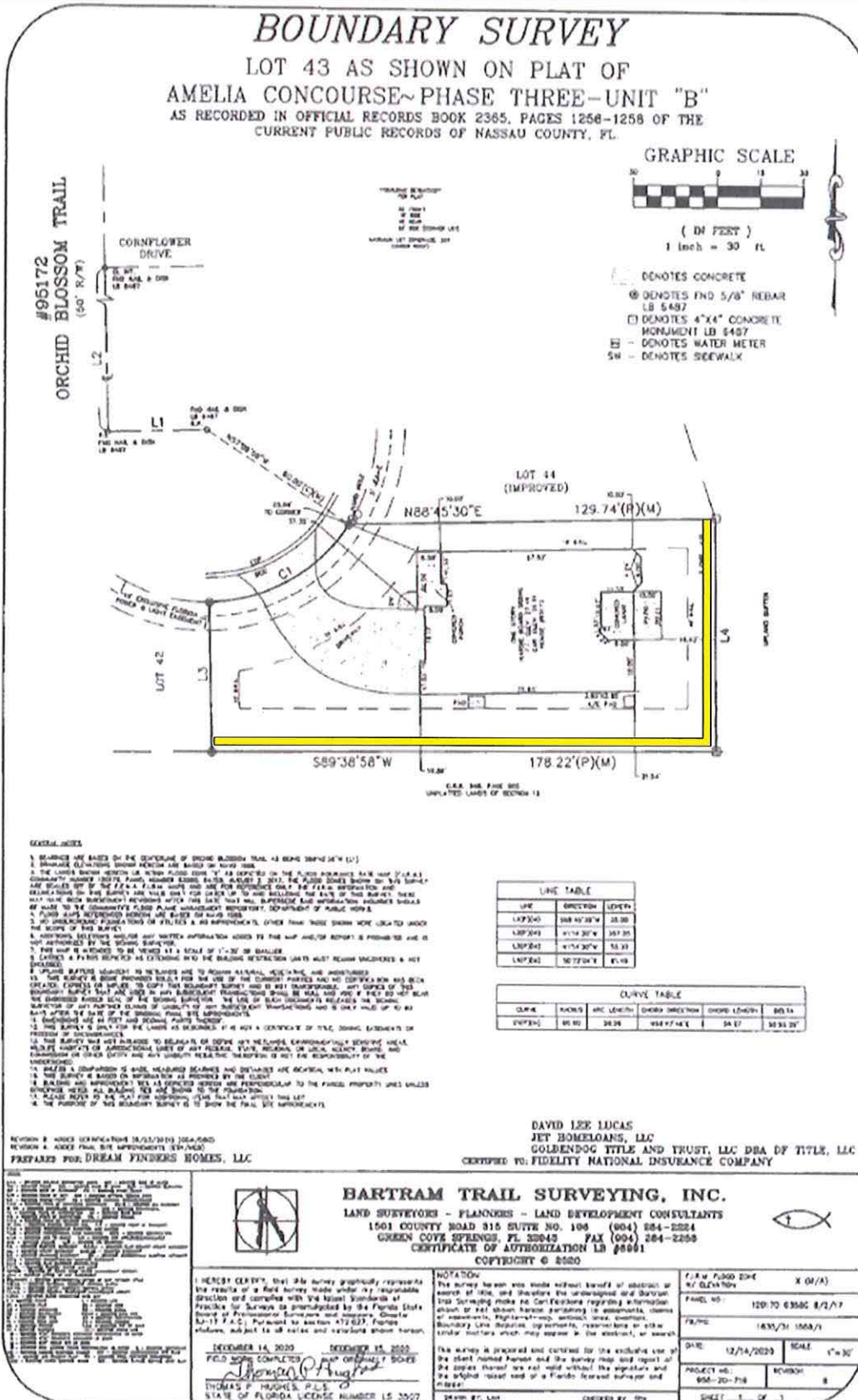
David Lucas

Amelia Concourse Phase 3 Lot 43 -Retaining Wall

The yellow line on the right side and the back of my house will be the retaining wall. It will be slate in color (which is a grey). It will be placed inside of my property lines. This will stop the erosion of my yard and stop the structural damage to my house caused by my yard eroding away. Also this wall will mirror what the wall on lot 42 that was installed by the developer. The wall will continue down my property line and then to the back of my property.

The work will be completed by New Era Outdoors, please see attached Architectural Engineered Plans .

NOTE: Dreamfinders has already tried to correct the erosion problem and could not permanently fix it. The only way to permanently fix the problem is to install a retaining wall, like the one on lot 42.



NEW ERA OUTDOORS LLC
95172 Orchid Blossom Trl.

MALTON PRIFTI
NO. 76124

SEAL:

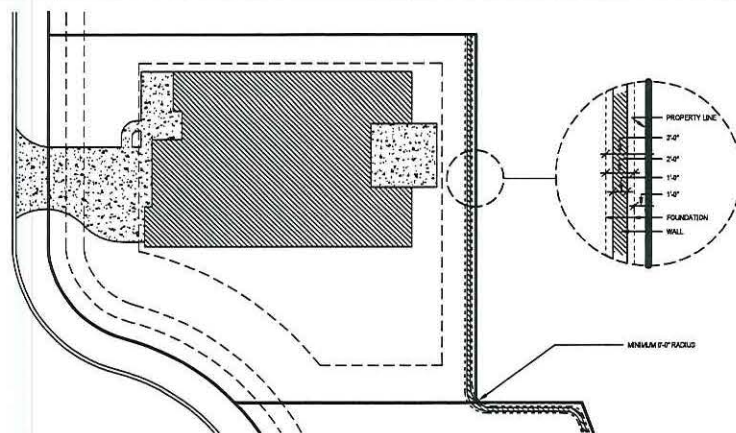


Omega
Engineering

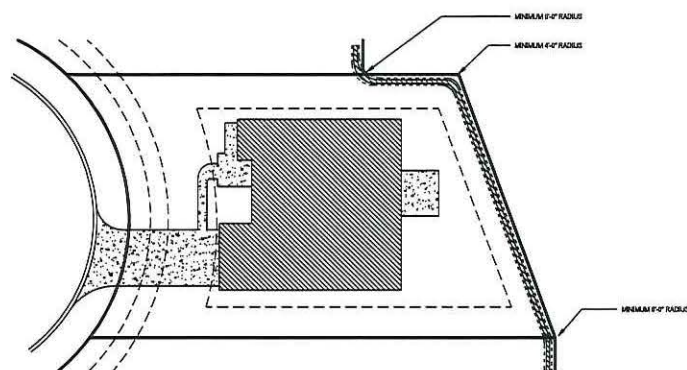
RETAINING WALL PLANS

SHEET NUMBER:

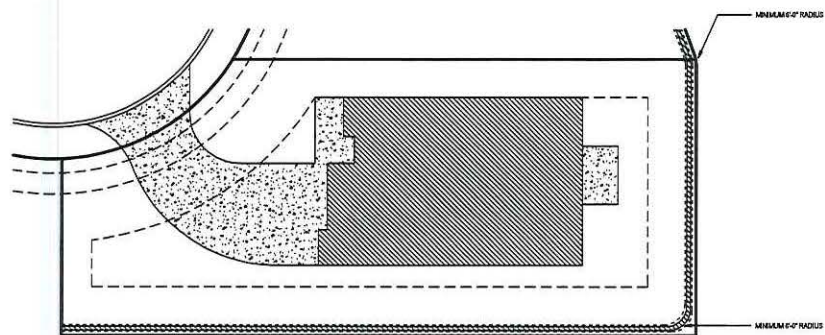
S-101



3 LOT 45
SCALE: 1/18" = 1'-0"



2 LOT 44
SCALE: 1/16" = 1'-0"



1 LOT 43
SCALE 1/16" = 1'-0"

RETAINING WALL

NAME OF PROJECT:

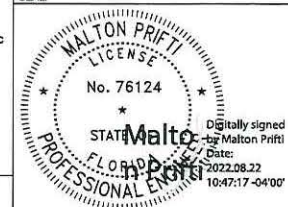
NEW ERA OUTDOORS LLC
95172 Orchid Blossom Trl.

CLIENT NAME:

MALTON PRIFTI
NO. 76124

ARCHITECT:

SEAL:



KEY:



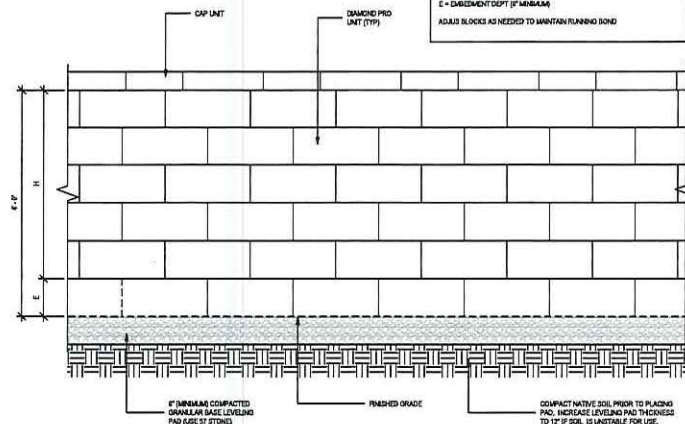
SHEET TITLE:

STRUCTURAL DETAILS

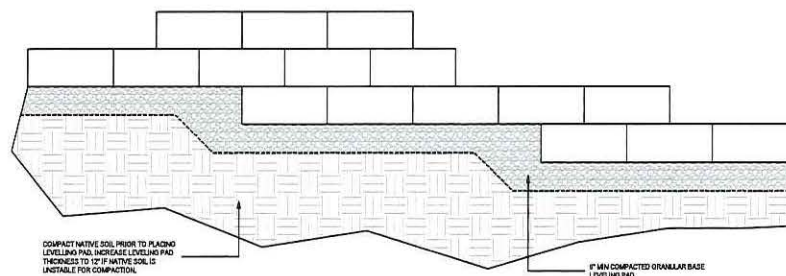
SHEET NUMBER:

S-110

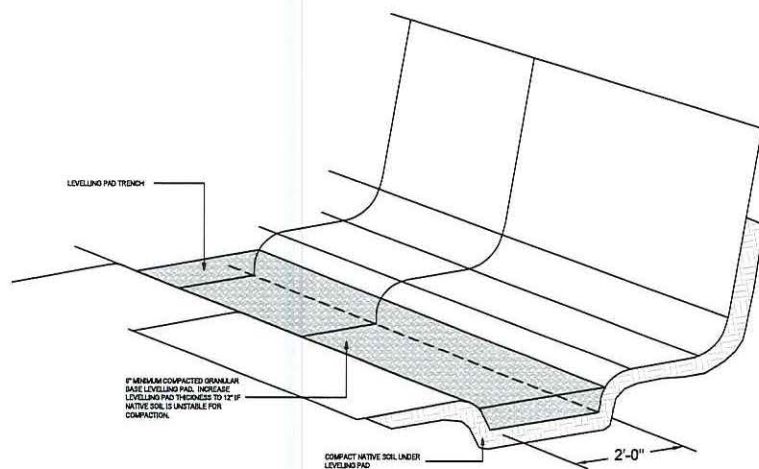
MEANS AND METHODS:
THE STRUCTURAL ENGINEER SHALL NOT HAVE ANY CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, OR SEQUENCES, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR OR ANY OTHER PERSONS PERFORMING THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CONSTRUCT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
H = MAX EXPOSED WALL HEIGHT 7'-4"
E = EMBEDEDMENT DEPT (8" MINIMUM)
ADJUS BLOCKS AS NEEDED TO MAINTAIN RUNNING BOND



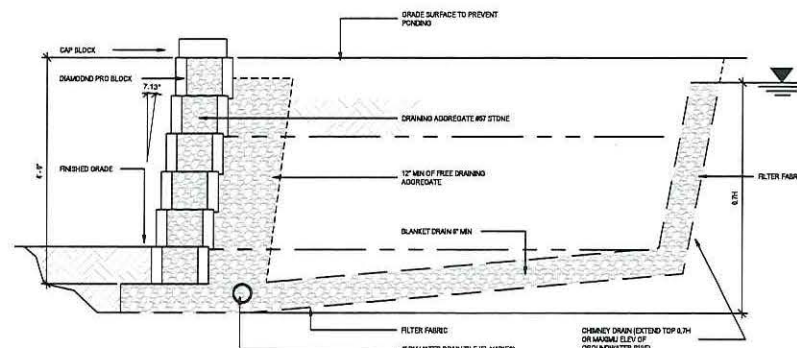
1 TYPICAL ELEVATION VIEW
SCALE: 1" = 1'-0"



2 TYPICAL BASE STEP UP DETAIL
SCALE: 1" = 1'-0"



3 TYPICAL BASE PREPARATION
SCALE: 3/4" = 1'-0"



4 TYPICAL SECTION
SCALE: 1" = 1'-0"

RETAINING WALL

NAME OF PROJECT:

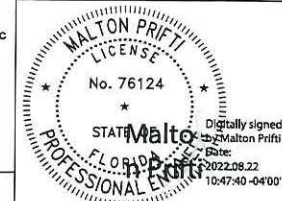
NEW ERA OUTDOORS LLC
95172 Orchid Blossom Trl.

CLIENT NAME:

MALTON PRIFTI
NO. 76124

ARCHITECT:

SEAL:



KEY:

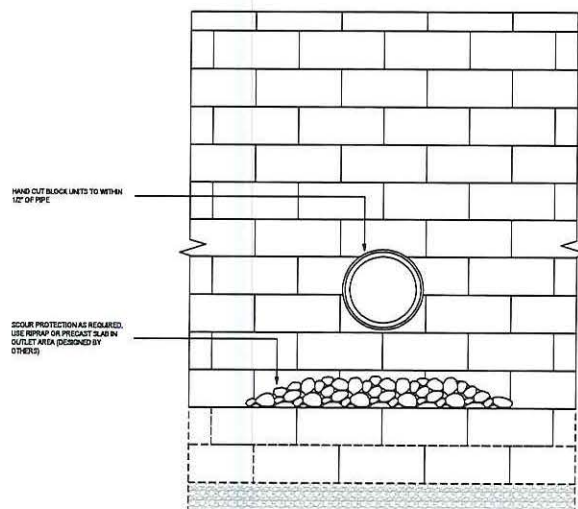


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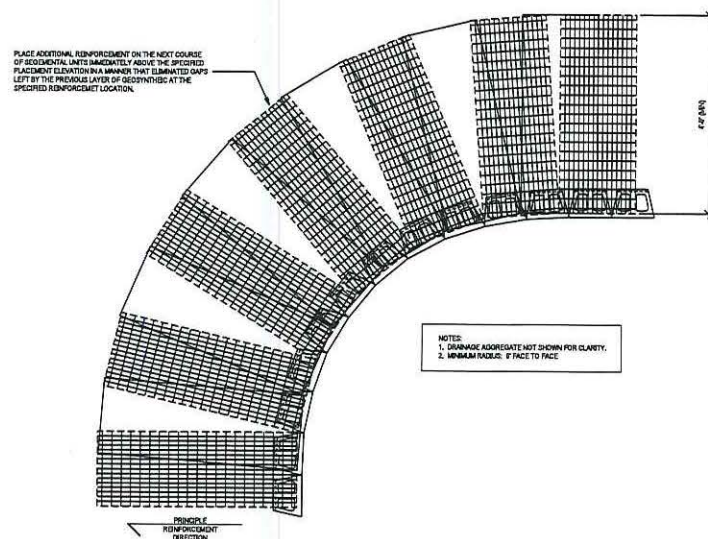
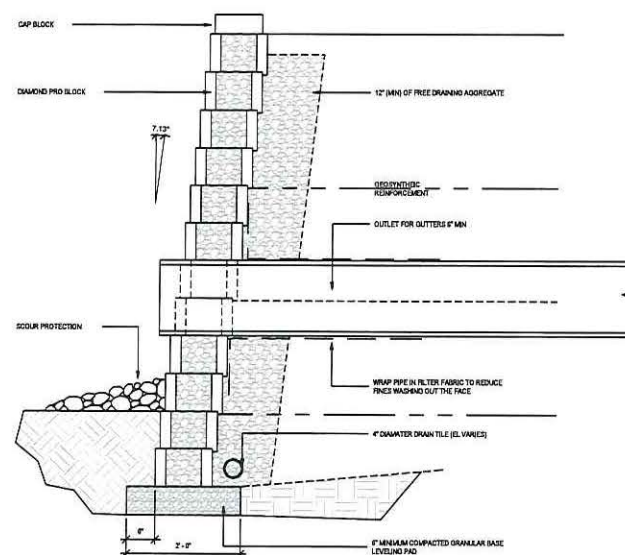
STRUCTURAL DETAILS

SHEET NUMBER:

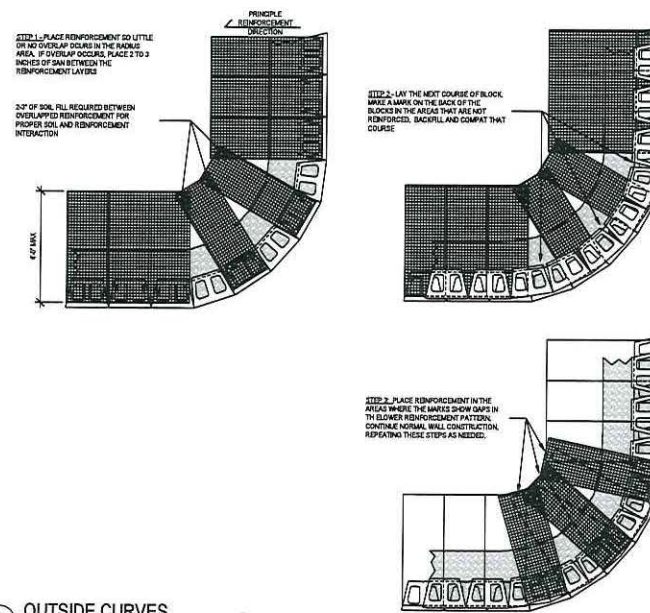
S-111



1 TYPICAL DETAILS FOR SMALL UTILITIES THROUGH WALL
SCALE: 1" = 1'-0"

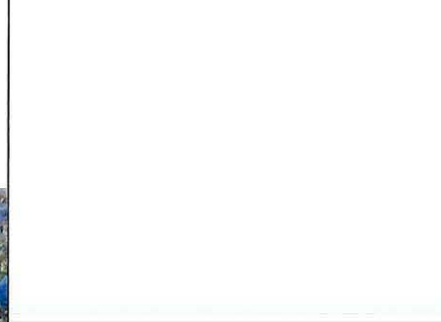
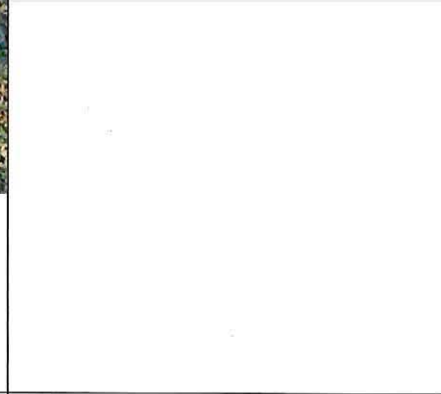


2 INSIDE CURVES
SCALE: 1/2" = 1'-0"



3 OUTSIDE CURVES
SCALE: 1/2" = 1'-0"

David Lucas Reasons for needed Retaining Wall Amelia Concourse Phase 3 Lot 43



DIAMOND PRO[®]

RETAINING WALL

AN IDEAL CHOICE FOR LARGE-SCALE PROJECTS,
GIVING LANDSCAPES SUBSTANCE AND STABILITY





DIAMOND PRO®



Available in straight face and beveled face, the time tested strength of Diamond Pro® retaining wall systems makes it the contractors' choice for large-scale projects.

Swatches represent product color only, not surface texture, dimensions or shape.

*All colors and/or products may not be available in all areas. Please inquire for availability and special order options.

COLORS



NAPOLI



PEBBLE



SLATE

PROJECT COLOR: SLATE

APPLICATIONS



STEPS



WALLS

PRICING



SPECS

TECHNICAL INFORMATION



Diamond Pro Block
8 x 18 x 12



Corner
8 x 18 x 9



Diamond Pro Cap
4 x 17 / 12 x 10



XL™ Cap
3 x 18 / 12 x 13



Torpedo Base Block
4 x 15 3/4 x 11

AMELIA CONCOURSE PHASE 3
Architectural Control Committee

NOTICE OF REQUEST

August 31, 2022

KRISTOPHER D. & KATIE NIENOW
95180 ORCHID BLOSSOM TRAIL
FERNANDINA BEACH FL 32034

RE:

Property Address: 95180 ORCHID BLOSSOM TRAIL
Lot #44/3 **Account #344**

Request for Architectural Review for the following: Retaining Wall
See attached documents

Review Status: ☒ **APPROVED**
 ☐ **APPROVED w/ Stipulations**
 ☐ **DENIED**
 ☐ **Information is insufficient for review. Resubmit plans with required info.**

Rejection Explanation/Approval Stipulations:

We appreciate your cooperation in submitting this Request for Approval.

