

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

*January 17, 2023*

## *AGENDA*

**Amelia Concourse  
Community Development District**

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

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January 10, 2023

Board of Supervisors  
Amelia Concourse Community Development District  
**Staff/Supervisor Call In #: 1-877-304-9269 Code 3537070**

Dear Board Members:

The Amelia Concourse Community Development District Board of Supervisors Meeting is scheduled to be held **Tuesday, January 17, 2023 at 11:00 a.m. at the Amelia Concourse Amenity Center, 85200 Amaryllis Court, Fernandina Beach, Florida 32034.**

Following is the agenda for the meeting:

- I. Call to Order
- II. Public Comment
- III. Organizational Matters
  - A. Oath of Office for Newly Elected Supervisors
  - B. Consideration of Resolution 2023-01, Designating Officers
- IV. Staff Reports (1)
  - A. District Engineer
  - B. Landscape Report
- V. Approval of Minutes of the November 15, 2022 Meeting
- VI. Other Business
- VII. Staff Reports (2)
  - A. District Counsel
  - B. District Manager
  - C. Field Operations Manager – Report
- VIII. Financial Reports
  - A. Balance Sheet and Statement of Revenues & Expenditures

B. Approval of Check Register

IX. Supervisors' Requests and Audience Comments

X. Next Scheduled Meeting – March 21, 2023 at 11:00 a.m. the Amelia Concourse  
Amenity Center

XI. Adjournment

### *THIRD ORDER OF BUSINESS*

*B.*

**RESOLUTION 2023-01**

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

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

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

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

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

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

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

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

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

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

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

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

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

**PASSED AND ADOPTED THIS 17th DAY OF JANUARY, 2023.**

**ATTEST**

**AMELIA CONCOURSE COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

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

Present and constituting a quorum were:

Harvey Greenberg	Chairman
Bill Toohey	Vice Chairman
Jeff Snow	Supervisor
Kimberley Chamerda	Supervisor
Fred Eichmann	Supervisor

Also present were:

Daniel Laughlin	District Manager
Lauren Gentry	District Counsel
Mike Yuro	District Engineer
Tony Shiver	First Coast CMS

The following is a summary of the discussions and actions taken at the November 15, 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. Robert Brown, Orchid Blossom Trail, stated, "At the last meeting there was an item brought up regarding the south retaining ponds between Orchid Blossom and Windflower and an issue with grading. They finished the house and it's been sodded, but the area behind it has never been sodded or graded, so it's still in the same condition."

Mr. Laughlin stated, "We haven't accepted those areas yet from the developer, but there will be a checklist of items for the developer to complete before the District will accept maintenance responsibilities."

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

Mr. Yuro stated, “On the grading issue, I have reached out to Louis Cowling with the developer to let them know that the residents and the CDD are going to expect that to be regraded. I’m happy to reach out to him again so that it doesn’t fall off the list of things to do.”

Mr. Laughlin stated, “We also had a discussion at the last meeting on the pond bank issue with the resident. We have sent a letter to them about repairing it. Last I spoke to Louis, he was going to have some people come out there and look at it. I sent him the as-builts and surveys”

Mr. Greenberg asked, “Do you want to briefly report on the issue that has been going on where apparently the homeowners have taken to correcting the deficiencies that either the builder or the town permitted?”

Mr. Laughlin stated, “Essentially, they had high water levels, and the pond was coming up almost to their fence, so the engineer did a survey and looked at the as-builts, and from what we can tell, the developer didn’t have enough dirt brought in when they graded the lots, so their pond bank sits lower than the people next to them. It’s a combination of the issue on the resident’s property and the CDD pond banks, so we’re working to get them to repair that right now.”

**B. Trim All Landscape Report**

Mr. Shiver provided the Board with an overview of landscape maintenance items that have taken place since the last meeting.

Mr. Greenberg asked Mr. Shiver to speak with Trim All regarding mulch bags that were left in the street.

**FOURTH ORDER OF BUSINESS****Approval of Minutes of the September 20, 2022 Meeting**

There being no comments on the minutes, a motion followed.

On MOTION by Mr. Toohey seconded by Mr. Eichmann with all in favor the minutes of the September 20, 2022 meeting were approved as revised.