Note: This approval is for architectural review purposes only. It does not overrule any local, state, or federal guidelines or permit requirements for the desired construction. It is the lot owners responsibility to obtain and comply with such. You are under a legal obligation to comply with all recorded covenants and restrictions affecting your property. The Architectural Control Committee Review of your plans was limited to the associations architectural review guidelines. This letter does not constitute a waiver of the associations or other parties right to legally enforce all provisions of the covenants and restrictions with which you must comply.

Date

Authorized Representative for
Architectural Control Committee

REQUEST FOR ARCHITECTURAL REVIEW

4500
monday
8/31/22

Please attach a **COPY OF FINAL BOUNDARY SURVEY** showing location of improvement in relation to other structures and Lot lines marked on it.

NOTE: Requests will not be processed without the above and fees will not be accepted.

Date Submitted: 8/30/22 Phone #: 904-673-2024 Email: NienowK@gmail.com

Community Name: AMELIA CONCOURSE HOA (PHASE 3) Lot #:

Owner's Name: Kris & Katie Nienow

Complete Address: 95180 Orchid Blossom Trail

PROPERTY IMPROVEMENT REQUEST

(Please include complete description, dimensions, drawings or pictures, materials being used, colors, etc.)

This request is for installation of a retaining wall
in our backyard. The wall is needed to stop
erosion and allow us to level out our yard. We have
attempted to repair previously by adding dirt in the
eroded places but unfortunately, this did not help.
We have been advised by engineers that a retaining
wall is necessary to prevent further erosion. The wall
will be made of gray block and decorative caps.
All sod will be replaced with St. Augustine grass.

NOTE: Any permits required by government agencies (**FEDERAL, STATE OR LOCAL**) are still required and are homeowner's responsibility to obtain.

DIAMOND PRO[®]

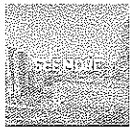
RETAINING WALL

AN IDEAL CHOICE FOR LARGE-SCALE PROJECTS,
GIVING LANDSCAPES SUBSTANCE AND STABILITY



BELGARD
PAVES THE WAY





DIAMOND PRO®



Available in straight face and beveled face, the time tested strength of Diamond Pro® retaining wall systems makes it the contractors' choice for large-scale projects.

Swatches represent product color only, not surface texture, dimensions or shape.

*All colors and/or products may not be available in all areas. Please inquire for availability and special order options.

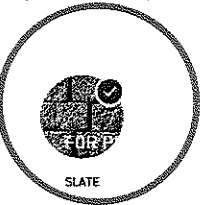
COLORS



NAPOLI



PEBBLE



SLATE

PROJECT COLOR: SLATE

APPLICATIONS



STEPS



WALLS

PRICING



SPECS

TECHNICAL INFORMATION



Diamond Pro Block
8 x 18 x 12



Corner
8 x 18 x 9



Diamond Pro Cap
4 x 17 / 12 x 10



XL™ Cap
3 x 18 / 12 x 13



Torpedo Base Block
4 x 15 3/4 x 11

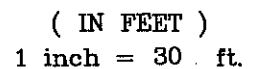
LOT 44 AS SHOWN ON PLAT OF
AMELIA CONCOURSE~PHASE THREE~UNIT "B"
AS RECORDED IN OFFICIAL RECORDS BOOK 2365, PAGES 1256-1258 OF THE
CURRENT PUBLIC RECORDS OF NASSAU COUNTY, FL.




LINE TABLE		
LINE	DIRECTION	LENGTH
L1(P)	S88°45'30"W	35.00
L2(P)(M)	S18°57'28"E	78.73

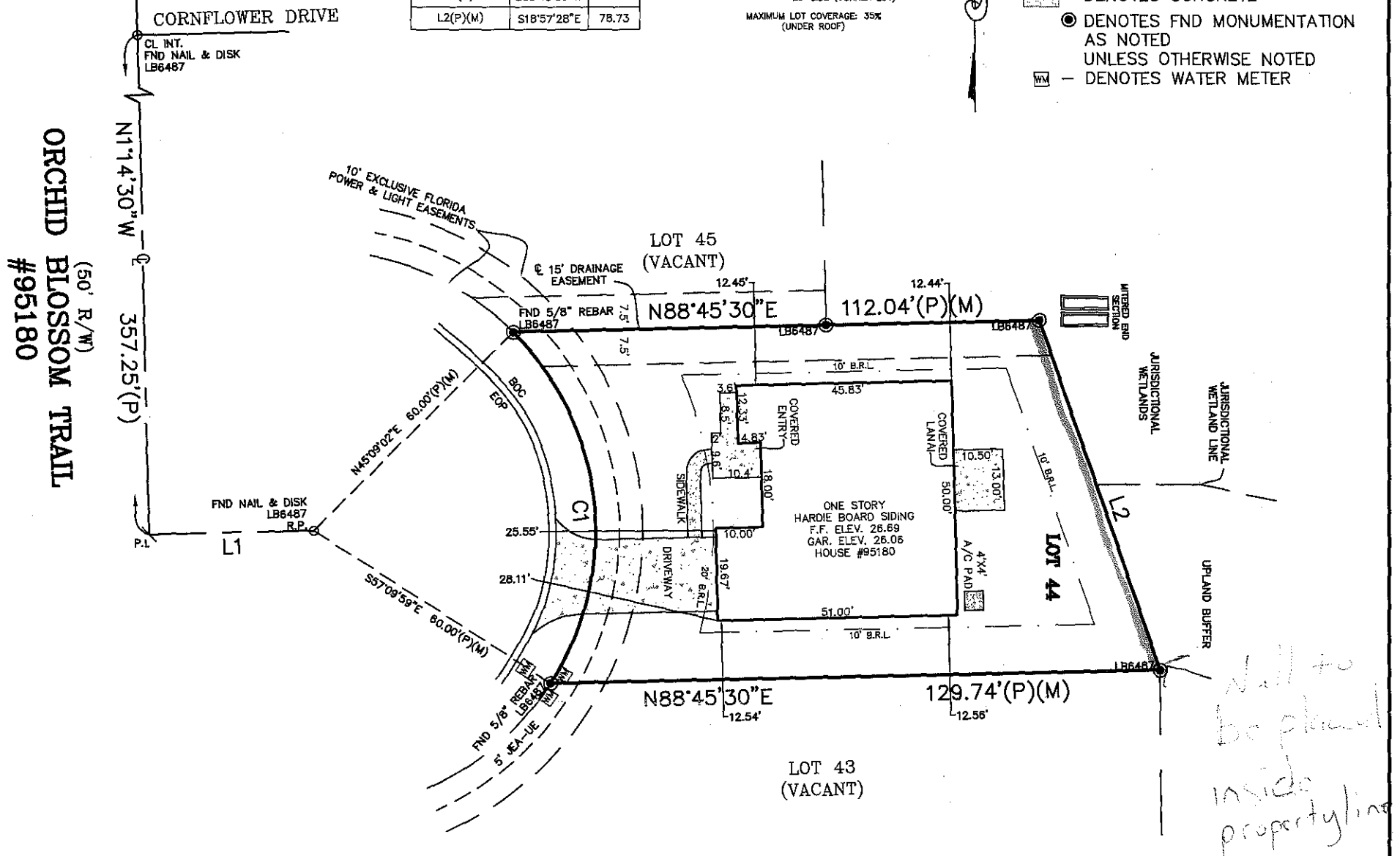
****BUILDING SETBACKS****
PER PLAT

25' FRONT
10' SIDE
10' REAR
25' SIDE (CORNER LOT)

MAXIMUM LOT COVERAGE: 35%
(UNDER ROOF)

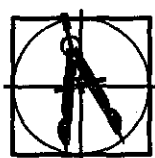


 DENOTES CONCRETE
 DENOTES FND MONUMENTATION
 AS NOTED
 UNLESS OTHERWISE NOTED
 — DENOTES WATER METER



1. BEARINGS ARE BASED ON THE CENTERLINE OF ORCHID BLOSSOM TRAIL AS BEING S88°45'30"W (L1).
2. DRAINAGE ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1988.
3. THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY NUMBER 120170, F.E.M.A. FORM 0356G, DATED, AUGUST 2, 2017. THE FLOOD ZONES SHOWN ON THIS SITE PLAN ARE SCALED OFF OF THE F.E.M.A. F.I.R.M. MAPS AND ARE FOR REFERENCE ONLY. THE F.I.R.M. MAPS ARE AVAILABLE FOR EXAMINATION ON THIS SITE PLAN AND ARE ONLY FOR DATED UP TO AND INCLUDING THE DATE OF THIS SITE PLAN. THERE MAY HAVE BEEN SUBSEQUENT REVISIONS AFTER THIS DATE THAT WILL SUPERSEDE SAID INFORMATION. INQUIRIES SHOULD BE MADE TO THE COMMUNITY'S FLOOD PLANE MANAGEMENT REPOSITORY, DEPARTMENT OF PUBLIC WORKS.
4. FLOOD MAPS REFERENCED HEREON ARE BASED ON NAVD 1988.
5. NO UNDERGROUND FOUNDATIONS OR UTILITIES & NO IMPROVEMENTS, OTHER THAN THOSE SHOWN WERE LOCATED UNDER THE SCOPE OF THIS SITE PLAN.
6. ADDITIONS, DELETIONS AND/OR ANY WRITTEN INFORMATION ADDED TO THIS MAP AND/OR REPORT IS PROHIBITED AND IS NOT AUTHORIZED BY THE SIGNING SURVEYOR.
7. THIS MAP IS INTENDED TO BE VIEWED AT A SCALE OF 1"=30' OR SMALLER.
8. ENTRIES & PATIOS DEPICTED AS EXTENDING INTO THE BUILDING RESTRICTION LIMITS MUST REMAIN UNCOVERED & NOT ENCLOSED.
9. UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
10. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO CERTIFICATION HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THIS BOUNDARY SURVEY AND IS NOT TRANSFERABLE. ANY COPIES OF THIS BOUNDARY SURVEY THAT ARE USED IN ANY SUBSEQUENT TRANSACTIONS SHALL BE NULL AND VOID IF THEY DO NOT BEAR THE EMBOSSED RAISED SEAL OF THE SIGNING SURVEYOR. THE USE OF SUCH DOCUMENTS RELEASES THE SIGNING SURVEYOR OF ANY FURTHER CLAIMS OF LIABILITY OF ANY SUBSEQUENT TRANSACTIONS AND IS ONLY VALID UP TO 60 DAYS AFTER THE DATE OF THE ORIGINAL FINAL SITE IMPROVEMENT.
11. DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
12. THIS SITE PLAN IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATE OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.
13. THIS SITE PLAN WAS NOT INTENDED TO DELINEATE OR DEFINE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS OR JURISDICTIONAL LINES OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, AND COMMISSION OR OTHER ENTITY AND ANY LIABILITY RESULTING THEREFROM IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.
14. UNLESS A COMPARISON IS MADE, MEASURED BEARINGS AND DISTANCES ARE IDENTICAL WITH PLAT VALUES.
15. THIS SITE PLAN IS BASED ON INFORMATION AS PROVIDED BY THE CLIENT.
16. BUILDING AND IMPROVEMENT TIES AS DEPICTED HEREON ARE PERPENDICULAR TO THE PARCEL PROPERTY LINES UNLESS OTHERWISE NOTED. ALL BUILDING TIES ARE SHOWN TO THE FOUNDATION.
17. PLEASE REFER TO THE PLAT FOR ADDITIONAL ITEMS THAT MAY AFFECT THIS LOT.
18. THE PURPOSE OF THIS BOUNDARY SURVEY IS TO SHOW THE FINAL SITE IMPROVEMENTS.

KRISTOPHER DONALD NIENOW & KATIE NIENOW
JET HOMELOANS, LLC
GOLDENDOG TITLE & TRUST, LLC dba DF TITLE, LLC
CERTIFIED TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY

[illegible]

COPYRIGHT © 2020

JULY 16, 2020 JULY 17, 2020
FIELD WORK COMPLETED MAP ORIGINALLY SIGNED
Thomas P. Hughes
THOMAS P. HUGHES, P.L.S.
STATE OF FLORIDA LICENSE NUMBER 1S 3507

This survey is prepared and certified for the exclusive use of the client named hereon and the survey map and report of the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

CHECKED BY: TPH

SHEET 1 OF 1

SHEET 1 OF 1

NAME OF PROJECT:

CLIENT NAME:

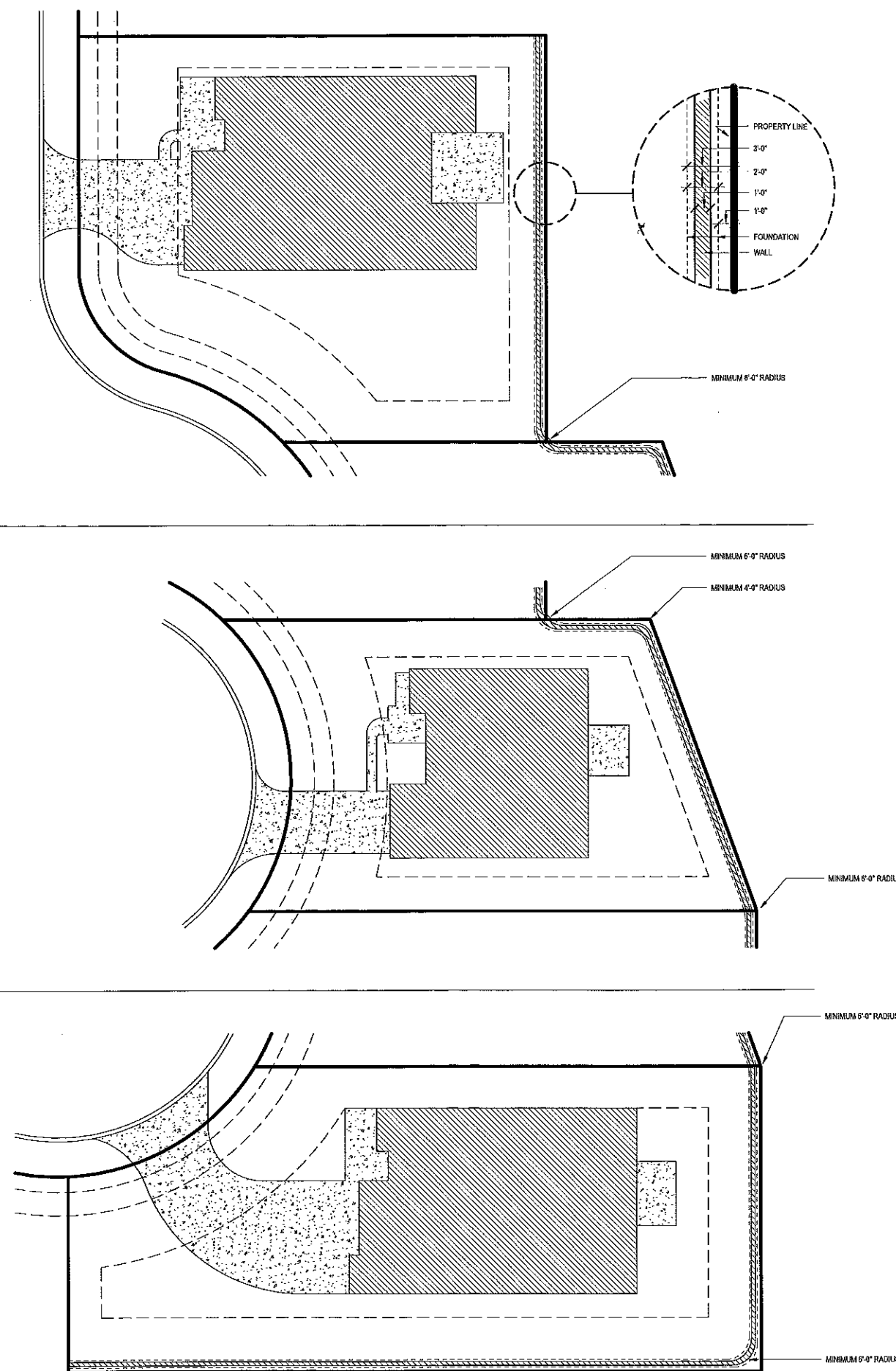
ARCHITECT:

SEAL:



SHEET NUMBER:

S-101



RETAINING WALL

NAME OF PROJECT:

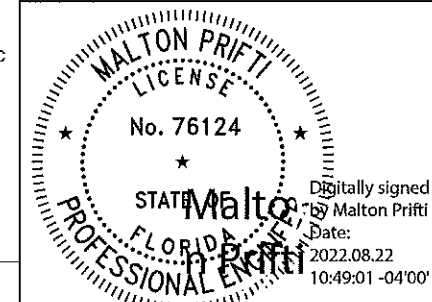
NEW ERA OUTDOORS LLC
95180 Orchid Blossom Trl.

CLIENT NAME:

MALTON PRIFTI
NO. 76124

ARCHITECT:

SEAL:



KEY:



SHEET TITLE:

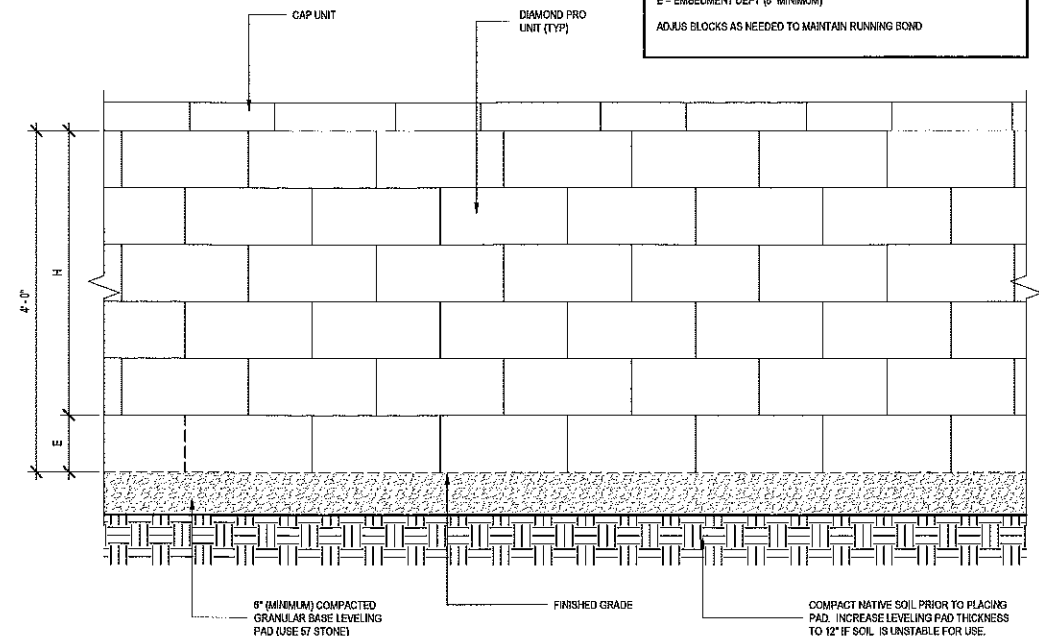
STRUCTURAL DETAILS

SHEET NUMBER:

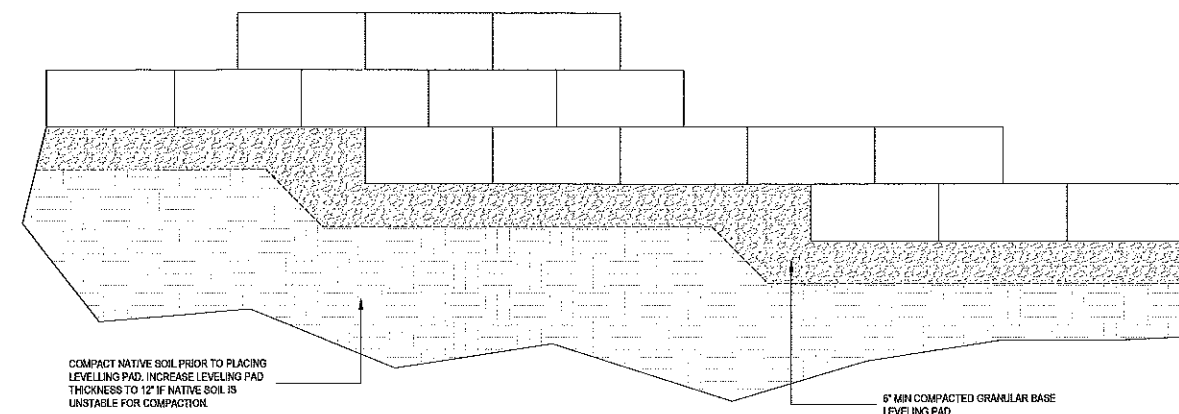
S-110

MEANS AND METHODS
THE STRUCTURAL ENGINEER SHALL NOT HAVE ANY CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, OR SEQUENCES. FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR OR ANY OTHER PERSONS PERFORMING THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CONSTRUCT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

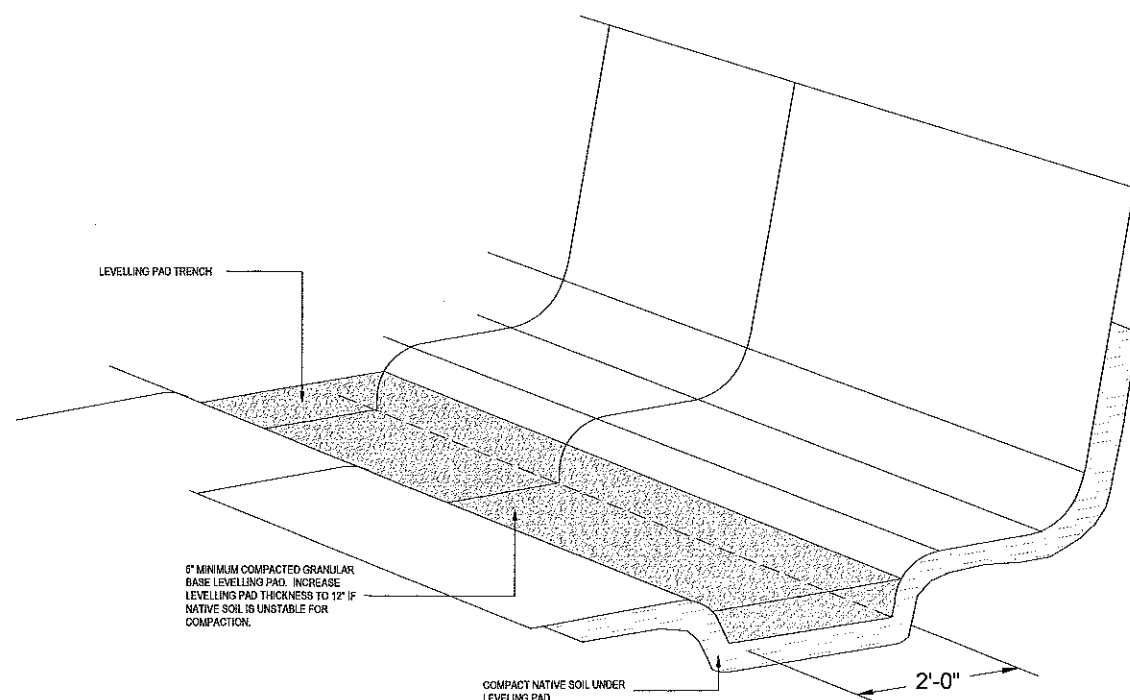
H = MAX EXPOSED WALL HEIGHT 3'-6"
E = EMBEDMENT DEPT 6" MINIMUM
ADJUS BLOCKS AS NEEDED TO MAINTAIN RUNNING BOND



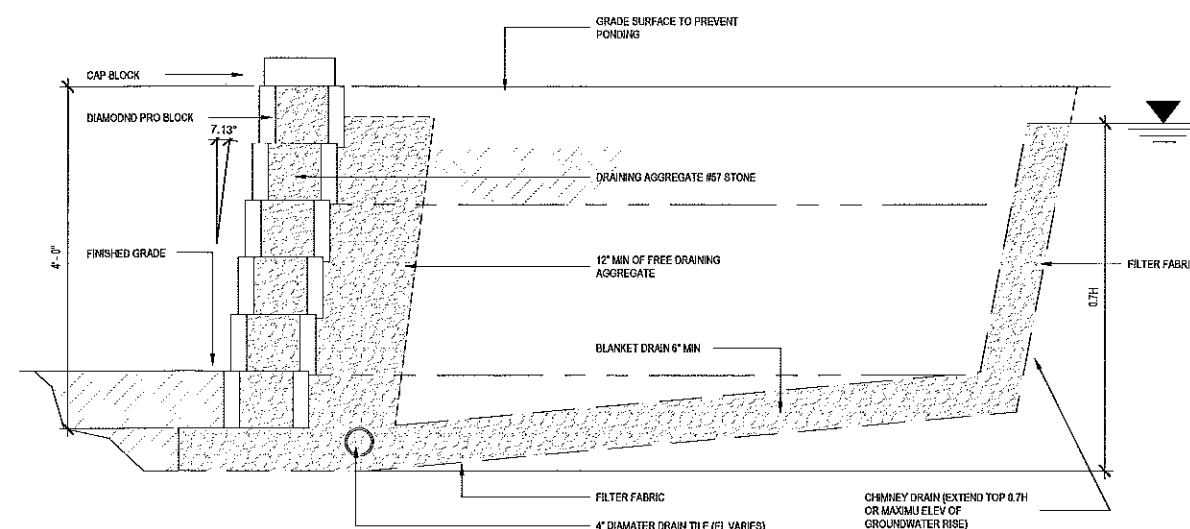
1 TYPICAL ELEVATION VIEW
SCALE: 1" = 1'-0"



2 TYPICAL BASE STEP UP DETAIL
SCALE: 1" = 1'-0"



3 TYPICAL BASE PREPARATION
SCALE: 3/4" = 1'-0"



4 TYPICAL SECTION
SCALE: 1" = 1'-0"

RETAINING WALL

NAME OF PROJECT:

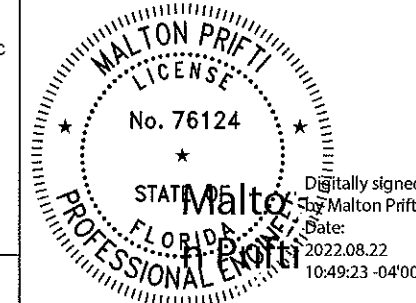
NEW ERA OUTDOORS LLC
95180 Orchid Blossom Trl.

CLIENT NAME:

MALTON PRIFTI
NO. 76124

ARCHITECT:

SEAL:



KEY:

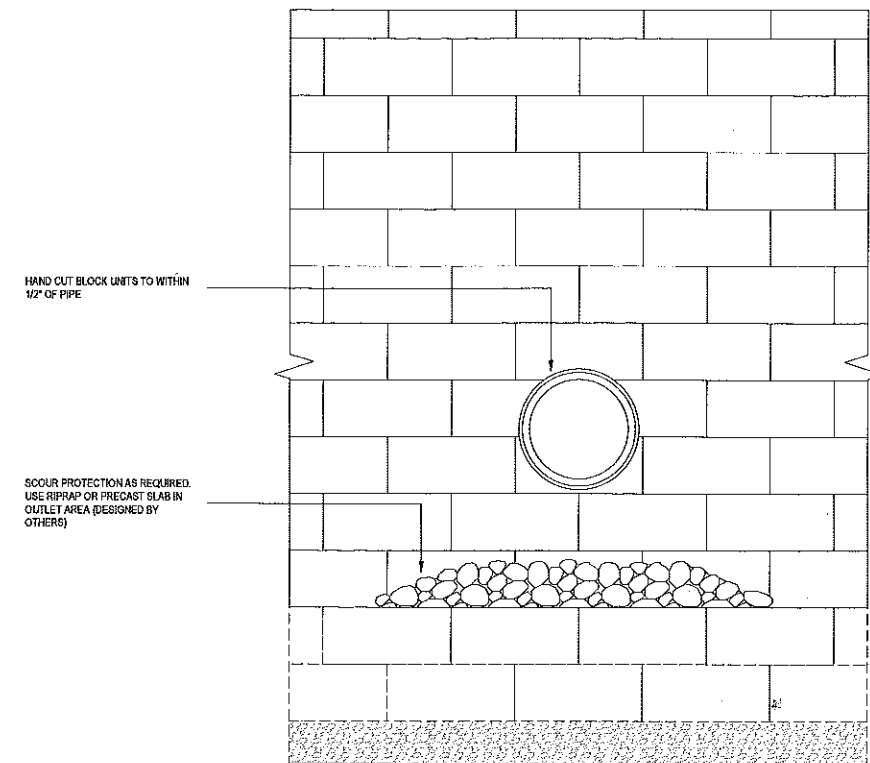


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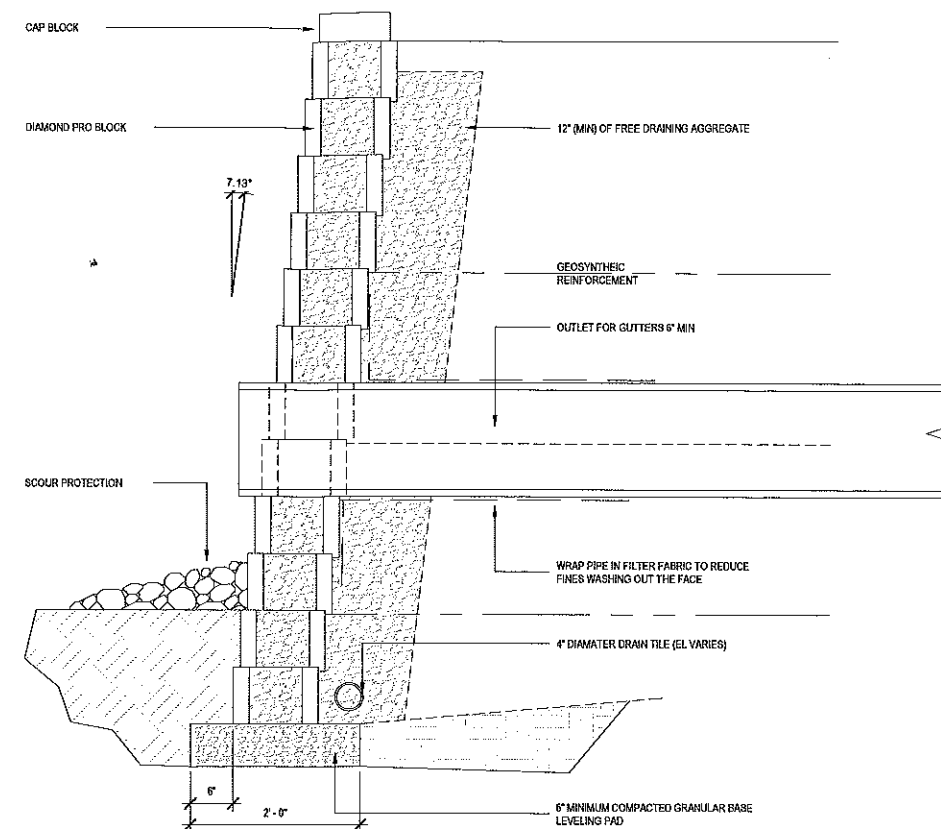
STRUCTURAL DETAILS

SHEET NUMBER:

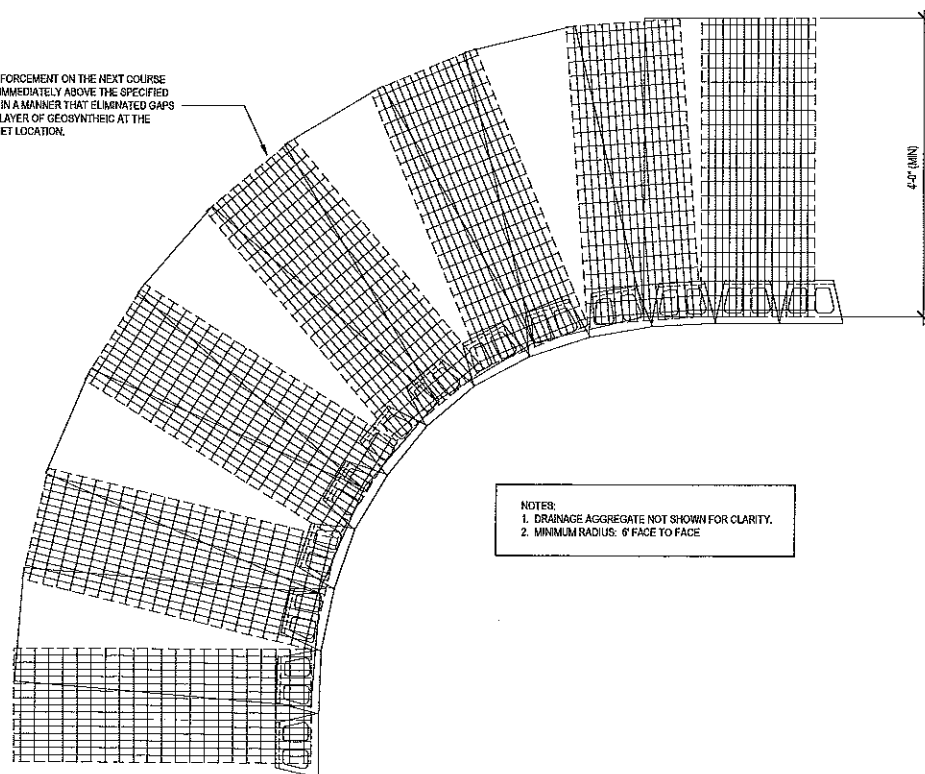
S-111



1 TYPICAL DETAILS FOR SMALL UTILITIES THROUGH WALL
SCALE: 1" = 1'-0"



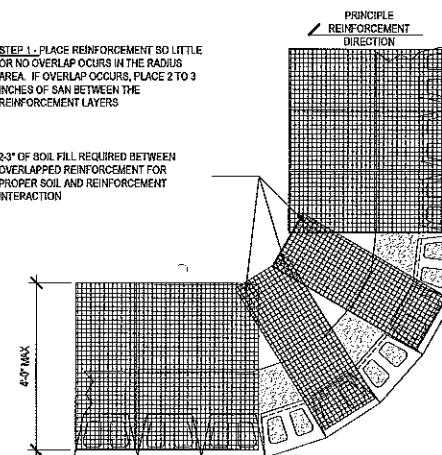
PLACE ADDITIONAL REINFORCEMENT ON THE NEXT COURSE OF SEGMENTAL UNITS IMMEDIATELY ABOVE THE SPECIFIED PLACEMENT ELEVATION IN A MANNER THAT ELIMINATED GAPS LEFT BY THE PREVIOUS LAYER OF GEOSYNTHETIC AT THE SPECIFIED REINFORCEMENT LOCATION.



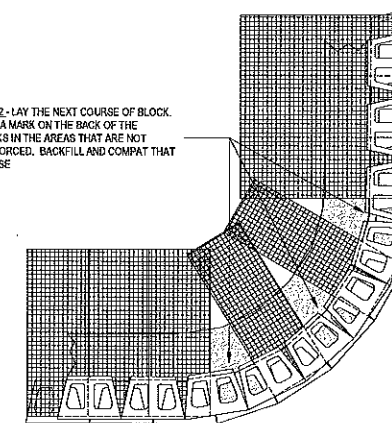
2 INSIDE CURVES
SCALE: 1/2" = 1'-0"

STEP 1: PLACE REINFORCEMENT SO LITTLE OR NO OVERLAP OCCURS IN THE RADIUS AREA. IF OVERLAP OCCURS, PLACE 2 TO 3 INCHES OF SAN BETWEEN THE REINFORCEMENT LAYERS

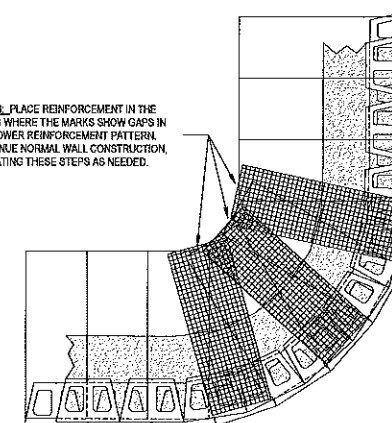
2-3" OF SOIL FILL REQUIRED BETWEEN OVERLAPPED REINFORCEMENT FOR PROPER SOIL AND REINFORCEMENT INTERACTION



STEP 2: LAY THE NEXT COURSE OF BLOCK. MAKE A MARK ON THE BACK OF THE BLOCKS IN THE AREAS THAT ARE NOT REINFORCED. BACKFILL AND COMPACT THAT COURSE



STEP 3: PLACE REINFORCEMENT IN THE AREAS WHERE THE MARKS SHOW GAPS IN THE LOWER REINFORCEMENT PATTERN. CONTINUE NORMAL WALL CONSTRUCTION, REPEATING THESE STEPS AS NEEDED.



3 OUTSIDE CURVES
SCALE: 1/2" = 1'-0"

AMELIA CONCOURSE PHASE 3
Architectural Control Committee

NOTICE OF REQUEST

August 31, 2022

JAMES A. & JULIE A. HIGBEE
95188 ORCHID BLOSSOM TRAIL
FERNANDINA BEACH FL 32034

RE:

Property Address: 95188 ORCHID BLOSSOM TRAIL
Lot #45/3 **Account #345**

Request for Architectural Review for the following: Retaining Wall
see attached documents.

Review Status: ☐ **APPROVED**
 ☐ **APPROVED w/ Stipulations**
 ☐ **DENIED**
 ☐ **Information is insufficient for review. Resubmit plans with required info.**

Rejection Explanation/Approval Stipulations:

We appreciate your cooperation in submitting this Request for Approval.

Note: This approval is for architectural review purposes only. It does not overrule any local, state, or federal guidelines or permit requirements for the desired construction. It is the lot owners responsibility to obtain and comply with such. You are under a legal obligation to comply with all recorded covenants and restrictions affecting your property. The Architectural Control Committee Review of your plans was limited to the associations architectural review guidelines. This letter does not constitute a waiver of the associations or other parties right to legally enforce all provisions of the covenants and restrictions with which you must comply.

Date

Authorized Representative for
Architectural Control Committee

****NOTE:** The request will not be processed without including your
Boundary Survey & Processing Fee.

REQUEST FOR ARCHITECTURAL REVIEW

ack 8/31/22
\$45.00
CK603

Please attach a ***COPY OF FINAL BOUNDARY SURVEY*** showing location of improvement in relation to other structures and Lot lines marked on it.

NOTE: Requests will not be processed without the above and faxes will not be accepted.

Date Submitted: 8/30/2022 Phone #: 678-642-0273 (Julie) 904-422-4740 (James)

Email: julieannjensen@gmail.com (Julie) jhigbe@zoho.com (James)

Community Name: **AMELIA CONCOURSE HOA (PHASE 3)** Lot #: 45

Owner's Name: James and Julie Higbee

Complete Address: 95188 Orchid Blossom Trail; Fernandina Beach, FL 32034

PROPERTY IMPROVEMENT REQUEST

(Please include complete description, dimensions, drawings or pictures, materials being used, colors, etc.)

The property slopes from the back of the house to the conservation area. Multiple engineers consulted stated that the developer or builder should have installed a retaining wall to prevent further erosion of land into the conservation area and destabilization of the lot.

The request is for approval for construction of a retaining wall not exceeding 4 feet in total height along (but not into) the conservation area. **THIS PROJECT DOES NOT ENCROACH INTO THE CONSERVATION AREA. NO TREES WILL BE REMOVED FROM CONSERVATION AREA.**

After the yard is leveled with compacted fill dirt, the yard will be re-sodded with St. Augustine grass. No other landscaping changes are planned at this time (no additional trees, shrubs, etc will be added).

Plan includes fence replacement along the capstone of the wall (re-using already approved black aluminum fence) and extension along the top of the wall on the side of the property to the easement.

Lot 45 wall does not connect to the proposed wall to be built on Lot 44.

See attached engineering plans for site layout, materials, and methods. Capstone color is light grey, not visible from the street.

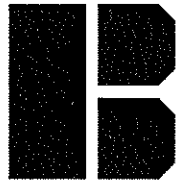
Required permits will be obtained from Nassau County.

NOTE: Any permits required by government agencies (**FEDERAL, STATE OR LOCAL**) are still required and are homeowner's responsibility to obtain.