**FIFTH ORDER OF BUSINESS****Consideration of Proposals for Landscape and Irrigation Maintenance Services**

- A. BrightView**
- B. Coastal Greenery**
- C. Trim All**

Copies of the proposals were provided to the Board members for their review. Mr. Shiver provided an overview of the proposals, noting the current vendor, Trim All, provided the lowest bid.

Mr. Greenberg questioned whether the number of visits should be increased to twice per week. Mr. Snow stated that he's not sure whether increasing the number of visits would resolve the biggest issue, which is trimming around the ponds.

The Board members asked staff for their opinion on the contractors. Both Mr. Shiver and Mr. Laughlin noted they work with BrightView on other districts and spoke favorably of the service provided in those communities.

On MOTION by Mr. Toohey seconded by Mr. Eichmann with all in favor BrightView's proposal for landscape and irrigation maintenance services was approved.

Mr. Laughlin noted a termination letter will be provided to Trim All.

#### **SIXTH ORDER OF BUSINESS**

#### **Update on Phase II and III Easement Access**

Ms. Gentry reminded the Board there were petitions for injunctions filed in Phase II and Phase III for the properties that still have fences or other encroachments in the easement areas. In Phase II there were six injunctions filed. Three have been dismissed without prejudice because the property owners agreed to move the fences. Two of the individuals asked the court for more time to respond. The last one of the six has a hearing set to go before the judge to argue the case for why the District is entitled to an injunction.

In Phase III, there have been two petitions for injunctions filed and both were voluntarily dismissed because the homeowners agreed to move the fences.

#### **SEVENTH ORDER OF BUSINESS**

#### **Ratification of Requisition No. 36**

Mr. Laughlin noted requisition number 36 is for an invoice that was approved when it was first submitted, however it fell through the cracks during the transition between engineers and was never processed.

On MOTION by Mr. Snow seconded by Ms. Chamerda with all in favor requisition number 36 was ratified.

**EIGHTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**NINTH ORDER OF BUSINESS**

**Staff Reports (2)**

**A. District Counsel**

There being nothing further to report, the next item followed.

**B. District Manager**

There being nothing further to report, the next item followed.

**C. Field Operations Manager – Report**

Mr. Shiver provided the Board with an overview of his report, a copy of which was included in the agenda package.

Mr. Greenberg noted the District is in the process of saving funds for the purpose of renovating to the amenity facilities. He asked the Board if they would be amenable to obtaining proposals to evaluate whether the current facility system's capacity is appropriate, or if the systems should be expanded or improved on. Mr. Toohey stated that the most important items to look at are the equipment serving the facilities. Mr. Shiver mentioned a firm called Wet Engineering that can advise on anything related to the design of the pools for a fee around \$2,000 to \$3,000.

The Board directed Mr. Shiver to obtain a proposal from Wet Engineering.

**TENTH 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. Approval of Check Register**

A copy of the check register totaling \$344,629.88 was included in the agenda package. Mr. Laughlin noted \$250,000 of that total was a transfer of funds in the State Board of Administration investment account.

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

**ELEVENTH ORDER OF BUSINESS****Supervisors' Requests and Audience Comments****Supervisor Requests**

There being none, the next item followed.

**Audience Comments**

Mr. Jim Murphy, Orchid Blossom Trail, asked if there is a timeframe for when Phase 3 will be turned over to the homeowner's association. Mr. Laughlin responded that the homeowner's association is a different entity. Mr. Greenberg stated that they were required to turn it over a long time ago.

A resident asked what is going on with the area outside the fence between the fence and the sidewalk. Mr. Greenberg responded that the area is part of a punch list before the property can be turned over to the District. Mr. Laughlin noted that he has spoken to the County Engineer and requested he be notified when the walk-through is scheduled.

Mr. Rich Wheeler, Cornflower, asked if a discussion on solutions for reducing vandalism will be part of the closed session to take place at the end of the meeting, and if the Board will report back on what will be done at the January meeting. Mr. Laughlin explained that some details can be made public, however there are some items that are confidential.

Mr. Wheeler also stated that the amenity facility is beginning to look neglected and asked if cleanup of the facility will be part of the multi-year plan discussed earlier in the meeting. Mr. Shiver responded that those items will be taken care of earlier, such as the stones around the facility, the tops of the columns, and the door located in the back.