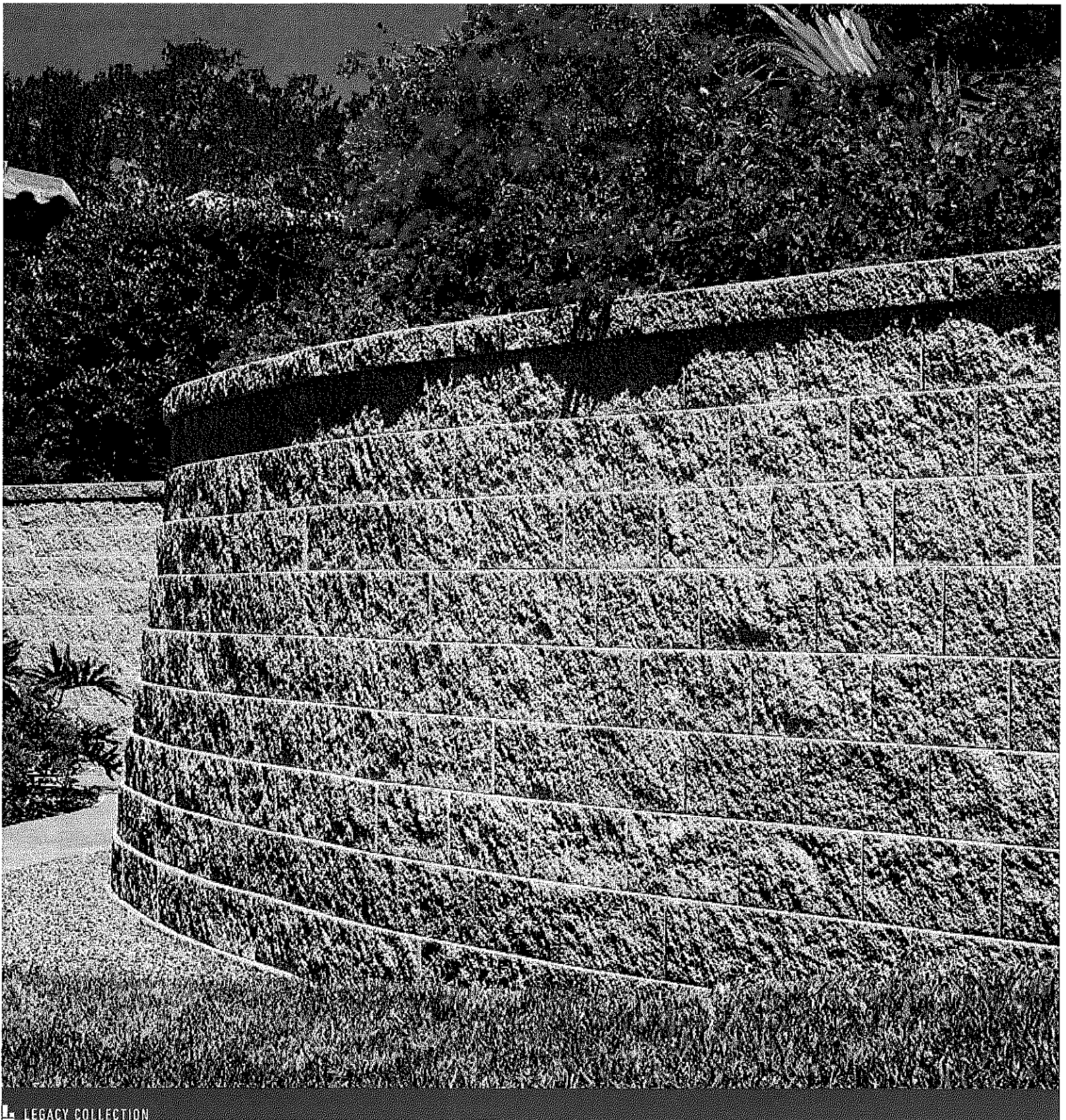
DIAMOND PRO[®]

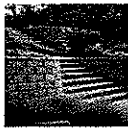
RETAINING WALL

AN IDEAL CHOICE FOR LARGE-SCALE PROJECTS,
GIVING LANDSCAPES SUBSTANCE AND STABILITY



BELGARD
PAVES THE WAY





DIAMOND PRO®



Available in straight face and beveled face, the time tested strength of Diamond Pro® retaining wall systems makes it the contractors' choice for large-scale projects.

Swatches represent product color only, not surface texture, dimensions or shape.

*All colors and/or products may not be available in all areas. Please inquire for availability and special order options.

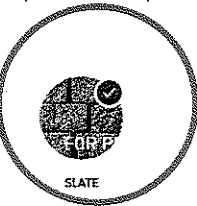
COLORS



NAPOLI



PEBBLE



SLATE

PROJECT COLOR: SLATE

APPLICATIONS



STEPS



WALLS

PRICING



SPECS

TECHNICAL INFORMATION



Diamond Pro Block
8 x 18 x 12



Corner
8 x 18 x 9



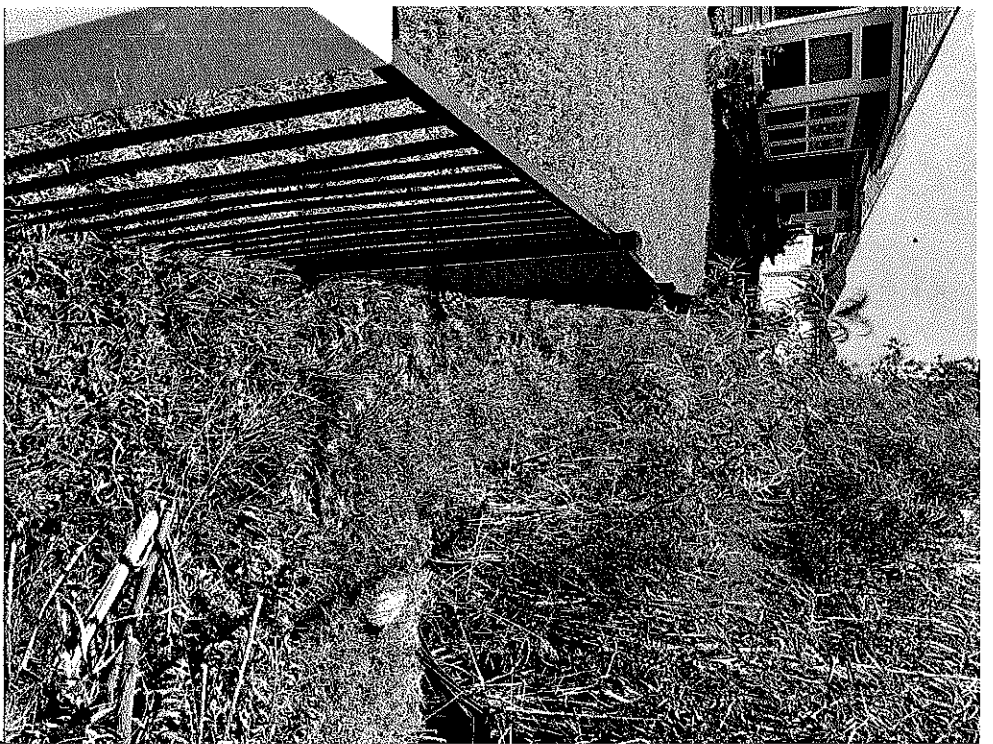
Diamond Pro Cap
4 x 17 / 12 x 10



XL™ Cap
3 x 18 / 12 x 13

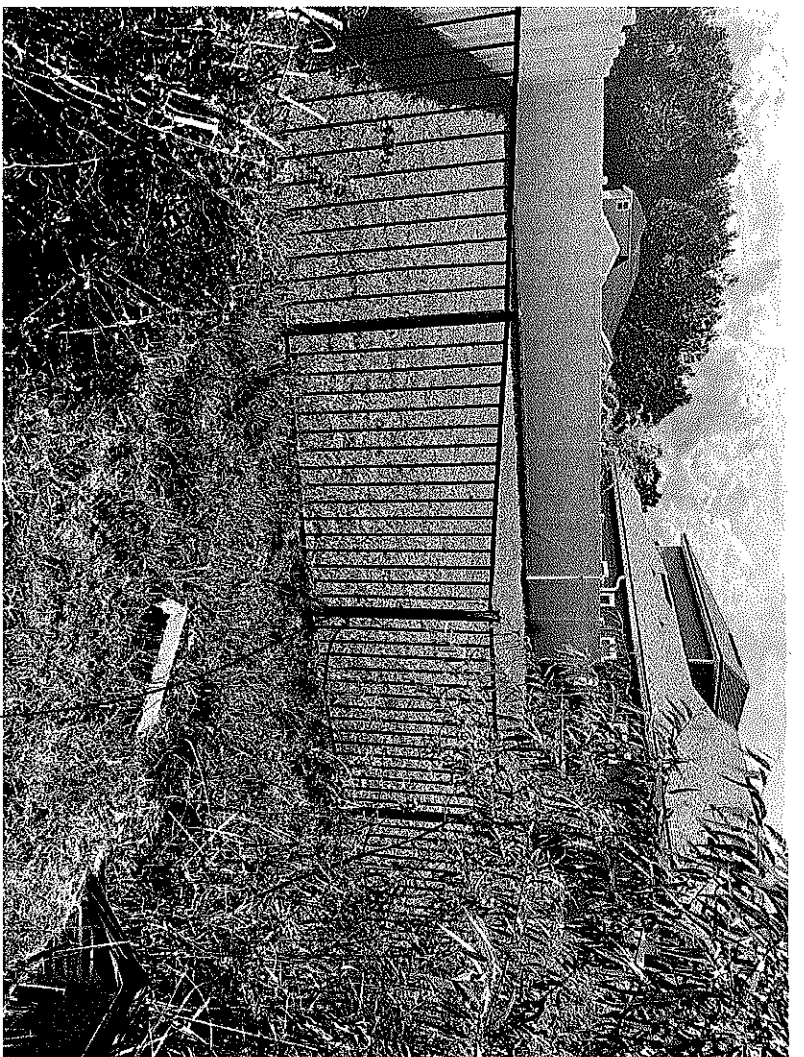


Torpedo Base Block
4 x 15 3/4 x 11



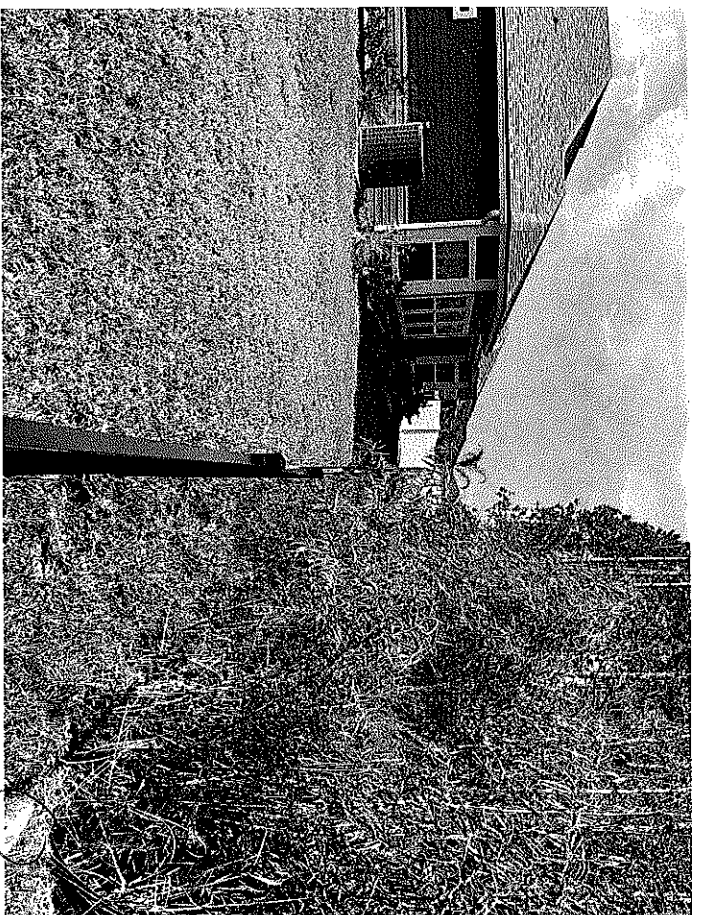
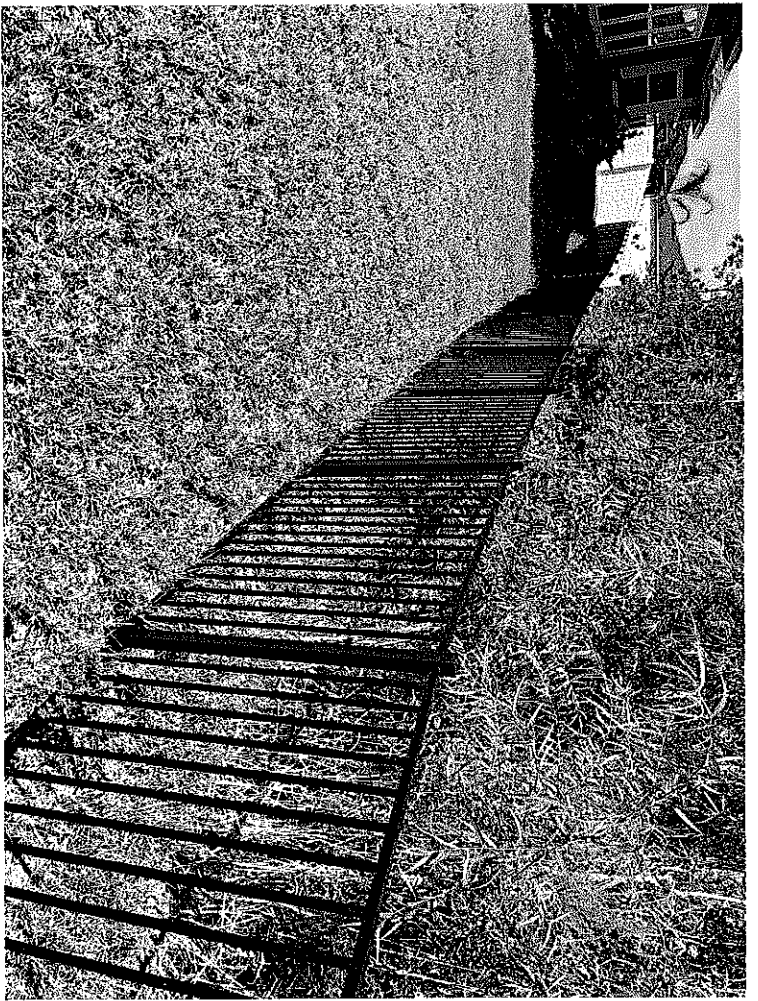
4" Slope/Dropoff to property line &
over short distance.

At building, Construction Superintendent
for Dream Finders used installation
of retaining wall due to slope. DE
Engineer ~~had~~ decided against. There the
have been significant erosion issue
last 18 months, including DE warranty



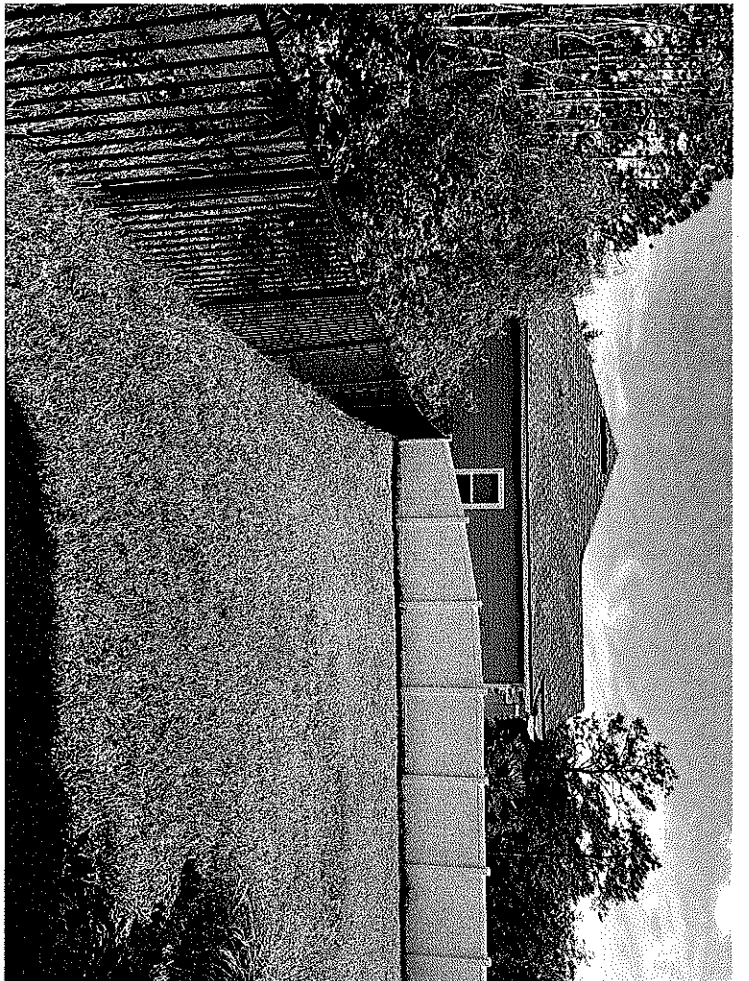
already backfilling some erosion.

Fence was level when installed. Sinking of
some posts exceeds 1 foot



Multiple engineers consulted about concern due to DF use of non-compacted
Soil. Back yard continues to erode.

Survey Stone



Fence (approved by AEB when installed by Dream Finders) to be removed during build phase and replaced on wall when complete - meeting Safety Codes.

RETAINING WALL

NAME OF PROJECT:

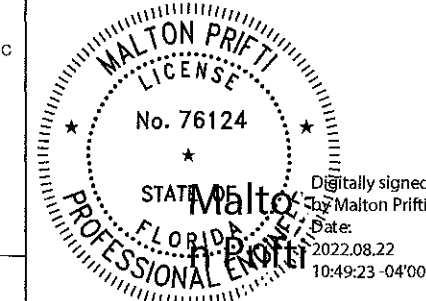
NEW ERA OUTDOORS LLC
95180 Orchid Blossom Trl.

CLIENT NAME:

MALTON PRIFTI
NO. 76124

ARCHITECT:

SEAL:



KEY:

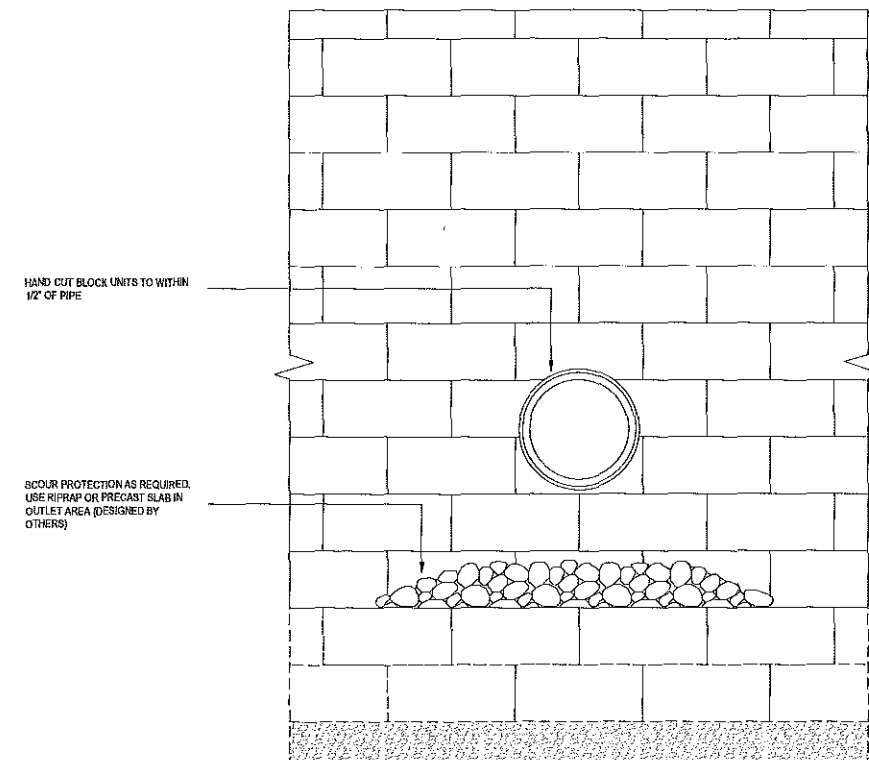


SHEET TITLE:

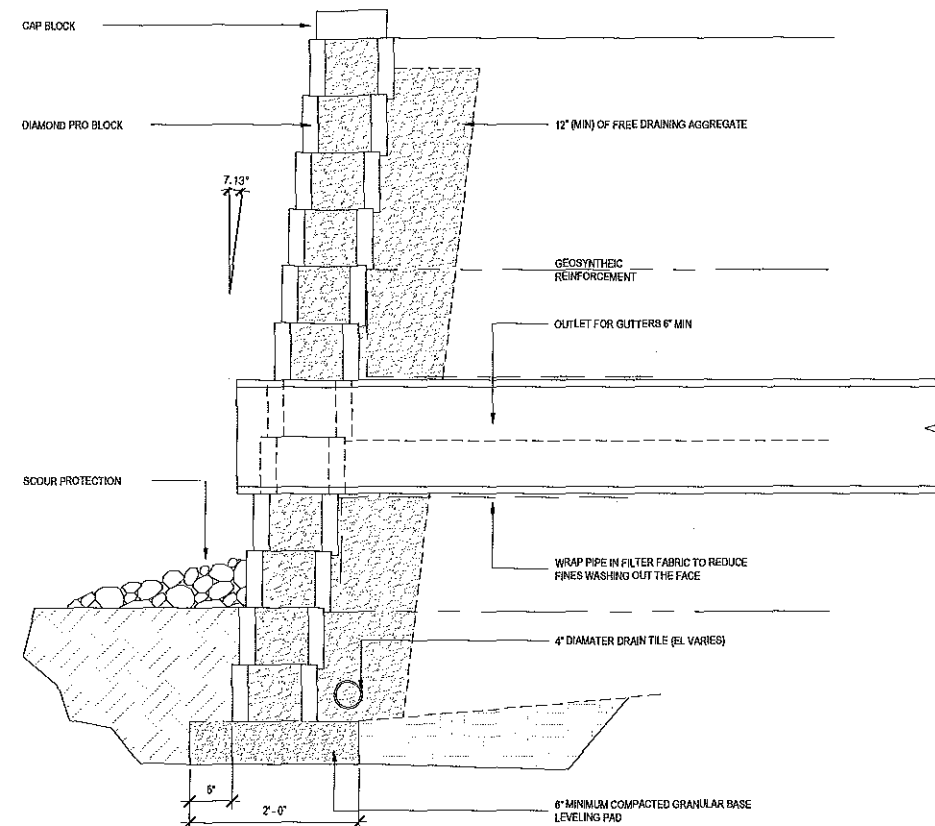
STRUCTURAL DETAILS

SHEET NUMBER:

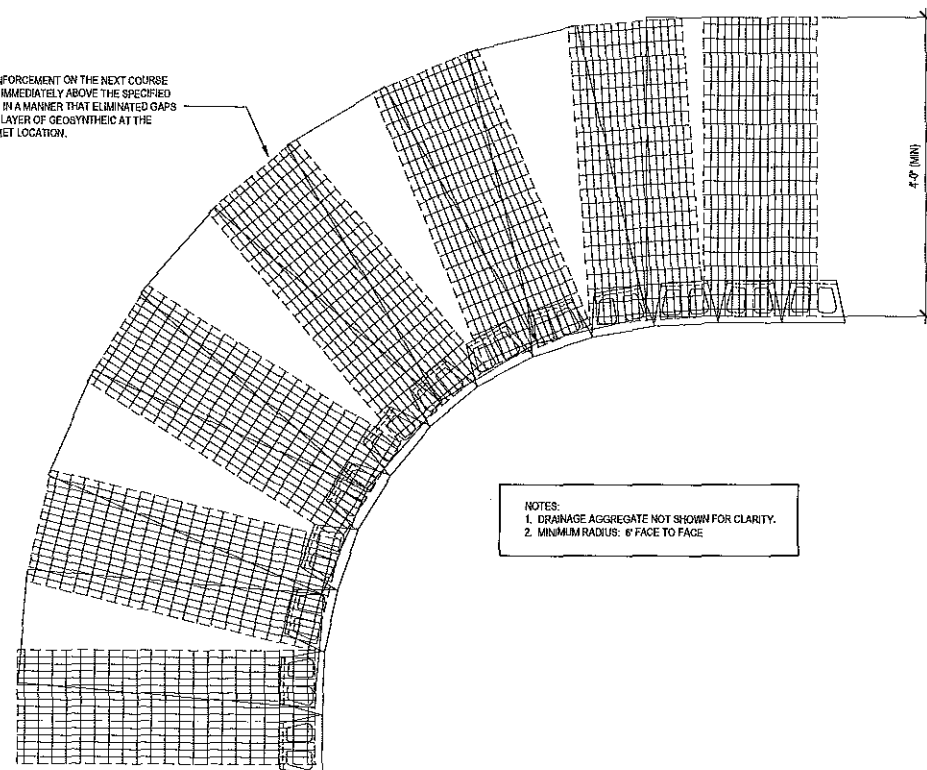
S-111



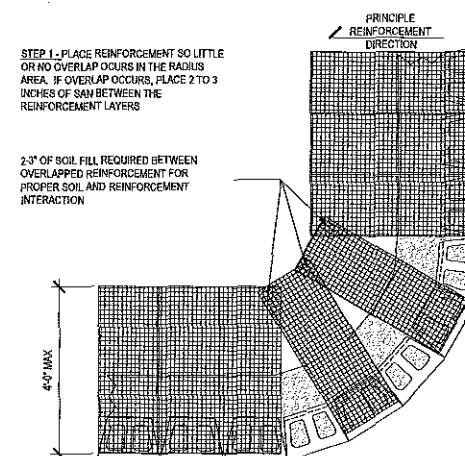
1 TYPICAL DETAILS FOR SMALL UTILITIES THROUGH WALL
SCALE: 1" = 1'-0"



PLACE ADDITIONAL REINFORCEMENT ON THE NEXT COURSE OF SEGMENTAL UNITS IMMEDIATELY ABOVE THE SPECIFIED PLACEMENT ELEVATION IN A MANNER THAT ELIMINATES GAPS LEFT BY THE PREVIOUS LAYER OF GEOSYNTHETIC AT THE SPECIFIED REINFORCEMENT LOCATION.

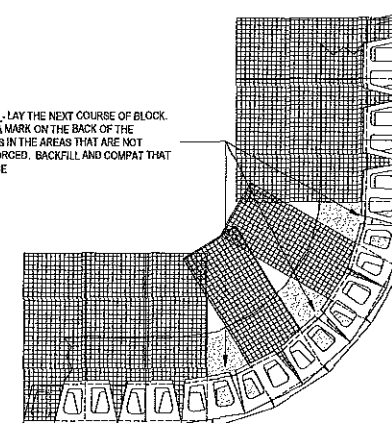


2 INSIDE CURVES
SCALE: 1/2" = 1'-0"

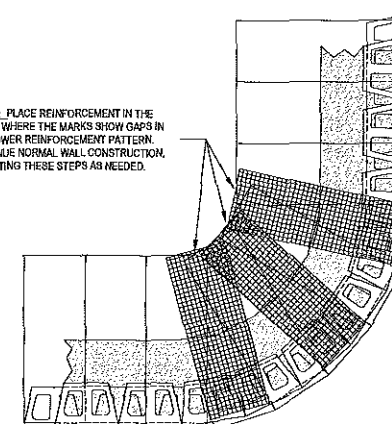


3 OUTSIDE CURVES
SCALE: 1/2" = 1'-0"

STEP 2. LAY THE NEXT COURSE OF BLOCK. MAKE A MARK ON THE BACK OF THE BLOCKS IN THE AREAS THAT ARE NOT REINFORCED. BACKFILL AND COMPACT THAT COURSE.



STEP 3. PLACE REINFORCEMENT IN THE AREAS WHERE THE MARKS SHOW GAPS IN THE LOWER REINFORCEMENT PATTERN. CONTINUE NORMAL WALL CONSTRUCTION, REPEATING THESE STEPS AS NEEDED.



RETAINING WALL

NAME OF PROJECT:

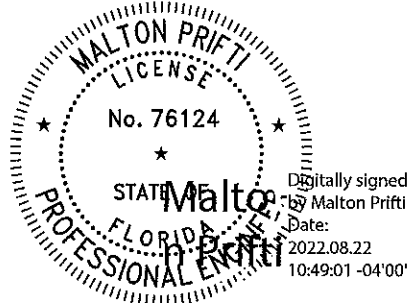
NEW ERA OUTDOORS LLC
95180 Orchid Blossom Trl.,

CLIENT NAME:

MALTON PRIFTI
NO. 76124

ARCHITECT:

SEAL:



KEY:



SHEET TITLE:

STRUCTURAL DETAILS

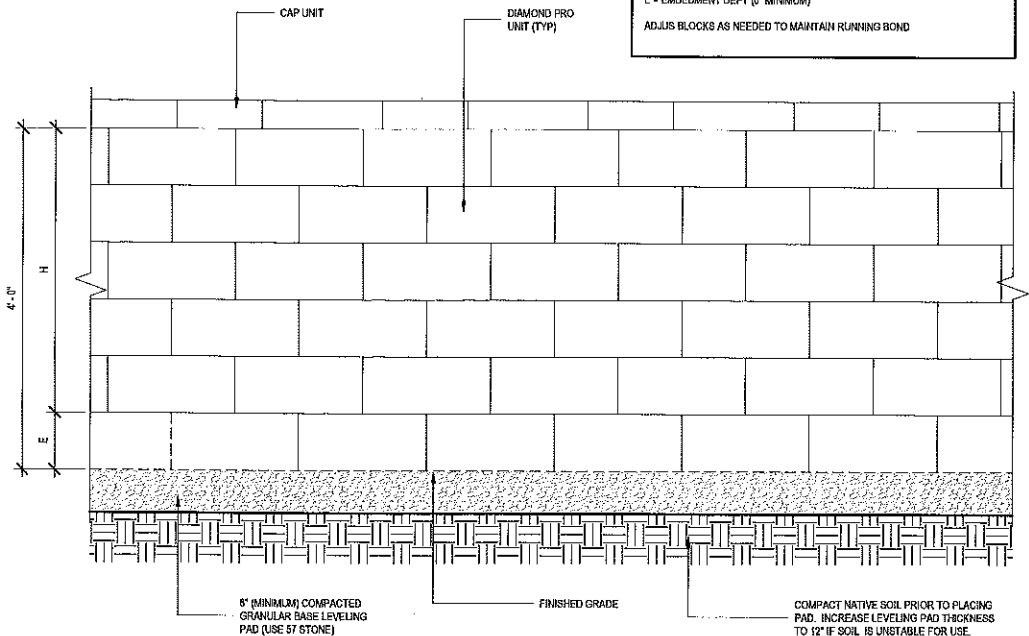
SHEET NUMBER:

S-110

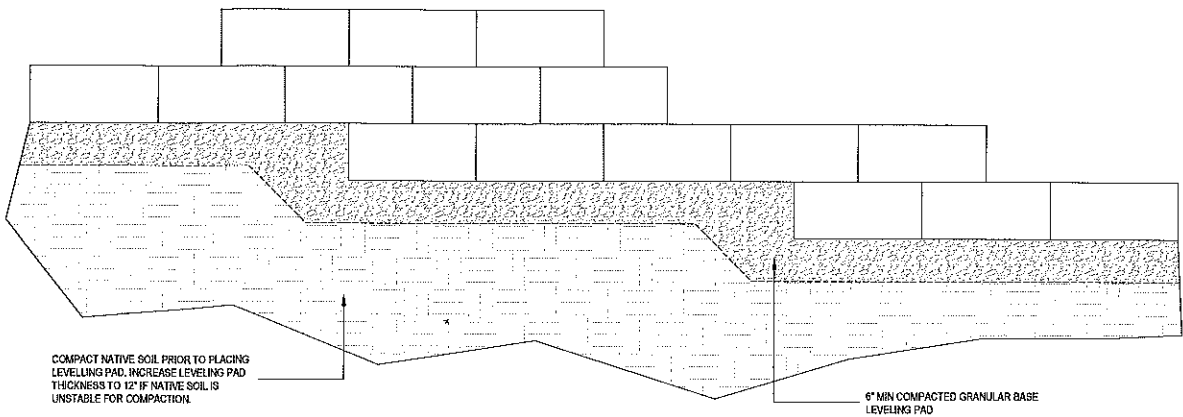
MEANS AND METHODS
THE STRUCTURAL ENGINEER SHALL NOT HAVE ANY CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, OR SEQUENCES, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR OR ANY OTHER PERSONS PERFORMING THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CONSTRUCT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

H = MAX EXPOSED WALL HEIGHT 3'-6"
E = EMBEDMENT DEPT 6" MINIMUM

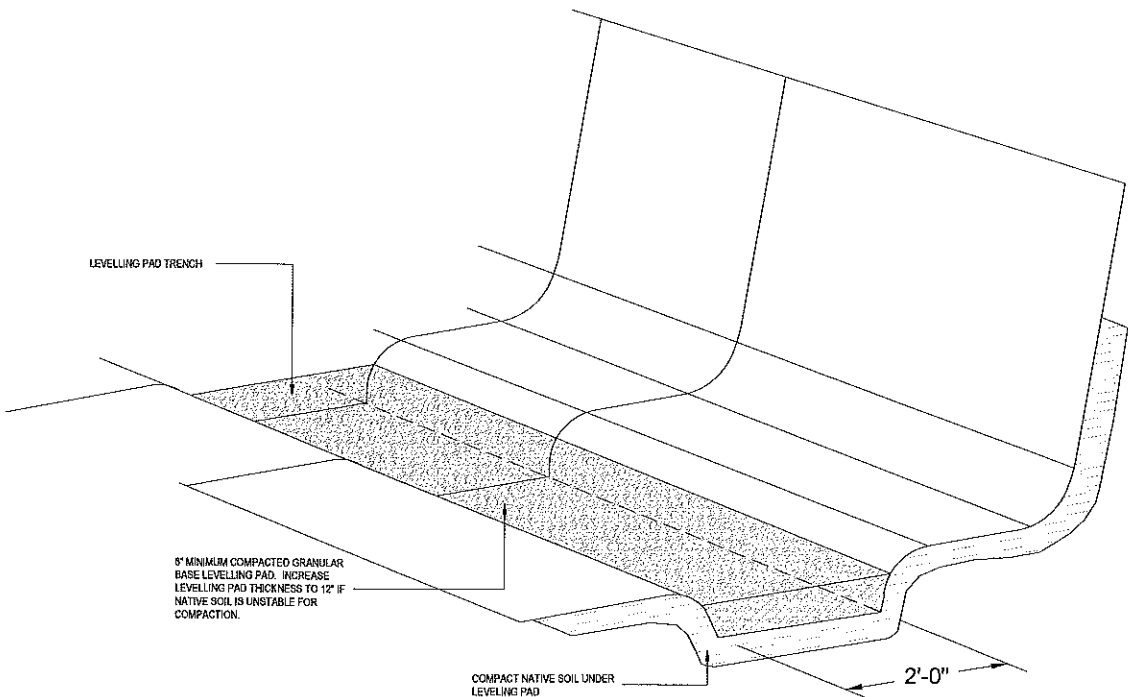
ADJUST BLOCKS AS NEEDED TO MAINTAIN RUNNING BOND



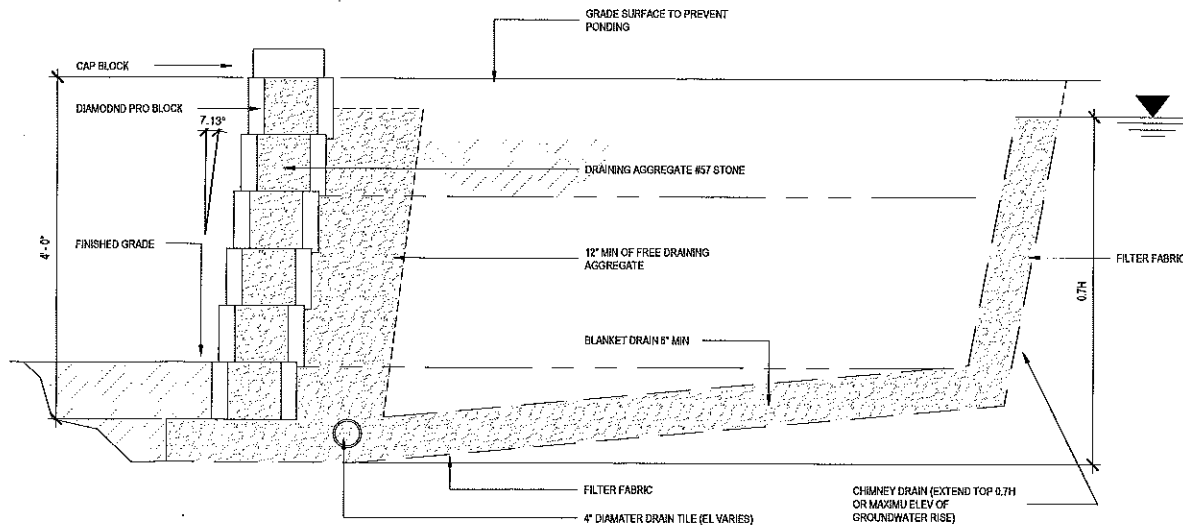
1 TYPICAL ELEVATION VIEW
SCALE: 1" = 1'-0"



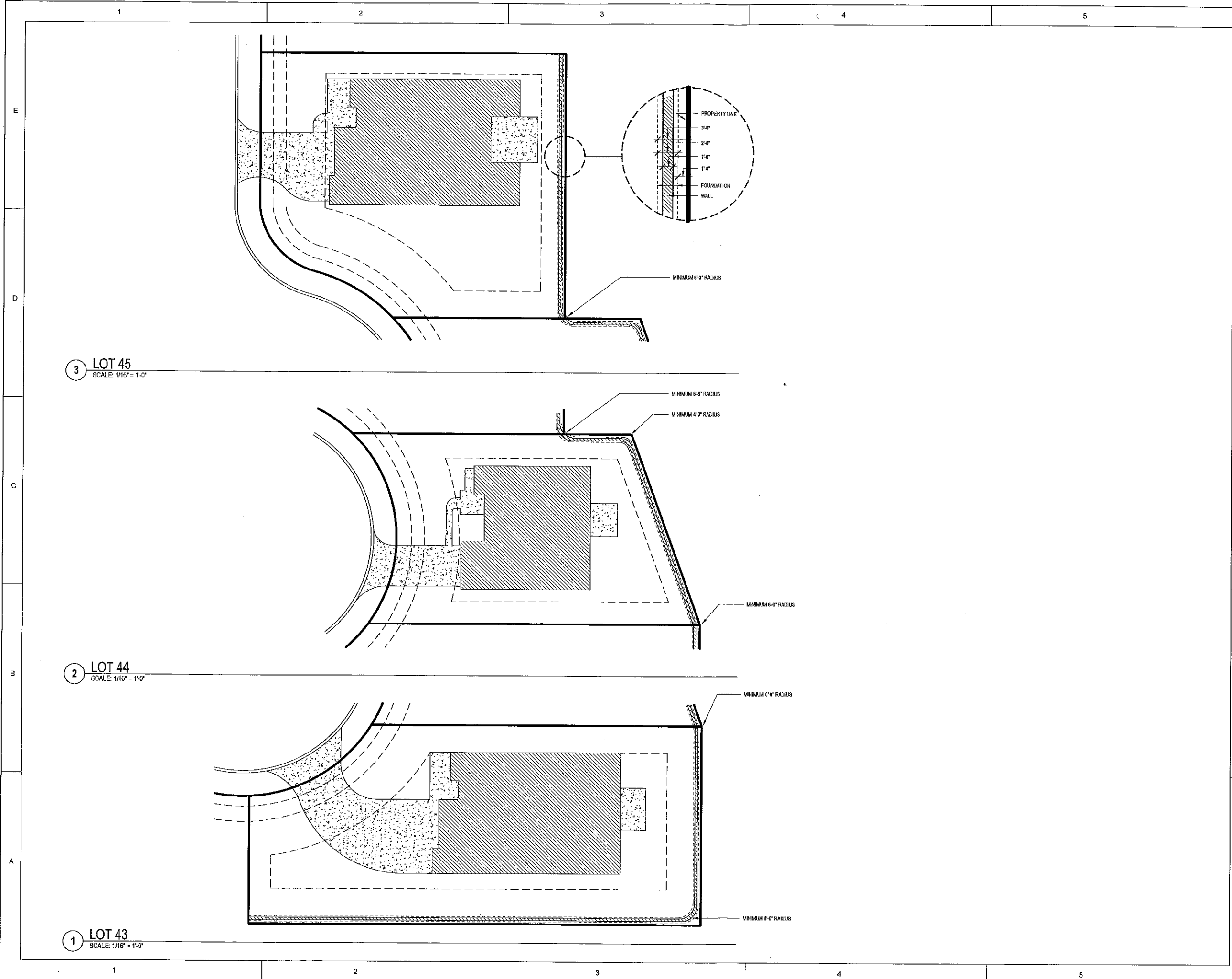
2 TYPICAL BASE STEP UP DETAIL
SCALE: 1" = 1'-0"



3 TYPICAL BASE PREPARATION
SCALE: 3/4" = 1'-0"



4 TYPICAL SECTION
SCALE: 1" = 1'-0"

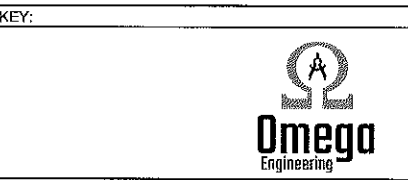
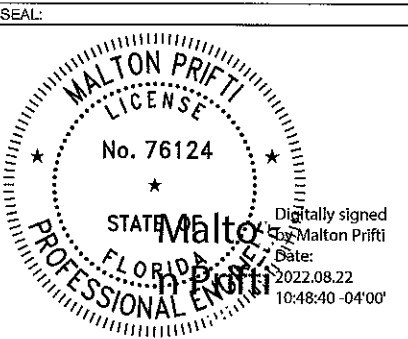


RETAINING WALL

NAME OF PROJECT:
NEW ERA OUTDOORS LLC
95180 Orchid Blossom Trl.,

CLIENT NAME:
MALTON PRIFTI
NO. 76124

ARCHITECT:



SHEET TITLE:
RETAINING WALL PLANS

SHEET NUMBER:

S-101

Reinstalling existing fence per County Code on top of wall.