*Mr. Toohey left the meeting at this time.*

*The Board entered a closed session to discuss security matters at approximately 11:49 a.m.*

**TWELFTH ORDER OF BUSINESS****Discussion of Security Matters**

Ms. Gentry noted that this portion of the meeting is closed subject to Section 119.071 and 281.301 of the Florida Statutes, which permits discussions of the details of the District's security system plan to be outside of public record and outside of the Sunshine for security reasons.

The Board and staff discussed issues with vandalism and minors accessing the facility after hours and deterrents that can be put in place to curb those issues.

*The Board resumed the public portion of the meeting at approximately 12:17 p.m.*

Ms. Gentry noted a motion was proposed during the closed session to approve an amount not to exceed \$2,500 for additional security cameras, bird deterrents and security signage.

On MOTION by Mr. Snow seconded by Mr. Eichmann with all in favor purchasing additional security cameras, bird deterrent and signage at an amount not to exceed \$2,500 was approved.

Mr. Greenberg stated that he believes there should be a zero-tolerance approach taken to vandalism of the District's facilities. The other board members concurred.

Mr. Shiver asked if a minor's amenity privileges are to be suspended, if the entire family's privileges should also be suspended. Ms. Gentry stated that for the initial suspension the family's privileges can also be suspended and anyone whose access has been suspended can come before the Board to plead their case.

Mr. Greenberg stated that violators should be charged for the cost of repair as well as the labor time for those repairs to be made.

Ms. Gentry noted that costs that are actually incurred can be charged. She also stated that she wants to ensure the Board is being consistent with the amenity policies in terms of the length of suspension.

Mr. Laughlin noted a letter notifying a minor resident of the suspension of their amenity privileges will be sent.

**THIRTEENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – January 17, 2023  
at 11:00 a.m. at the Amelia Concourse  
Amenity Center**

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Eichmann seconded by Ms. Chamerda with all in favor the meeting was adjourned.

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Secretary / Assistant Secretary

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Chairman / Vice Chairman

## *SEVENTH ORDER OF BUSINESS*



*C.*



# Amelia Concourse CDD

Field Report January 2023

First Coast CMS LLC

## ***Swimming Pools***

At this time, we have no mechanical issues regarding the pools. The marcite issue with the activity pool remains and we are still working with Parry Pools to get this resolved.

We have contacted Wet Engineering regarding reviewing the filtration system and will be working with them to gain more information. We do not have any proposals for the Board to consider at this time.

## ***Maintenance and Facility***

We have had no issues with security since the addition of the speak down cameras.

We have ordered a replacement Marquee sign since the existing one is now having issues holding the letters in place.

Gemstone complete the installation of the permanent holiday lighting

Johnny's Electric installed the GFCI outlets on the towers to power the lights.

The facility was prepped prior to the freezing weather during the Christmas Holiday. No damage was discovered.

## ***Landscaping***

Brightview has taken over as our landscape vendor. At this time, there is nothing new to report.