NINTH 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

ELEVENTH ORDER OF BUSINESS

C.



Field Report

September 14, 2022

Prepared for: Amelia Concourse CDD

Pools:

At this time, there are several things to report regarding the pools.

I have been in contact with Parry Pools regarding the pool finish of the Activity Pool. This pool was resurfaced in early of 2019 and should be covered under warranty. Parry Pools has contacted the applicator (Temp Pools) regarding the finish and we are waiting for a response on what their plan of action will be.

The wading pool is currently closed due to an issue with the pH pump. We have ordered a new pump and will install it when it arrives.

The variable speed controller that we have been waiting for was installed by Compac Filtration on Friday, Sept 9th.

Facility:

Gemstone has installed the lights on the clubhouse. They have been programmed to an “architecture” setting that illuminates a portion of the lights to white. We need direction from the Board on what remaining holidays you would like the lights to be illuminated for and what color.

Of the remaining “old” chairs, accumulated junk was removed from the facility.

We have switched from Waste Pro to Meridian Waste for garbage removal. The reason for the change was frequent missed pick ups.

There have been several concerns regarding the ponds submitted by residents. These concerns were addressed with Sitex and the ponds were treated heavily on Sept 5th. Sitex noted a heavy amount of grass clippings in the ponds. It is also important to note that Sitex was able to successfully use a UTV instead of a boat to treat the ponds. This was at the request of management.

TWELFTH ORDER OF BUSINESS

A.

Amelia Concourse

Community Development District

Unaudited Financial Reporting
August 31, 2022



AMELIA CONCOURSE
Community Development District
Combined Balance Sheet
August 31, 2022

	<i>Governmental Fund Types</i>					<i>Totals (Memorandum Only)</i>
	<i>General</i>	<i>SPE, LLC</i>	<i>Debt Service</i>	<i>Capital Projects</i>	<i>Capital Reserve</i>	
Assets:						
Cash	\$119,882	---	---	---	---	\$119,882
Cash-Regions	---	\$516,568	---	---	---	\$516,568
Investments:						
2007 Series						
Reserve	---	---	\$85,672	---	---	\$85,672
Revenue	---	---	\$2,795,513	---	---	\$2,795,513
Prepayment	---	---	\$75,741	---	---	\$75,741
Construction	---	---	---	\$72,284	---	\$72,284
Cost of Issuance	---	---	---	\$1	---	\$1
Deferred Cost	---	---	---	\$7,366	---	\$7,366
2016 Series						
Reserve	---	---	\$73,251	---	---	\$73,251
Revenue	---	---	\$88,864	---	---	\$88,864
Prepayment	---	---	\$13,424	---	---	\$13,424
2019A Series						
Reserve	---	---	\$106,301	---	---	\$106,301
Revenue	---	---	\$78,260	---	---	\$78,260
Prepayment	---	---	\$16,919	---	---	\$16,919
Construction	---	---	---	\$201	---	\$201
2019B Series						
Reserve	---	---	\$30,056	---	---	\$30,056
Revenue	---	---	\$2,590	---	---	\$2,590
Interest	---	---	\$3,189	---	---	\$3,189
Prepayment	---	---	\$171,994	---	---	\$171,994
Construction	---	---	---	\$606,253	---	\$606,253
SBA	---	---	---	---	\$117,879	\$117,879
Custody	\$323,913	---	---	---	---	\$323,913
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	\$11,681	---	---	---	---	\$11,681
TOTAL ASSETS	\$479,744	\$516,568	\$3,545,396	\$686,104	\$117,879	\$5,345,691
Liabilities:						
Accounts Payable	\$9,311	\$38	---	---	---	\$9,348
Accrued Expenses	\$3,533	---	---	---	---	\$3,533
Due to General Fund	---	---	\$12,935	\$8,859	---	\$21,794
Due to Debt Service	\$1,622	---	---	---	---	\$1,622
Due to Other	---	\$20,578	---	---	---	\$20,578
Due to 07 Debt Service	---	\$493,864	---	---	---	\$493,864
Accrued Principal Payable	---	---	\$245,000	---	---	\$245,000
Fund Balances:						
Restricted for Debt Service	---	---	\$3,287,461	---	---	\$3,287,461
Restricted for Capital Projects	---	---	---	\$677,245	---	\$677,245
Nonspendable	\$2,475	---	---	---	---	\$2,475
Unassigned	\$460,328	\$2,089	---	---	\$117,879	\$580,296
Total Liabilities, Fund Equity, Other	\$479,744	\$516,568	\$3,545,396	\$686,104	\$117,879	\$5,345,691

AMELIA CONCOURSE
Community Development District
GENERAL FUND
Statement of Revenues & Expenditures
For The Period Ending August 31, 2022

Adopted Budget	Prorated Budget 8/31/22	Actual 8/31/22	VARIANCE
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REVENUES:

Special Assessment-Tax Roll	\$348,677	\$348,677	\$354,717	\$6,041
Interest Income	\$50	\$46	\$16	(\$30)
Rental Revenue/Miscellaneous Income	\$500	\$458	\$400	(\$58)
TOTAL REVENUES	\$349,227	\$349,181	\$355,133	\$5,953

EXPENDITURES:

ADMINISTRATIVE:

Supervisors	\$6,000	\$5,500	\$3,200	\$2,300
FICA Expense	\$459	\$421	\$245	\$176
Travel	\$300	\$275	\$0	\$275
Engineering	\$13,000	\$13,000	\$16,450	(\$3,450)
Attorney Fees	\$25,000	\$25,000	\$25,751	(\$751)
Annual Audit	\$4,050	\$4,050	\$4,050	\$0
Dissemination	\$10,100	\$9,258	\$9,450	(\$192)
Assessment Roll	\$7,500	\$7,500	\$7,500	\$0
Property Appraiser	\$2,400	\$2,400	\$2,175	\$225
Trustee Fees	\$10,000	\$2,813	\$8,294	(\$5,482)
Arbitrage	\$1,800	\$1,650	\$1,200	\$450
Management Fees	\$45,000	\$41,250	\$41,250	\$0
Information Technology	\$1,875	\$1,719	\$1,719	\$0
Website Maintenance	\$750	\$688	\$688	\$0
Telephone	\$500	\$458	\$156	\$302
Postage	\$800	\$733	\$764	(\$31)
Insurance	\$10,055	\$10,055	\$9,461	\$594
Printing and Binding	\$1,500	\$1,375	\$1,177	\$198
Legal Advertising	\$4,500	\$4,125	\$707	\$3,418
Other Current Charges	\$550	\$504	\$329	\$175
Office Supplies	\$150	\$138	\$42	\$96
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$146,464	\$133,086	\$134,783	(\$1,696)

FIELD:

Contract Services:

Landscape Maintenance	\$25,000	\$22,917	\$14,685	\$8,232
Lake Maintenance	\$6,686	\$6,129	\$5,838	\$291
Management Company	\$7,140	\$6,545	\$6,545	\$0
Subtotal Contract Services	\$38,826	\$35,591	\$27,068	\$8,523

Repairs & Maintenance:

Repairs & Maintenance	\$16,800	\$15,400	\$15,151	\$249
Irrigation Repairs	\$800	\$733	\$509	\$224
Landscape Contingency	\$10,000	\$9,167	\$5,483	\$3,683
Subtotal Repairs and Maintenance	\$27,600	\$25,300	\$21,143	\$4,157

AMELIA CONCOURSE

Community Development District

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending August 31, 2022

	Adopted Budget	Prorated Budget 8/31/22	Actual 8/31/22	VARIANCE
Utilities:				
Electric	\$28,000	\$25,667	\$26,122	(\$455)
Water & Sewer	\$17,500	\$16,042	\$11,397	\$4,644
Subtotal Utilities	\$45,500	\$41,708	\$37,520	\$4,189
Amenity Center:				
Insurance	\$14,310	\$14,310	\$13,463	\$847
Pool Maintenance	\$14,400	\$13,200	\$13,200	\$0
Pool Chemicals	\$12,480	\$11,440	\$3,588	\$7,852
Pool Permits	\$530	\$486	\$515	(\$29)
Cable	\$1,500	\$1,375	\$1,368	\$7
Janitorial	\$5,000	\$4,583	\$4,737	(\$154)
Facility Maintenance	\$10,000	\$9,167	\$1,320	\$7,847
Pest Control	\$1,500	\$1,375	\$1,092	\$283
Refuse	\$362	\$362	\$453	(\$91)
Holiday Decorations	\$4,000	\$4,000	\$5,095	(\$1,095)
Subtotal Amenity Center	\$64,082	\$60,298	\$44,832	\$15,466
Reserves:				
Capital Outlay	\$0	\$0	\$8,788	(\$8,788)
Capital Reserve Fund	\$26,754	\$26,754	\$26,754	\$0
Subtotal Amenity Center	\$26,754	\$26,754	\$35,542	(\$8,788)
TOTAL FIELD	\$202,762	\$189,651	\$166,104	\$23,546
TOTAL EXPENDITURES	\$349,226	\$322,737	\$300,887	\$21,850
EXCESS REVENUES (EXPENDITURES)	\$0		\$54,246	
FUND BALANCE - Beginning	\$0		\$408,556	
FUND BALANCE - Ending	\$0		\$462,803	

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	\$7	\$0	\$0	\$354,717
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	\$1	\$1	\$0	\$16
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	\$8	\$1	\$0	\$355,133
Expenditures:													
Administrative													
Supervisors	\$0	\$600	\$0	\$600	\$0	\$600	\$0	\$0	\$800	\$0	\$600	\$0	\$3,200
FICA Expense	\$0	\$46	\$0	\$46	\$0	\$46	\$0	\$0	\$61	\$0	\$46	\$0	\$245
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	\$1,763	\$0	\$0	\$0	\$16,450
Attorney Fees	\$1,039	\$2,508	\$1,098	\$3,561	\$1,352	\$3,025	\$1,538	\$3,554	\$2,195	\$5,882	\$0	\$0	\$25,751
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,050	\$0	\$4,050
Dissemination	\$1,100	\$750	\$1,000	\$750	\$750	\$750	\$1,100	\$750	\$1,000	\$750	\$750	\$0	\$9,450
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	\$5,482	\$0	\$0	\$8,294
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600	\$0	\$0	\$600	\$0	\$1,200
Management Fees	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$0	\$41,250
Information Technology	\$156	\$156	\$156	\$156	\$156	\$156	\$156	\$156	\$156	\$156	\$156	\$0	\$1,719
Website Maintenance	\$63	\$63	\$63	\$63	\$63	\$63	\$63	\$63	\$63	\$63	\$63	\$0	\$688
Telephone	\$0	\$42	\$0	\$25	\$0	\$33	\$0	\$49	\$7	\$0	\$0	\$0	\$156
Postage	\$39	\$254	\$2	\$17	\$47	\$44	\$21	\$23	\$11	\$291	\$16	\$0	\$764
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	\$448	\$2	\$0	\$1,177
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	\$23	\$0	\$0	\$329
Office Supplies	\$15	\$1	\$21	\$0	\$1	\$0	\$1	\$0	\$0	\$1	\$0	\$0	\$42
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	\$10,204	\$16,845	\$10,033	\$0	\$134,783
FIELD													
Landscape Maintenance	\$1,469	\$1,469	\$1,469	\$1,469	\$1,469	\$1,469	\$1,469	\$1,469	\$1,469	\$1,469	\$0	\$0	\$14,685
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	\$368	\$368	\$0	\$5,838
Management Company	\$595	\$595	\$595	\$595	\$595	\$595	\$595	\$595	\$595	\$595	\$595	\$0	\$6,545
Repairs & Maintenance	\$417	\$175	\$788	\$0	\$3,671	\$2,887	\$0	\$1,352	\$2,827	\$899	\$2,135	\$0	\$15,151
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	\$2,607	\$2,479	\$0	\$26,122
Water & Sewer	\$1,010	\$947	\$1,289	\$739	\$1,036	\$937	\$1,166	\$1,222	\$1,553	\$561	\$938	\$0	\$11,397
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	\$1,200	\$1,200	\$0	\$13,200
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	\$153	\$146	\$0	\$1,368
Janitorial	\$618	\$393	\$422	\$393	\$553	\$393	\$393	\$393	\$393	\$393	\$393	\$0	\$4,737
Facility Maintenance	\$110	\$110	\$110	\$110	\$110	\$110	\$220	\$110	\$110	\$110	\$110	\$0	\$1,320
Pest Control	\$77	\$77	\$77	\$77	\$77	\$77	\$399	\$77	\$77	\$77	\$0	\$0	\$1,092
Refuse	\$34	\$34	\$34	\$34	\$34	\$34	\$34	\$34	\$34	\$89	\$55	\$0	\$453
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	\$26,754	\$0	\$0	\$26,754
Total Field	\$22,544	\$14,960	\$9,582	\$17,450	\$13,558	\$10,779	\$10,240	\$11,520	\$11,779	\$35,275	\$8,418	\$0	\$166,104
Total Expenses	\$49,960	\$26,727	\$16,194	\$27,144	\$22,004	\$20,382	\$17,659	\$28,264	\$21,983	\$52,120	\$18,451	\$0	\$300,887
Excess Revenues (Expenditures)	(\$49,163)	\$9,905	\$234,433	(\$17,411)	(\$4,301)	(\$8,399)	\$2,177	(\$23,674)	(\$18,758)	(\$52,111)	(\$18,450)	\$0	\$54,246

AMELIA CONCOURSE
Community Development District

AMELIA CONCOURSE SPE, LLC
Statement of Revenues & Expenditures
For The Period Ending August 31, 2022

	Adopted Budget	Prorated Budget 8/31/22	Actual 8/31/22	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	\$138	\$144	(\$6)
Bank Charges/Other Current	\$1,500	\$1,375	\$570	\$805
Contingency/Miscellaneous	\$2,500	\$2,292	\$0	\$2,292
Insurance - Liability	\$1,500	\$1,500	\$1,313	\$188
Management Fees	\$20,000	\$18,333	\$15,100	\$3,233
TOTAL EXPENDITURES	\$25,650	\$23,638	\$17,126	\$6,511
EXCESS REVENUES (EXPENDITURES)	\$0		\$2,018	
FUND BALANCE - Beginning	\$0		\$71	
FUND BALANCE - Ending	\$0		\$2,089	

AMELIA CONCOURSE
Community Development District

2007A DEBT SERVICE FUND

Statement of Revenues & Expenditures
For The Period Ending August 31, 2022

	Adopted Budget	Prorated Budget 8/31/22	Actual 8/31/22	VARIANCE
REVENUES:				
Special Assessments - Tax Roll	\$116,683	\$116,683	\$114,370	(\$2,313)
Interest Income	\$0	\$0	\$2,389	\$2,389
Other Revenue Sources	\$394,692	\$0	\$0	\$0
TOTAL REVENUES	\$511,375	\$116,683	\$116,759	\$76
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	(\$61)	(\$61)
Property Appraiser	\$0	\$0	(\$701)	(\$701)
Other Debt Service Costs	\$0	\$0	(\$6,138)	(\$6,138)
TOTAL OTHER SOURCES AND USES	\$0	\$0	\$1,848,853	\$1,848,853
EXCESS REVENUES (EXPENDITURES)	\$0		\$1,159,479	
FUND BALANCE - Beginning	\$0		\$1,549,887	
FUND BALANCE - Ending	\$0		\$2,709,366	

Reserve	\$85,672
Revenue	\$2,795,513
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>\$2,709,366</u>

AMELIA CONCOURSE
Community Development District

2016 DEBT SERVICE FUND

Statement of Revenues & Expenditures
For The Period Ending August 31, 2022

	Adopted Budget	Prorated Budget 8/31/22	Actual 8/31/22	VARIANCE
REVENUES:				
Special Assessments- Tax Roll	\$149,500	\$149,500	\$151,755	\$2,255
Special Assessments- Prepayments	\$0	\$0	\$13,273	\$13,273
Interest Income	\$30	\$28	\$9	(\$19)
TOTAL REVENUES	\$149,530	\$149,528	\$165,036	\$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		\$9,955	\$21,138
FUND BALANCE - Beginning	\$109,972		\$160,075	
FUND BALANCE - Ending	\$111,912		\$170,031	

Reserve	\$73,251
Revenue	\$88,864
Prepayment	\$13,424
Due to General Fund	(\$7,372)
Due from General Fund	\$1,079
Due from Other	\$785
	<u>\$170,031</u>

AMELIA CONCOURSE
Community Development District

2019A DEBT SERVICE FUND
Statement of Revenues & Expenditures
For The Period Ending August 31, 2022

	Proposed Budget	Prorated Budget 8/31/22	Actual 8/31/22	VARIANCE
REVENUES:				
Special Assessments- Tax Roll	\$212,603	\$212,603	\$203,151	(\$9,452)
Special Assessments- Prepayments	\$0	\$0	\$166,263	\$166,263
Interest Income	\$30	\$31	\$12	(\$19)
TOTAL REVENUES	\$212,633	\$212,634	\$369,427	\$156,793
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)
Principal Expense - 8/1 (Prepayment)	\$0	\$0	\$55,000	(\$55,000)
Interest Expense - 8/1	\$0	\$0	\$777	(\$777)
TOTAL EXPENDITURES	\$239,330	\$239,330	\$456,505	(\$217,175)
OTHER SOURCES/(USES)				
Property Appraiser	\$0	\$0	(\$1,246)	(\$1,246)
Interfund Transfer In/ (Out)	\$0	\$0	(\$5)	(\$5)
TOTAL OTHER SOURCES AND USES	\$0	\$0	(\$1,251)	(\$1,251)
EXCESS REVENUES (EXPENDITURES)	(\$26,697)		(\$88,329)	
FUND BALANCE - Beginning	\$85,939		\$288,564	
FUND BALANCE - Ending	\$59,242		\$200,235	

Reserve	\$106,301
Revenue	\$78,260
Prepayment	\$16,919
Due to General Fund	(\$1,246)
	<u>\$200,235</u>

AMELIA CONCOURSE
Community Development District

2019B DEBT SERVICE FUND
Statement of Revenues & Expenditures
For The Period Ending August 31, 2022

Adopted Budget	Prorated Budget 8/31/22	Actual 8/31/22	VARIANCE
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REVENUES:

Special Assessments- Direct	\$118,350	\$118,350	\$30,693	(\$87,657)
Special Assessments- Prepayments	\$0	\$0	\$1,071,449	\$1,071,449
Special Assessments- Prepayment Interest	\$0	\$0	\$23,354	\$23,354
Interest Income	\$50	\$46	\$19	(\$27)
TOTAL REVENUES	\$118,400	\$118,396	\$1,125,514	\$1,007,119

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)
Principal Expense - 8/1 (Prepayment)	\$0	\$0	\$170,000	(\$170,000)
Interest Expense - 8/1	\$0	\$0	\$2,231	(\$2,231)

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)
Interest Expense - 5/1 (Prepayment)	\$0	\$0	\$125,000	(\$125,000)
Interest Expense - 8/1	\$0	\$0	\$2,266	(\$2,266)

TOTAL EXPENDITURES	\$509,925	\$509,925	\$1,752,534	(\$1,242,609)
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OTHER SOURCES/(USES)