*EIGHTH ORDER OF BUSINESS*

*A.*

# Amelia Concourse

## Community Development District

Unaudited Financial Reporting  
December 31, 2022



**AMELIA CONCOURSE**  
**Community Development District**  
**Combined Balance Sheet**  
December 31, 2022

	<i><b>Governmental Fund Types</b></i>					<i><b>Totals (Memorandum Only)</b></i>
	<i><b>General</b></i>	<i><b>SPE, LLC</b></i>	<i><b>Debt Service</b></i>	<i><b>Capital Projects</b></i>	<i><b>Capital Reserve</b></i>	
<b>Assets:</b>						
Cash	\$51,900	---	---	---	---	\$51,900
Cash-Regions	---	\$20,324	---	---	---	\$20,324
Investments:						
<b>2007 Series</b>						
Reserve	---	---	\$86,191	---	---	\$86,191
Revenue	---	---	\$4,459,009	---	---	\$4,459,009
Prepayment	---	---	\$75,741	---	---	\$75,741
Construction	---	---	---	\$72,722	---	\$72,722
Cost of Issuance	---	---	---	\$1	---	\$1
Deferred Cost	---	---	---	\$7,870	---	\$7,870
<b>2016 Series</b>						
Reserve	---	---	\$73,569	---	---	\$73,569
Revenue	---	---	\$163,631	---	---	\$163,631
Prepayment	---	---	\$37	---	---	\$37
<b>2019A Series</b>						
Reserve	---	---	\$106,301	---	---	\$106,301
Revenue	---	---	\$175,739	---	---	\$175,739
Prepayment	---	---	\$47	---	---	\$47
Construction	---	---	---	\$737	---	\$737
<b>2019B Series</b>						
Reserve	---	---	\$21,063	---	---	\$21,063
Revenue	---	---	\$2,253	---	---	\$2,253
Interest	---	---	\$5,038	---	---	\$5,038
Prepayment	---	---	\$287,941	---	---	\$287,941
Construction	---	---	---	\$608,437	---	\$608,437
Investmnet - SBA	\$251,834	---	---	---	\$110,397	\$362,230
Investment - Custody	\$417,916	---	---	---	---	\$417,916
Due from General Fund	---	---	\$2,914	---	---	\$2,914
Due from Capital Project Fund	\$8,859	---	---	---	---	\$8,859
Due from SPE	---	---	\$27,616	---	---	\$27,616
Due from Capital Reserve Fund	\$9,213	---	---	---	---	\$9,213
Electric Deposits	\$2,475	---	---	---	---	\$2,475
Prepaid Expenses	\$1,004	---	---	---	---	\$1,004
<b>TOTAL ASSETS</b>	<b>\$743,201</b>	<b>\$20,324</b>	<b>\$5,487,090</b>	<b>\$689,766</b>	<b>\$110,397</b>	<b>\$7,050,778</b>
<b>Liabilities:</b>						
Accounts Payable	\$20,587	\$38	---	---	---	\$20,624
Accrued Expenses	\$3,759	---	---	---	---	\$3,759
Due to General Fund	---	---	---	\$8,859	\$9,213	\$18,072
Due to Debt Service	\$2,914	---	---	---	---	\$2,914
Due to 2007 Debt Service	---	\$27,616	---	---	---	\$27,616
Accrued Interest Payable	---	---	\$2,587	---	---	\$2,587
Accrued Principal Payable	---	---	\$225,000	---	---	\$225,000
<b>Fund Balances:</b>						
Restricted for Debt Service	---	---	\$5,259,503	---	---	\$5,259,503
Restricted for Capital Projects	---	---	---	\$680,907	---	\$680,907
Nonspendable	\$20,546	---	---	---	---	\$20,546
Unassigned	\$695,395	(\$7,329)	---	---	\$101,184	\$789,250
<b>Total Liabilities, Fund Equity, Other</b>	<b>\$743,201</b>	<b>\$20,324</b>	<b>\$5,487,090</b>	<b>\$689,766</b>	<b>\$110,397</b>	<b>\$7,050,778</b>

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

Adopted Budget	Prorated Budget 12/31/22	Actual 12/31/22	VARIANCE
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**REVENUES:**

Assessment - Tax Roll	\$421,342	\$398,996	\$398,996	\$0
Interest Income	\$100	\$100	\$2,324	\$2,224
Rental Revenue/Miscellaneous Income	\$500	\$125	\$0	(\$125)
<b>TOTAL REVENUES</b>	<b>\$421,942</b>	<b>\$399,221</b>	<b>\$401,321</b>	<b>\$2,099</b>

**EXPENDITURES:**

**ADMINISTRATIVE:**

Supervisors	\$6,000	\$1,500	\$800	\$700
FICA Expense	\$459	\$115	\$61	\$54
Travel	\$300	\$75	\$0	\$75
Engineering	\$17,000	\$4,250	\$1,148	\$3,103
Attorney Fees	\$25,000	\$6,250	\$18,677	(\$12,427)
Annual Audit	\$4,350	\$1,088	\$0	\$1,088
Dissemination	\$10,500	\$2,625	\$2,625	\$0
Assessment Roll	\$7,500	\$7,500	\$7,500	\$0
Property Appraiser	\$2,175	\$2,175	\$4,093	(\$1,918)
Trustee Fees	\$10,000	\$5,563	\$5,563	\$0
Arbitrage	\$1,800	\$450	\$0	\$450
Management Fees	\$47,250	\$11,813	\$11,813	\$0
Information Technology	\$2,000	\$500	\$500	(\$0)
Website Maintenance	\$1,000	\$250	\$250	\$0
Telephone	\$500	\$125	\$45	\$80
Postage	\$1,000	\$250	\$83	\$167
Insurance	\$11,353	\$11,353	\$10,171	\$1,182
Printing and Binding	\$1,500	\$375	\$114	\$261
Legal Advertising	\$2,500	\$625	\$0	\$625
Other Current Charges	\$550	\$138	\$0	\$138
Office Supplies	\$150	\$38	\$1	\$37
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
<b>TOTAL ADMINISTRATIVE</b>	<b>\$153,062</b>	<b>\$57,230</b>	<b>\$63,618</b>	<b>(\$6,388)</b>

**FIELD:**

**Contract Services:**

Landscape Maintenance	\$25,000	\$6,250	\$4,406	\$1,845
Lake Maintenance	\$7,354	\$1,839	\$1,104	\$735
Management Company	\$7,639	\$1,910	\$1,785	\$125
<b>Subtotal Contract Services</b>	<b>\$39,993</b>	<b>\$9,998</b>	<b>\$7,295</b>	<b>\$2,704</b>

**Repairs & Maintenance:**

Repairs & Maintenance	\$16,800	\$4,200	\$721	\$3,479
Irrigation Repairs	\$1,000	\$250	\$0	\$250
Landscape Contingency	\$10,000	\$2,500	\$3,581	(\$1,081)
<b>Subtotal Repairs and Maintenance</b>	<b>\$27,800</b>	<b>\$6,950</b>	<b>\$4,302</b>	<b>\$2,648</b>



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

	<b>Adopted Budget</b>	<b>Prorated Budget 12/31/22</b>	<b>Actual 12/31/22</b>	<b>VARIANCE</b>
<b>Utilities:</b>				
Electric	\$30,800	\$7,700	\$7,423	\$277
Water & Sewer	\$19,250	\$4,813	\$3,113	\$1,700
<b>Subtotal Utilities</b>	<b>\$50,050</b>	<b>\$12,513</b>	<b>\$10,536</b>	<b>\$1,976</b>
<b>Amenity Center:</b>				
Insurance	\$16,156	\$16,156	\$14,548	\$1,608
Pool Maintenance	\$16,000	\$4,000	\$3,600	\$400
Pool Chemicals	\$13,728	\$3,432	\$1,406	\$2,026
Pool Permits	\$530	\$133	\$0	\$133
Cable	\$2,000	\$500	\$291	\$209
Janitorial	\$5,600	\$1,400	\$1,179	\$221
Facility Maintenance	\$10,000	\$2,500	\$330	\$2,170
Pest Control	\$1,500	\$375	\$154	\$221
Refuse	\$660	\$165	\$91	\$74
Holiday Decorations	\$5,500	\$1,375	\$0	\$1,375
<b>Subtotal Amenity Center</b>	<b>\$71,674</b>	<b>\$30,036</b>	<b>\$21,598</b>	<b>\$8,437</b>
<b>Reserves:</b>				
Capital Outlay	\$4,363	\$1,091	\$0	\$1,091
Capital Reserve Fund	\$75,000	\$0	\$0	\$0
<b>Subtotal Amenity Center</b>	<b>\$79,363</b>	<b>\$1,091</b>	<b>\$0</b>	<b>\$1,091</b>
<b>TOTAL FIELD</b>	<b>\$268,880</b>	<b>\$60,587</b>	<b>\$43,730</b>	<b>\$16,857</b>
<b>TOTAL EXPENDITURES</b>	<b>\$421,942</b>	<b>\$117,817</b>	<b>\$107,348</b>	<b>\$10,469</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$293,972</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$421,969</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$715,941</b>	

**Amelia Concourse**  
**Community Development District**  
**General Fund**  
 Month By Month Income Statement  
 Fiscal Year 2023