Interfund Transfer In/ (Out)	\$0	\$0	(\$3)	(\$3)
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TOTAL OTHER SOURCES AND USES	\$509,925	\$0	(\$3)	(\$3)
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EXCESS REVENUES (EXPENDITURES)	(\$391,525)	(\$627,023)
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FUND BALANCE - Beginning	\$101,894	\$834,852
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FUND BALANCE - Ending	(\$289,632)	\$207,830
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Reserve	\$30,056
Interest	\$3,189
Revenue	\$2,590
Prepayment	\$171,994
	<u>\$207,830</u>

AMELIA CONCOURSE
Community Development District
CAPITAL PROJECTS FUND
Statement of Revenues & Expenditures
For The Period Ending August 31, 2022

	Series 2007	Series 2019A	Series 2019B
<u>REVENUES:</u>			
Interest Income	\$64	\$0	\$1,134
Total Revenues	\$64	\$0	\$1,134
<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	\$62	\$5	\$3
Interfund Transfer Out	\$0	\$0	\$0
Total Other Sources/(Uses)	\$62	\$5	\$3
EXCESS REVENUES (EXPENDITURES)	\$126	\$5	\$1,136
FUND BALANCE - Beginning	\$79,524	(\$4,041)	\$600,495
FUND BALANCE - Ending	\$79,650	(\$4,036)	\$601,631

AMELIA CONCOURSE
Community Development District
Capital Reserve Fund
Statement of Revenues & Expenditures
For The Period Ending August 31, 2022

Adopted Budget	Prorated 8/31/22	Actual 8/31/22	Variance
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Revenues:

Interest	\$150	\$150	\$613	\$463
Capital Reserve Funding - Transfer In	\$26,754	\$26,754	\$26,754	\$0
Total Revenues	\$26,904	\$26,904	\$27,367	\$463

Expenditures

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	\$16,254
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FUND BALANCE - Beginning	\$89,253	\$101,625
---------------------------------	-----------------	------------------

FUND BALANCE - Ending	\$106,157	\$117,879
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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:		\$85,671.70
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)
Less: August 1, 2022 (Prepayment)	(\$55,000)
Current Bonds Outstanding	\$2,520,000

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:	(\$21,237.50)
Reserve Balance:	(\$21,237.50)
Bonds outstanding - 03/20/2019	\$1,920,000
Less: February 1, 2021 (Prepayment)	(\$205,000)
Less: May 1, 2021 (Prepayment)	(\$190,000)
Less: August 1, 2021 (Prepayment)	(\$190,000)
Less: November 1, 2021 (Prepayment)	(\$320,000)
Less: February 1, 2022 (Prepayment)	(\$250,000)
Less: May 1, 2022 (Prepayment)	(\$200,000)
Less: August 1, 2022 (Prepayment)	(\$170,000)
Current Bonds Outstanding	\$395,000

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)
Less: August 1, 2022 (Prepayment)	(\$125,000)
Current Bonds Outstanding	\$295,000

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	(14,027.06)	114,369.87	151,755.00	203,151.43	354,717.19	823,993.49
TOTAL DUE / RECEIVED	(14,027.06)	114,369.87	151,755.00	203,151.43	354,717.19	823,993.49

SUMMARY OF TAX ROLL RECEIPTS						
NASSAU COUNTY DISTRIBUTION	DATE RECEIVED	AMOUNT RECEIVED	SERIES 2007 RECEIPTS	SERIES 2016 RECEIPTS	SERIES 2019A RECEIPTS	O&M RECEIPTS
1	11/01/21	1,846.54	256.30	340.08	455.26	794.90
2	11/22/21	84,859.65	11,778.48	15,628.61	20,921.72	36,530.84
3	12/06/21	572,200.31	79,421.11	105,382.22	141,073.09	246,323.89
4	12/22/21	9,993.10	1,387.04	1,840.43	2,463.75	4,301.88
5	01/06/22	22,604.43	3,137.48	4,163.06	5,573.01	9,730.88
6	02/07/22	41,000.69	5,690.87	7,551.10	10,108.51	17,650.21
7	03/10/22	27,831.70	3,863.03	5,125.77	6,861.76	11,981.14
8	04/07/22	46,074.21	6,395.08	8,485.49	11,359.36	19,834.28
9	05/09/22	10,658.62	1,479.41	1,963.00	2,627.83	4,588.38
10	06/07/22	4,739.96	657.90	872.96	1,168.61	2,040.49
TAX CERTS	06/07/22	2,167.83	300.89	399.25	534.47	933.22
INTEREST	07/29/22	16.45	2.28	3.03	4.06	7.08
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
TOTAL TAX ROLL RECEIPTS		823,993.49	114,369.87	151,755.00	203,151.43	354,717.19

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
July 1, 2022 through August 31, 2022

Fund	Date	Check #'s	Amount	
<i>Payroll</i>	8/17/22	50177-50179	\$	554.10
			<hr/> Sub-Total	
			\$	554.10
<i>General Fund</i>				
	7/8/22	2075-7079	\$	7,626.21
	7/14/22	2080-2082	\$	2,884.06
	7/22/22	2083-2086	\$	3,539.76
	8/1/22	2087-2089	\$	28,571.50
	8/8/22	2090-2094	\$	16,259.52
	8/29/22	2095-2097	\$	6,091.00
			<hr/> Sub-Total	
			\$	64,972.05
Total			\$	65,526.15

PR300R

PAYROLL CHECK REGISTER

RUN 8/17/22 PAGE 1

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50177	14	FRED C EICHMANN	184.70	8/17/2022
50178	12	JEFFRY A SNOW	184.70	8/17/2022
50179	13	KIMBERLY CHAMERDA	184.70	8/17/2022
TOTAL FOR REGISTER			554.10	

ACON AMELIA CONCOUR DLAUGHLIN

Attendance Sheet

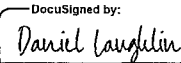
District Name: Amelia Concourse CDD

Board Meeting Date: August 9, 2022 Meeting

	Name	In Attendance	Fee
1	Fred Eichmann	<input type="text" value="yes"/>	\$ 200
2	Harvey Greenberg	<input type="text" value="yes"/>	N/A
3	Bill Toohey	<input type="text" value="NO"/>	\$200
4	Kimberly Chamerda	<input type="text" value="yes"/>	\$200
5	Jeffry Snow	<input type="text" value="yes"/>	\$200

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

Approved for Payment:

DocuSigned by:

848FC2110C1144D...
District Manager Signature

8/11/2022

Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
7/08/22	00081	6/30/22 14	202206 310-51300-32400	AMORT SE2019A 8/1/22 PRPY	*	250.00	
				DISCLOSURE SERVICES, LLC			250.00 002075
7/08/22	00005	7/01/22 249	202207 310-51300-34000	JUL MANAGEMENT FEES	*	3,750.00	
		7/01/22 249	202207 310-51300-52000	JUL WEBSITE ADMIN	*	62.50	
		7/01/22 249	202207 310-51300-35100	JUL INFORMATION TECH	*	156.25	
		7/01/22 249	202207 310-51300-32400	JUL DISSEM AGENT SERVICES	*	750.00	
		7/01/22 249	202207 310-51300-51000	OFFICE SUPPLIES	*	.72	
		7/01/22 249	202207 310-51300-42000	POSTAGE	*	25.54	
		7/01/22 249	202207 310-51300-42500	COPIES	*	72.60	
				GOVERNMENTAL MANAGEMENT SERVICES			4,817.61 002076
7/08/22	00127	7/01/22 367189	202207 320-57200-34500	JUL CLOUD ACCESS CONTROL	*	110.00	
				HI-TECH SYSTEM			110.00 002077
7/08/22	00117	7/06/22 2926	202206 310-51300-31500	JUN GENERAL SERVICES	*	2,195.00	
				KE LAW GROUP, PLLC			2,195.00 002078
7/08/22	00040	6/20/22 54454	202206 320-57200-46400	IRRIG-RPLCD BRKN VALVE	*	253.60	
				TRIM ALL LAWN SERVICE, INC			253.60 002079
7/14/22	00085	7/13/22 144281	202207 310-51300-42500	INCRS ASMT MAILED NOTICES	*	375.42	
		7/13/22 144281	202207 310-51300-42000	INCRS ASMT POSTAGE	*	265.64	
				ADVANCED DIRECT MARKETING SERVICES			641.06 002080
7/14/22	00049	7/01/22 6870	202207 320-57200-46000	JUL JANITORIAL SERVICES	*	393.00	
		7/01/22 6870	202207 320-57200-45300	JUL POOL CLEANING SERVICE	*	1,200.00	
		7/01/22 6870	202207 320-57200-34000	JUL AMENITY CTR SITE MGMT	*	595.00	
				FIRST COAST CMS, LLC			2,188.00 002081
				ACON AMELIA CONCOUR OKUZMUK			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/14/22	00128	6/30/22 2659455	202207 320-57200-46100	REFUSE SERVICE 7/1-8/01	*	55.00	
				MERIDIAN WASTE FLORIDA,LLC			55.00 002082
7/22/22	00049	7/06/22 6887	202206 320-57200-62000	HD HARDWARE	*	25.42	
		7/06/22 6887	202206 320-57200-62000	INYO-33 FILTERS	*	1,134.47	
		7/06/22 6887	202206 320-57200-62000	POOL CHEMICALS	*	419.00	
		7/06/22 6887	202206 300-20700-10100	3% PURCHASING FEE	*	47.37	
				FIRST COAST CMS, LLC			1,626.26 002083
7/22/22	00082	6/28/22 47412925	202206 320-53800-45513	JUN FIRE ANTS SERVICE	*	77.00	
				NADERS PEST CONTROL			77.00 002084
7/22/22	00129	7/01/22 6303B	202207 320-57200-46800	JUL LAKE MAINT 4 PONDS	*	368.00	
				SITEX AQUATICS			368.00 002085
7/22/22	00040	7/01/22 54496	202207 320-57200-46200	JUL LANDSCAPE MAINT PH1PD	*	1,468.50	
				TRIM ALL LAWN SERVICE, INC			1,468.50 002086
8/01/22	00067	7/26/22 07262022	202207 300-20700-10200	FY22 CAPITAL RESERVE FUND	*	26,754.00	
				AMELIA CONCOURSE CDD C/O SBA			26,754.00 002087
8/01/22	00128	7/15/22 2701445	202207 300-15500-10100	8/1-8/31 REFUSE SRV	*	55.00	
				MERIDIAN WASTE FLORIDA,LLC			55.00 002088
8/01/22	00112	7/27/22 3122	202206 310-51300-31100	JUN ENGINEERING SERVICES	*	1,762.50	
				YURO & ASSOCIATES, LLC			1,762.50 002089
8/08/22	00005	8/01/22 250	202208 310-51300-34000	AUG MGT FEES	*	3,750.00	
		8/01/22 250	202208 310-51300-52000	AUG WEBSITE ADMIN	*	62.50	
		8/01/22 250	202208 310-51300-35100	AUG INFORMATION TECH	*	156.25	
		8/01/22 250	202208 310-51300-32400	AUG DISSEM AGENT SERVICES	*	750.00	

ACON AMELIA CONCOUR OKUZMUK

CHECK	VEND#	.....INVOICE.....	...EXPENSED TO...	VENDOR NAME				STATUS	AMOUNT	....CHECK....	
DATE		DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS		AMOUNT	#
TOTAL FOR REGISTER										64,972.05	

1005 Bradford Way
Kingston, TN 37763

Date	Invoice #
6/30/2022	14

Bill To
Amelia Concourse CDD C/O GMS

Terms	Due Date
Net 30	7/30/2022

81A
1,310,513,324

Description	Amount
Amortization Schedule Series 2019A 8-1-22 Prepay \$55,000 <div data-bbox="181 1486 1141 1656"></div>	<div data-bbox="1455 875 1520 896">250.00</div>

Total	\$250.00
Payments/Credits	\$0.00
Balance Due	\$250.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

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

Invoice

Invoice #: 249
Invoice Date: 7/1/22
Due Date: 7/1/22
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 - July 2022 1.310.573.340		3,750.00	3,750.00
Website Administration - July 2022 1.310.573.520		62.50	62.50
Information Technology - July 2022 1.310.573.351		156.25	156.25
Dissemination Agent Services - July 2022 1.310.573.324		750.00	750.00
Office Supplies 1.310.573.510		0.72	0.72
Postage 1.310.573.420		25.54	25.54
Copies 1.310.573.426		72.60	72.60

Total \$4,817.61

Payments/Credits \$0.00

Balance Due \$4,817.61



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 367189
Invoice Date: 07/01/2022
Completed: 07/01/2022
Terms: Due on Aging Date
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

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
127A 1.320.572.315 July Cloud Access Ctrl			

Tech Resolution Note:

AlphaDog is now powered by Hi-Tech!

{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

Invoice # 2926
Date: 07/06/2022
Due On: 08/05/2022

KE Law Group, PLLC

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

7/7 - Ok to pay per Daniel Laughlin

1,310.573,315
117A

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	MG	06/01/2022	Finalize letter and transmit New Supervisor Notebooks to Mr. Eichmann and Ms. Chamerda.	0.40	\$150.00	\$60.00
Service	JW	06/02/2022	Confer with district manager re lake maintenance agreements	0.30	\$250.00	\$75.00
Service	JW	06/03/2022	Draft notice of termination with Solitude and lake maintenance agreement with Sitex	1.30	\$250.00	\$325.00
Service	LG	06/05/2022	Review and revise agreement for lake maintenance services.	0.30	\$250.00	\$75.00
Service	JW	06/10/2022	Draft yoga/class license agreement form	0.50	\$250.00	\$125.00
Service	JK	06/15/2022	Update/transmit yoga license agreement; confer re: litigation documents for removal of fencing; confer with chair re: GMS agreement	1.00	\$280.00	\$280.00
Service	JW	06/15/2022	Research and draft petition for mandatory injunction; draft second letter to homeowners re encroachment; revise lake maintenance agreement and notice of termination; confer with staff on same	2.10	\$250.00	\$525.00
Service	JW	06/16/2022	Confer re basis for lake maintenance termination	0.10	\$250.00	\$25.00
Service	JW	06/17/2022	Transmit agreement for aquatic management with Sitex to district manager	0.10	\$250.00	\$25.00

Service	JK	06/20/2022	Update/edit notice of termination letter and transmit same	0.10	\$280.00	\$28.00
Service	JK	06/22/2022	Update/edit GMS contract amendment and transmit same	0.40	\$280.00	\$112.00
Service	JW	06/23/2022	Research mandatory injunction; confer with staff re encroachment issues	0.20	\$250.00	\$50.00
Service	JW	06/28/2022	Research and draft petition for mandatory injunction and confer with district manager re same	1.70	\$250.00	\$425.00
Service	JW	06/30/2022	Draft petition for mandatory injunction	0.20	\$250.00	\$50.00
Service	MG	06/30/2022	Research unopposed candidates and vacancies	0.10	\$150.00	\$15.00
				Total	\$2,195.00	

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
2926	08/05/2022	\$2,195.00	\$0.00	\$2,195.00
Outstanding Balance				\$2,195.00
Total Amount Outstanding				\$2,195.00

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

Please pay within 30 days.

TRIM ALL LAWN SERVICE, INC.

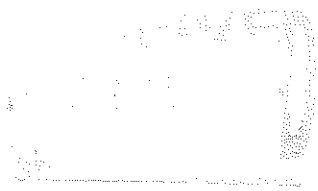
942360 Old Nassauville Road
Fernandina Beach, FL 32034

Date	6/20/2022
Invoice #	54454

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: 6/6/2022

Description	Terms	Due Date
	Net 30	7/20/2022
Description	Amount	
	253.60	
Irrigation Repair required after inspection: Replacement of (1) 1 1/2" valve that is broken located at right side of entry. <div>40A 1.320.572.464</div> 		
Thank you for your business.	Total	\$253.60
	Payments/Credits	\$0.00
	Balance Due	\$253.60

Advanced Direct Marketing Services

3733 Adirolf Rd.

Jacksonville, FL 32207-4719

(V) 904.396.3028 (F) 396.6328

E-mail

jim@adm-service.com

Invoice

DATE	INVOICE #
------	-----------

7/13/2022

144281

BILL TO

Amelia Concourse CDD

475 West Town Place

Suite 114

St Augustine, FL 32092

P.O. NO.		TERMS		PROJECT	
		With Order			
SERVICE DESCRIPTION		QTY	RATE	AMOUNT	
Amelia Concourse CDD					
Load, read, convert files; CASS Certify addresses to enable automation based postage rates; Create automation based sack/tray tags & postal documents; format for laser imaging		458	0.16376	75.00	
Form layout and preparation for merge imaging		1	37.50	37.50	
Laser one sheet front & back		458	0.215	98.47	
Fold customer materials		458	0.04288	19.64	
Customer single color #10 window envelopes		458	0.22117	101.30	
Insert one piece into #10 envelope, seal, prep & deliver to BMEU JAX		458	0.095	43.51	
Postage		458	0.58	265.64	
85A Mailed notices - 1.310.573.425 = \$1375.42 Postage - 1.310.573.420 = \$265.64					
		Subtotal		\$641.06	
		Sales Tax (7.5%)		\$0.00	
		Total		\$641.06	

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

Invoice 6870



BILL TO

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

DATE
07/01/2022

PLEASE PAY
\$2,188.00

DUE DATE
08/30/2022

P.O. NUMBER

Service

MONTH OF SERVICE

~~August 2022~~

49A

July

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 1.320.572.00.45300	1	1,200.00	1,200.00
	Amelia Concourse Contract:Site Management Amenity Center site management 1.320.572.00.34000	1	595.00	595.00

TOTAL DUE

\$2,188.00

THANK YOU.



P.O. BOX 580210
CHARLOTTE, NC 28258-0210
904-849-5122

Invoice

Date	Invoice #
06/30/2022	2659455

Bill To:

C/O GMS INC AMELIA CONCOURSE CDD
85200 AMARYLLIS CT
FERNANDINA BEACH FL 32034

Location:

C/O GMS IN AMELIA CONCOURSE CDD
85200 AMARYLLIS CT
FERNANDINA BEACH FL 32034

DATE PAID _____


CHECK NO. _____

AMOUNT _____

Due Date 07/20/2022**Account No.** 30-1201917 7

For proper credit please return top portion.

DATE	DESCRIPTION	QTY	TOTAL		
06/29/22	START SERVICE 07/01-08/01				
06/29/22	95GL TRASH SERVICE # P/U: 1	1.00	27.50		
06/29/22	START SERVICE 07/01-08/01				
06/29/22	95GL TRASH SERVICE # P/U: 1	1.00	27.50		
128A 1.320.572.461					
Your next invoice may reflect a change in rates. Online bill pay is available 24/7 visit www.MeridianWaste.com your access code is: 0640464		Total Invoice	55.00		
AGE	CURRENT	30 DAYS	60 DAYS	90 DAYS	Please Pay
AMOUNT	55.00	0.00	0.00	0.00	\$55.00



Please pay from this invoice. This includes your remittance portion.

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 6887

DATE 07/06/2022 TERMS Net 60

DUE DATE 09/04/2022

P.O. NUMBER

Reimbursables

MONTH OF SERVICE

June 2022

DATE	ACTIVITY	QTY	RATE	AMOUNT
06/28/2022	Home Depot Pro - hardware			25.42
06/28/2022	Inyo - 33 filters			1,134.47
06/29/2022	Hawkins invoice #6223245- pool chemicals			419.00
	Purchasing Fee	1,578.89	0.03	47.37
	3% purchase fee			

1,320.57200, 62000
49A

TOTAL DUE

\$1,626.26



PO BOX 2317
Jacksonville FL 32203-2317

INVOICE

Page 1 of 1

INVOICE DATE	05/17/2022
INVOICE NUMBER	685860884
ACCOUNT NUMBER	918852
ORDER NO.	44125369

FOR INQUIRIES CALL: (800) 345-3000

FAX: (800) 220-3291

www.HomeDepotPro.com/Multifamily
customer@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			
44125369			AC		THDPU-902			1%10 DAYS, NET 30		0.24			
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: 05/17/22													
Register#: 062 Trans#: 4452													
Cardholder: DAVE BYER													
Card Nickname: MAGNOLIA WEST STAFF CARD													
Card#: XXXX-XXXX-XXXX-1790													
1	HD362654	7	GE SIL II W&D WHITE 10.1 OZ		1	1	0	EA		11.98	11.98	T	
Receipt SKU: 077027050103													
2	HD0002002218	7	LOCTITE POWER GRAB ULT CLEAR 9 OZ		1	1	0	EA		11.78	11.78	T	
Receipt SKU: 079340652842													
PRODUCT CATEGORY TOTALS (INCLUDES APPLICABLE SALES TAX)													
7-Paints and Sundries			25.42										
NET MERCHANDISE TOTAL			TAX TOTAL			SPECIAL CHARGES			INVOICE TOTAL				
23.76			1.66			0.00			25.42				

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	685860884	05/17/2022	25.42
IF PAID BY 05/27/2022 AMT DUE: 25.18		IF PAID AFTER 05/27/2022 AMT DUE: 25.42	NET DUE DATE 06/16/22
DEDUCT 0.24 IF PAID BY 05/27/22 *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



Tony Shiver <tony@firstcoastcms.com>

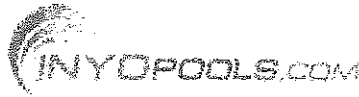
Handwritten signature

Inyo Pool Products Order Confirmation Order #1330970

1 message

InyoPools.com <inyo_orders@inyopools.com>
To: Tony@firstcoastcms.com

Sun, Jun 26, 2022 at 6:58 AM



[Chat with Us](#)

PARTS | PUMPS | MOTORS | CLEANERS | VIEW ALL

Order Confirmation

Hello, Tony! Thank you for placing an order with INYO pools.com!