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<b>Revenues:</b>													
Special Assessment-Tax Roll	\$0	\$30,553	\$368,443	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$398,996
Interest Income	\$507	\$884	\$933	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,324
Rental/Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$507</b>	<b>\$31,437</b>	<b>\$369,376</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$401,321</b>
<b>Expenditures:</b>													
<b>Administrative</b>													
Supervisors	\$0	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$800
FICA Expense	\$0	\$61	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$61
Travel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Engineering	\$1,148	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,148
Attorney Fees	\$8,347	\$10,330	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$18,677
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination	\$875	\$875	\$875	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,625
Assessment Roll	\$7,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,500
Property Appraiser	\$0	\$4,093	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,093
Trustee Fees	\$5,563	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,563
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Fees	\$3,938	\$3,938	\$3,938	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,813
Information Technology	\$167	\$167	\$167	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500
Website Maintenance	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$250
Telephone	\$6	\$39	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45
Postage	\$21	\$15	\$47	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$83
Insurance	\$10,171	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,171
Printing and Binding	\$62	\$22	\$31	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$114
Legal Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Current Charges/Bank Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Office Supplies	\$0	\$0	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<b>Total Administrative</b>	<b>\$38,054</b>	<b>\$20,423</b>	<b>\$5,141</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$63,618</b>
<b>FIELD</b>													
Landscape Maintenance	\$1,469	\$1,469	\$1,469	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,406
Landscape Contingency	\$820	\$2,761	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,581
Lake Maintenance	\$368	\$368	\$368	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,104
Management Company	\$595	\$595	\$595	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,785
Repairs & Maintenance	\$119	\$238	\$364	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$721
Irrigation Repairs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Electric	\$2,608	\$2,438	\$2,377	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,423
Water & Sewer	\$1,236	\$1,055	\$821	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,113
Insurance	\$14,548	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,548
Amenity Staffing	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool Maintenance	\$1,200	\$1,200	\$1,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,600
Pool Chemicals	\$788	\$0	\$618	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,406
Pool Permits	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cable	\$146	\$145	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$291
Janitorial	\$393	\$393	\$393	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,179
Facility Maintenance	\$110	\$110	\$110	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$330
Pest Control	\$77	\$77	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$154
Refuse	\$56	\$35	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$91
Holiday Decorations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Capital Reserve	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Field</b>	<b>\$24,532</b>	<b>\$10,883</b>	<b>\$8,315</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$43,730</b>
<b>Total Expenses</b>	<b>\$62,587</b>	<b>\$31,306</b>	<b>\$13,456</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$107,348</b>
<b>Excess Revenues (Expenditures)</b>	<b>(\$62,079)</b>	<b>\$131</b>	<b>\$355,920</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$293,972</b>

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

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

	<b>Adopted Budget</b>	<b>Prorated Budget 12/31/22</b>	<b>Actual 12/31/22</b>	<b>VARIANCE</b>
<b><u>REVENUES:</u></b>				
Bondholders Contributions	\$25,650	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$25,650</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><u>EXPENDITURES:</u></b>				
Annual Corporate Fees	\$150	\$38	\$0	\$38
Bank Charges/Other Current	\$1,500	\$375	\$235	\$140
Contingency/Miscellaneous	\$2,500	\$625	\$0	\$625
Insurance - Liability	\$1,500	\$1,500	\$0	\$1,500
Management Fees	\$20,000	\$5,000	\$4,500	\$500
<b>TOTAL EXPENDITURES</b>	<b>\$25,650</b>	<b>\$7,538</b>	<b>\$4,735</b>	<b>\$2,803</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>(\$4,735)</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>(\$2,594)</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>(\$7,329)</b>	

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

**2007A DEBT SERVICE FUND**  
Statement of Revenues & Expenditures  
For The Period Ending December 31, 2022

	<b>Adopted Budget</b>	<b>Prorated Budget 12/31/22</b>	<b>Actual 12/31/22</b>	<b>VARIANCE</b>
<b>REVENUES:</b>				
Assessment - Tax Roll	\$116,683	\$106,460	\$106,460	\$0
Interest Income	\$500	\$500	\$15,028	\$14,528
Other Revenue Sources	\$394,893	\$0	\$0	\$0
True Up Revenue	\$0	\$0	\$1,214,343	\$1,214,343
<b>TOTAL REVENUES</b>	<b>\$512,076</b>	<b>\$106,960</b>	<b>\$1,335,831</b>	<b>\$1,228,871</b>
<b>EXPENDITURES:</b>				
<b>Series 2007A</b>				
Debt Service Obligation	\$511,375	\$154,531	\$154,531	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$511,375</b>	<b>\$154,531</b>	<b>\$154,531</b>	<b>\$0</b>
<b>OTHER SOURCES/(USES)</b>				
Interfund Transfer Out	\$0	\$0	\$392	(\$392)
Property Appraiser	\$701	\$701	\$1,092	(\$391)
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$701</b>	<b>\$701</b>	<b>\$1,484</b>	<b>(\$783)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$1,402</b>		<b>\$1,179,815</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$3,242,205</b>	
<b>FUND BALANCE - Ending</b>	<b>\$1,402</b>		<b>\$4,422,020</b>	

Reserve	\$86,191
Revenue	\$4,459,009
Prepayment	\$75,741
Due from General Fund	\$1,050
Due from SPE	\$27,616
Accrued Interest Payable	(\$2,587)
Accrued Principal Payable	(\$225,000)
	<u>\$4,422,020</u>

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

**2016 DEBT SERVICE FUND**  
Statement of Revenues & Expenditures  
For The Period Ending December 31, 2022

	<b>Adopted Budget</b>	<b>Prorated Budget 12/31/22</b>	<b>Actual 12/31/22</b>	<b>VARIANCE</b>
<b>REVENUES:</b>				
Assessment - Tax Roll	\$149,500	\$140,236	\$140,236	\$0
Interest Income	\$50	\$50	\$656	\$606
<b>TOTAL REVENUES</b>	<b>\$149,550</b>	<b>\$140,286</b>	<b>\$140,893</b>	<b>\$606</b>
<b>EXPENDITURES:</b>				
<b>Series 2016</b>				
Interest Expense - 11/1	\$55,950	\$55,950	\$55,950	\$0
Principal Expense - 11/1 (Prepayment)	\$10,000	\$10,000	\$15,000	(\$5,000)
Interest Expense - 5/1	\$55,950	\$0	\$0	\$0
Principal Expense - 5/1	\$35,000	\$0	\$0	\$0
Principal Expense - 5/1 (Prepayment)	\$10,000	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$166,900</b>	<b>\$65,950</b>	<b>\$70,950</b>	<b>(\$5,000)</b>
<b>OTHER SOURCES/(USES)</b>				
Property Appraiser	\$931	\$931	\$1,439	(\$508)
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$931</b>	<b>\$931</b>	<b>\$1,439</b>	<b>(\$508)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$16,419)</b>		<b>\$68,504</b>	<b>\$5,099</b>
<b>FUND BALANCE - Beginning</b>	<b>\$109,972</b>		<b>\$170,597</b>	
<b>FUND BALANCE - Ending</b>	<b>\$93,553</b>		<b>\$239,101</b>	

<b>Reserve</b>	\$73,569
<b>Revenue</b>	\$163,631
<b>Prepayment</b>	\$37
<b>Due from General Fund</b>	\$1,864
	<u>\$239,101</u>

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

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

	<b>Proposed Budget</b>	<b>Prorated Budget 12/31/22</b>	<b>Actual 12/31/22</b>	<b>VARIANCE</b>
<b><u>REVENUES:</u></b>				
Assessment - Tax Roll	\$212,603	\$173,885	\$173,885	\$0
Interest Income	\$50	\$50	\$737	\$687
<b>TOTAL REVENUES</b>	<b>\$212,653</b>	<b>\$173,935</b>	<b>\$174,622</b>	<b>\$687</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>Series 2019A</u></b>				
Interest Expense - 11/1	\$71,190	\$71,190	\$71,190	\$0
Principal Expense 11/1 (Prepayment)	\$45,000	\$45,000	\$20,000	\$25,000
Interest Expense - 5/1	\$71,190	\$0	\$0	\$0
Principal Expense - 5/1	\$40,000	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$227,380</b>	<b>\$116,190</b>	<b>\$91,190</b>	<b>\$25,000</b>
<b><u>OTHER SOURCES/(USES)</u></b>				
Property Appraiser	\$1,246	\$1,246	\$1,784	(\$538)
Interfund Transfer Out	\$0	\$0	\$462	(\$462)
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$1,246</b>	<b>\$1,246</b>	<b>\$2,246</b>	<b>(\$1,000)</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>(\$14,727)</b>		<b>\$81,186</b>	
<b>FUND BALANCE - Beginning</b>	<b>\$85,939</b>		<b>\$200,900</b>	
<b>FUND BALANCE - Ending</b>	<b>\$71,212</b>		<b>\$282,087</b>	
			<b>Reserve</b>	\$106,301
			<b>Revenue</b>	\$175,739
			<b>Prepayment</b>	\$47
				<u>\$282,087</u>