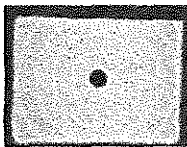
Here is a summary of your purchase.

Order Number: 1330970

Order Date: 06/26/2022

[Track Order](#)

Order Items



Filter, Grid 24x17.5 (fg-2417) 4950-21

Shipping: 2 Day

Qty: 33

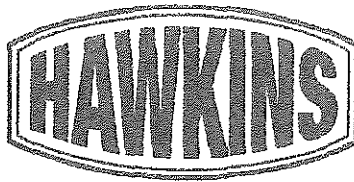
Price: \$27.99

Total: \$923.67

Your Shipping Information:

Attn: Tony Shiver
First Coast CMS
352 Perdido St
Saint Johns, FL 32259

Subtotal:	\$923.67
Tax:	\$60.04
Shipping:	\$150.76
Handling:	\$0.00
TOTAL:	\$1,134.47
Payment:	Visa



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

Original

INVOICE

Total Invoice **\$419.00**
Invoice Number **6223245**
Invoice Date **6/27/22**
Sales Order Number/Type **3902828 SO**
Branch Plant **74**
Shipment Number **4558517**

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

Ship To: **295171**
FIRST COAST CMS AMELIA CONCOURS
85164 Amaryllis Ct
Fernandina Beach FL 32097

Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#			P.O. Release		Sales Agent #
6/27/22	Credit Card	PPD Origin	HAWKINS SOUTHEAST FLEET						B74
Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	42756	Filter Media	N	2.0000	BG	\$17.0000	BG	24.0 LB	\$34.00
		12 LB BG 1.6 cft Cela/Perlite		2.0000	BG			26.0 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00
2.000	43967	Ultra-Chlor (Sod. Hypo 12.5%)	N	200.0000	GA	\$1.8650	GA	2,018.0 LB	\$373.00
		1 GA BLK (Mini-Bulk)		200.0000	GA			2,184.7 GW	

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

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

Page 1 of 1

Tax Rate **0 %**
Sales Tax **\$0.00**

Invoice Total **\$419.00**

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

Please
Remit To:

Hawkins, Inc.
P.O. Box 860263
Minneapolis, MN 55486-0263

This contractor and subcontractor shall abide by the requirements of 41 CFR §60-1.4(a), 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against all individuals based on their race, color, religion, sex, or national origin. Moreover, these regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, national origin, protected veteran status or disability.

www.hawkinsinc.com

Job# 2270481



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

INVOICE: 47412925
DATE: 6/28/2022
ORDER: 47412925

[1328696]

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

[1328696]

904-537-9034

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

7/15 - Ok to pay per Daniel Laughlin

6/28/2022

12:17 PM

CJADAMS

Charley Adams

6/28/2022

RPC-FIRE ANT

Fire Ant Service

\$77.00

Access Code to Pool Area- 7946#

SUBTOTAL	\$77.00
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$77.00

82A
1.320.538.45513

AMOUNT DUE \$77.00

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE



Invoice

7643 Gate Parkway
Suite# 104-167
Jacksonville, FL 32256

Date	Invoice #
7/1/2022	6303B

Bill To
Amelia Concourse CDD Tony Shiver 352 Period St. St. Johns, FL 32259

129A

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
	Monthly Lake Maintenance-4 Ponds-July 1.320.572.468	368.00	368.00
		Payments/Credits	\$0.00
		Balance Due	\$368.00

TRIM ALL LAWN SERVICE, INC.

942360 Old Nassauville Road

Fernandina Beach, FL 32034

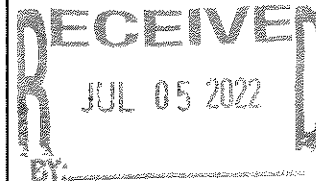
Date	7/1/2022
Invoice #	54496

(904) 491-3232 Trimalllawn@gmail.com

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

Property Address

JULY MONTHLY MAINTENANCE	PO #	Terms
		Net 30
Description	Amount	
Monthly Maintenance ^{sub} Landscape	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	
1.320.572.462 40A		
Thank you for your business.	Total	\$1,468.50
	Payments/Credits	\$0.00
	Balance Due	\$1,468.50



Amelia Concourse
COMMUNITY DEVELOPMENT DISTRICT

General Fund

RECEIVED JUL 26 2022

Check Request

Date	Amount	Authorized By
July 26, 2022	\$26,754.00	Oksana Kuzmuk

Payable to:

Amelia Concourse CDD C/O SBA #67

Date Check Needed:

Budget Category:

ASAP	001.300.20700.10200
------	---------------------

Intended Use of Funds Requested:

FY22 Capital Reserve Fund
(Attach supporting documentation for request.)



P.O. BOX 580210
CHARLOTTE, NC 28258-0210
904-849-5122

Invoice

Date	Invoice #
07/15/2022	2701445

Bill To:
C/O GMS INC AMELIA CONCOURSE CDD 85200 AMARYLLIS CT FERNANDINA BEACH FL 32034

Location:
C/O GMS IN AMELIA CONCOURSE CDD 85200 AMARYLLIS CT FERNANDINA BEACH FL 32034

DATE PAID _____

CHECK NO. _____

AMOUNT _____

Due Date 08/02/2022


Account No. 30-1201917 7

Service Dates 08/01/22--08/31/22

For proper credit please return top portion.

DATE	DESCRIPTION	QTY	TOTAL
07/15/22	95GL TRASH SERVICE # P/U: 1	1.00	27.50
07/15/22	95GL TRASH SERVICE # P/U: 1	1.00	27.50
<div>1,320.572.461</div> <div>128A</div> <div>Refuse svr</div> <div>8/1 - 8/31</div>			
Your next invoice may reflect a change in rates. Online bill pay is available 24/7 visit www.MeridianWaste.com your access code is: 0640464			
		Total Invoice	55.00

AGE	CURRENT	30 DAYS	60 DAYS	90 DAYS	Please Pay
AMOUNT	110.00	0.00	0.00	0.00	\$110.00



Meridian Waste

Please pay from this invoice. This includes your remittance portion.



Engineering / Permitting
Development Services
Property Management
Construction Management
ADA Consulting

Invoice

Date	Invoice #
7/27/22	3122

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 - June Engineering Expenses			
Amelia Conc...	6/6/22	permit as-built search for 85456 Amaryllis	2	135.00	270.00
Amelia Conc...	6/13/22	Survey field work for 85452 Amaryllis	3	135.00	405.00
Amelia Conc...	6/13/22	Survey field work for 85452 Amaryllis	3	115.00	345.00
Amelia Conc...	6/21/22	85452 Amaryllis - convert survey field work into working drawing, review & evaluate elevations	3.5	135.00	472.50
Amelia Conc...	6/22/22	85452 Amaryllis - convert survey field work into working drawing, review & evaluate elevations	2	135.00	270.00
<p>1.310.57300.31100</p> <p>112A</p>					
Total					\$1,762.50

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

Invoice

Invoice #: 250
Invoice Date: 8/1/22
Due Date: 8/1/22
Case:
P.O. Number:

Bill To:

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

Description		Hours/Qty	Rate	Amount
Management Fees - August 2022	340		3,750.00	3,750.00
Website Administration - August 2022	520		62.50	62.50
Information Technology - August 2022	357		156.25	156.25
Dissemination Agent Services - August 2022	324		750.00	750.00
Office Supplies	910		0.21	0.21
Postage	1,310,513,420		15.93	15.93
Copies	1,310,513,425		2.25	2.25
Total				\$4,737.14
Payments/Credits				\$0.00
Balance Due				\$4,737.14



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 368898
Invoice Date: 08/01/2022
Completed: 08/01/2022
Terms: Due on Aging Date
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

HiTechFlorida.com

Description	Qty	Rate	Amount
11578 - Access Control System - Amelia Concourse CDD - 85200 Amaryllis Court, Fernandina Beach, FL			
Alarm.com Cloud Access Control <i>Aug</i>	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
<i>1,320.572.345</i> <i>127A</i>			

Tech Resolution Note:

Welcome 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

7643 Gate Parkway
Suite# 104-167
Jacksonville, FL 32256

Date	Invoice #
8/1/2022	6449B

Bill To
Amelia Concourse CDD Tony Shiver 352 Period St. St. Johns, FL 32259

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
	Monthly Lake Maintenance-4 Ponds-August 129A 1.320 572.468	368.00	368.00
		Balance Due	\$368.00



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
"Copy of Previously Printed Invoice"

Invoice Number: 6502939
Invoice Date: 04/25/2022
Account Number: 239536000
Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

AMELIA CONCOURSE SERIES 2019A/2019B1/2019B2

Accounts Included	239536000	239536001	239536002	239536003	239536004	239536005
In This Relationship:	239536006	260001000	260001001	260001002	260001003	260001004
	260001005	260001006	260001007	260001008	260001009	260001010
	260001012	260001013				

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
04200 Trustee	1.00	2,750.00	100.00%	\$2,750.00
Subtotal Administration Fees - In Advance 04/01/2022 - 03/31/2023				\$6,500.00
Incidental Expenses 04/01/2022 to 03/31/2023	6,500.00	0.0775		\$503.75
Subtotal Incidental Expenses				\$503.75
TOTAL AMOUNT DUE				\$7,003.75

22 A
Fy22 001.310.573.323 = \$3750.00
Fy23 001.300.15500.10100 = \$2750
le: = \$503.75



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

"Copy of Previously Printed Invoice"
Invoice Number:
Account Number:
Invoice Date:
Direct Inquiries To:
Phone:

6502939
239536000
04/25/2022
STACEY JOHNSON
407-835-3805

AMELIA CONCOURSE CDD
ATTN DISTRICT MANAGER
475 WEST TOWN PLACE SUITE 114
WORLD GOLF VILLAGE
ST AUGUSTINE FL 32092

AMELIA CONCOURSE SERIES 2019A/2019B1/2019B2

RECEIVED AUG 03 2022

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$7,003.75

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

AMELIA CONCOURSE SERIES 2019A/2019B1/2019B2

Invoice Number: 6502939
Account Number: 239536000
Current Due: \$7,003.75

Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 239536000
Invoice # 6502939
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

3/3

AMELIA CONCOURSE COMMUNITY DEVELOPMENT
DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS,
SERIES 2016 (PHASE II PROJECT)

Invoice Number: 6610037
Invoice Date: 07/25/2022
Account Number: 245406000
Direct Inquiries To: SCOTT SCHUHLE
Phone: 954-938-2476

Accounts Included 245406000 245406001 245406002 245406003 245406004
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP				
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
Subtotal Administration Fees - In Advance 07/01/2022 - 06/30/2023				\$3,750.00
Incidental Expenses 07/01/2022 to 06/30/2023	3,750.00	0.0775		\$290.63
Subtotal Incidental Expenses				\$290.63
TOTAL AMOUNT DUE				\$4,040.63

1.340.513.323
Trustee Fy 22 SE 2016 = \$937.50
Trustee Fy 23 SE 2016 = \$2812.50
incidental exp = \$290.63

22A





MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

6610037



000003542 02 SP 106481533036632 P

AMELIA CONCOURSE CDD
ATTN DISTRICT MANAGER
475 WEST TOWN PLACE SUITE 114
WORLD GOLF VILLAGE
ST AUGUSTINE FL 32092





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 6610037
Account Number: 245406000
Invoice Date: 07/25/2022
Direct Inquiries To: SCOTT SCHUHLE
Phone: 954-938-2476

AMELIA CONCOURSE CDD
ATTN DISTRICT MANAGER
475 WEST TOWN PLACE SUITE 114
WORLD GOLF VILLAGE
ST AUGUSTINE FL 32092

AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE
BONDS,
SERIES 2016 (PHASE II PROJECT)

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$4,040.63

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

AMELIA CONCOURSE COMMUNITY DEVELOPMENT
DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS,
SERIES 2016 (PHASE II PROJECT)

Invoice Number: 6610037
Account Number: 245406000
Current Due: \$4,040.63

Direct Inquiries To: SCOTT SCHUHLE
Phone: 954-938-2476

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 245406000
Invoice # 6610037
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





INVOICE

Invoice # 3545
Date: 08/08/2022
Due On: 09/07/2022

KE Law Group, PLLC

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

approved

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

117A
1,310.573,315

ACCDD-01

Amelia Concourse CDD - General

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	GK	07/01/2022	Research remedies available for resident encroachment on District access and drainage easements and draft requests for admission	3.10	\$250.00	\$775.00
Service	GK	07/02/2022	Review Declaration of Easements, Covenants, Conditions and Restrictions for Amelia Concourse Phase 2 and deeds for homeowners with easement obstructions in preparation for drafting injunctions for removal of fences; draft RFP, interogs and summary judgment	1.70	\$250.00	\$425.00
Service	JW	07/06/2022	Research and draft requests for production, interrogatories, and motion for summary judgment for fence encroachment	3.40	\$250.00	\$850.00
Service	JW	07/07/2022	Research and draft requests for production, interrogatories, and motion for summary judgment for fence encroachment	2.30	\$250.00	\$575.00
Service	GK	07/08/2022	Continue research regarding removal of easement obstructions and availability of self-help remedies for removal.	0.80	\$250.00	\$200.00
Service	GK	07/11/2022	Continue research easement obstruction remedies available for removal of fences, blockage to access and drainage easement.	0.70	\$250.00	\$175.00
Service	GK	07/12/2022	Continue research regarding easement interference and remedies for the same in	0.90	\$250.00	\$225.00

			preparation for filing injunction for access and drainage easement encroachment.			
Service	GK	07/17/2022	Continue research remedies available for removal of easement obstruction, burden of proof.	1.40	\$250.00	\$350.00
Service	GK	07/18/2022	Complete research remedies available for removal of easement obstruction, burden of proof.	1.60	\$250.00	\$400.00
Service	JK	07/18/2022	Review updated research and documentation on injunction	0.20	\$280.00	\$56.00
Service	GK	07/22/2022	Continue research regarding legal remedies and procedure for removal of easement obstructions installed by homeowners.	1.30	\$250.00	\$325.00
Service	GK	07/24/2022	Revise mandatory injunction for fence removal	0.80	\$250.00	\$200.00
Service	JK	07/25/2022	Review injunction updates and confer with engineer and district manager on various items for same; confer re: lake maintenance provider	0.80	\$280.00	\$224.00
Service	JK	07/26/2022	Confer re: budget adoption and assessment resolutions and confer with manager re: SPE Fund components	0.20	\$280.00	\$56.00
Service	MG	07/27/2022	Prepare budget resolutions	0.60	\$150.00	\$90.00
Service	GK	07/28/2022	Prepare Petition for Injunction model	0.90	\$250.00	\$225.00
Service	JK	07/29/2022	Confer re: final complaints for filing	0.20	\$280.00	\$56.00
Service	GK	07/29/2022	Prepare Petition for Injunction for subsequent addresses	2.70	\$250.00	\$675.00
				Total	\$5,882.00	

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
3545	09/07/2022	\$5,882.00	\$0.00	\$5,882.00
Outstanding Balance				\$5,882.00



P.O. BOX 580210
CHARLOTTE, NC 28258-0210
904-849-5122

Invoice

Date	Invoice #
08/15/2022	2771570

Bill To:
C/O GMS INC AMELIA CONCOURSE CDD 85200 AMARYLLIS CT FERNANDINA BEACH FL 32034

Location:
C/O GMS IN AMELIA CONCOURSE CDD 85200 AMARYLLIS CT FERNANDINA BEACH FL 32034


DATE PAID _____ CHECK NO. _____ AMOUNT _____

Due Date 08/30/2022
Account No. 30-1201917 7
Service Dates 09/01/22--09/30/22

For proper credit please return top portion.

DATE	DESCRIPTION	QTY	TOTAL
08/15/22	95GL TRASH SERVICE # P/U: 1	1.00	27.50
08/15/22	95GL TRASH SERVICE # P/U: 1	1.00	27.50
1.320.572.461 128A			
Approved - Daniel Laughlin			
Your next invoice may reflect a change in rates. Online bill pay is available 24/7 visit www.MeridianWaste.com your access code is: 0640464			
		Total Invoice	55.00

AGE	CURRENT	30 DAYS	60 DAYS	90 DAYS	Please Pay
AMOUNT	55.00	0.00	0.00	0.00	\$55.00



Please pay from this invoice. This includes your remittance portion.

From: jbrazee@naderspestraiders.com
Subject: Invoice for Service
Date: August 25, 2022 at 1:54 PM
To: mbronson@gmsnf.com



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

INVOICE

82A
1,320,558,45373

Bill To [1328696] Amelia Concourse Amenities Center Tony Shiver 393 Palm Coast Pkwy SW Ste 4 Palm Coast, FL 32137-4773	Service Address [1328696] Amelia Concourse Amenities Center Tony Shiver 85200 Amaryllis Ct Fernandina Beach, FL 32034-9716
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Invoice # 47033409
Invoice Date 05/23/2022
Service Date 05/23/2022

Technician Charley Adams
License #
Target Pest
Purchase Order

Service	Description	Price
RPC-FIRE ANT	Fire Ant Service <i>may</i>	\$77.00
Subtotal		\$77.00
Tax		\$0.00
Total		\$77.00
Amount Paid		\$0.00
Balance		\$77.00

Thank you for your business! If you have any questions, please call us.

Order/Service Instructions Access Code to Pool Area- 7946#



From: jbrazee@naderspestraiders.com
Subject: Invoice for Service
Date: August 25, 2022 at 1:54 PM
To: mbronson@gmsnf.com



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

82A

INVOICE

1,320,538.45512

Bill To [1328696] Amelia Concourse Amenities Center Tony Shiver 393 Palm Coast Pkwy SW Ste 4 Palm Coast, FL 32137-4773	Service Address [1328696] Amelia Concourse Amenities Center Tony Shiver 85200 Amaryllis Ct Fernandina Beach, FL 32034-9716
--	---

Invoice # 47800487
Invoice Date 07/14/2022
Service Date 07/14/2022

Technician Charley Adams
License #
Target Pest
Purchase Order

Service	Description	Price
RPC-FIRE ANT	Fire Ant Service	\$77.00
Subtotal		\$77.00
Tax		\$0.00
Total		\$77.00
Amount Paid		\$0.00
Balance		\$77.00

Thank you for your business! If you have any questions, please call us.

Order/Service Instructions Access Code to Pool Area- 7946#





Fernandina Office 904-225-9425

PO Box 1330

Yulee, FL 32041-1330

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

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

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

Customer Number: 1328696 **Statement Date:** 08/19/22 **Payment Due Upon Receipt**

Date	Invoice #	Description	Amount	Tax	Balance
Service Address: 85200 Amaryllis Ct, Fernandina Beach, FL 32034-9716					
05/23/22	47033409	Fire Ant Service	\$77.00	\$0.00	\$77.00
07/14/22	47800487	Fire Ant Service	\$77.00	\$0.00	\$77.00

RECEIVED AUG 24 2022

Current: \$0.00**Past Due:** \$154.00**Total Amount Due:** \$154.00

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 CONOURSE AMENITIES CENTER 8
 TONY SHIVER 1584
 393 PALM COAST PKWY SW UNIT 4
 PALM COAST FL 32137-4774



Please check Invoice(s) paid below.

Invoice #	Amount	Invoice #	Amount
<input type="checkbox"/> 47033409	\$77.00	<input type="checkbox"/>	
<input type="checkbox"/> 47800487	\$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"/>	

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

Please make checks payable and remit to:

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



Statement Date: 08/19/22
 Customer Number: 1328696

Balance Forward: \$154.00

Amount: _____

Amount Due: \$154.00

Check # _____