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

**2019B DEBT SERVICE FUND**

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

Adopted Budget	Prorated Budget 12/31/22	Actual 12/31/22	VARIANCE
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**REVENUES:**

Special Assessments- Direct	\$118,350	\$0	\$0	\$0
Special Assessments- Prepayments	\$0	\$0	\$281,974	\$281,974
Special Assessments- Prepayment Interest	\$0	\$0	\$5,617	\$5,617
Interest Income	\$50	\$50	\$1,020	\$970

**TOTAL REVENUES**

\$118,400	\$50	\$288,611	\$288,561
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**EXPENDITURES:**

**Series 2019B-1**

Interest Expense - 11/1	\$10,369	\$10,369	\$10,369	\$0
Principal Expense - 11/1 (Prepayment)	\$0	\$0	\$155,000	(\$155,000)
Interest Expense - 5/1	\$10,369	\$0	\$0	\$0

**Series 2019B-2**

Interest Expense - 11/1	\$8,881	\$8,881	\$10,694	(\$1,813)
Principal Expense - 11/1 (Prepayment)	\$0	\$0	\$115,000	(\$115,000)
Interest Expense - 5/1	\$8,881	\$0	\$0	\$0

**TOTAL EXPENDITURES**

\$38,500	\$19,250	\$291,063	(\$271,813)
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**OTHER SOURCES/(USES)**

Interfund Transfer In/ (Out)	\$0	\$0	\$116	\$116
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**TOTAL OTHER SOURCES AND USES**

\$38,500	\$0	\$116	\$116
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**EXCESS REVENUES (EXPENDITURES)**

\$79,900	(\$2,567)
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**FUND BALANCE - Beginning**

\$101,894	\$318,862
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**FUND BALANCE - Ending**

\$181,794	\$316,295
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Reserve	\$21,063
Interest	\$5,038
Revenue	\$2,253
Prepayment	\$287,941
	<u>\$316,295</u>

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

Adopted Budget	Prorated 12/31/22	Actual 12/31/22	Variance
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**Revenues:**

Interest	\$500	\$500	\$1,052	\$552
Capital Reserve Funding - Transfer In	\$75,000	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$75,500</b>	<b>\$500</b>	<b>\$1,052</b>	<b>\$552</b>

**Expenditures**

Capital Outlay	\$20,000	\$5,000	\$0	\$5,000
Repair and Replacements	\$0	\$0	\$9,213	(\$9,213)
<b>Total Expenditures</b>	<b>\$20,000</b>	<b>\$5,000</b>	<b>\$9,213</b>	<b>(\$4,213)</b>

<b>EXCESS REVENUE (EXPENDITURES)</b>	<b>\$55,500</b>	<b>(\$8,161)</b>
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<b>FUND BALANCE - Beginning</b>	<b>\$89,253</b>	<b>\$109,345</b>
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<b>FUND BALANCE - Ending</b>	<b>\$144,753</b>	<b>\$101,184</b>
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**AMELIA CONCOURSE**  
**Community Development District**  
**CAPITAL PROJECTS FUND**  
Statement of Revenues & Expenditures  
For The Period Ending December 31, 2022

Series 2007	Series 2019A	Series 2019B
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**REVENUES:**

Interest Income	\$414	\$3	\$4,104
<b>Total Revenues</b>	<b>\$414</b>	<b>\$3</b>	<b>\$4,104</b>

**EXPENDITURES:**

Contracts Payable	\$0	\$0	\$0
Capital Outlay	\$0	\$0	\$2,974
<b>Total Expenditures</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,974</b>

**OTHER SOURCES/(USES)**

Interfund Transfer In	\$392	\$462	\$116
<b>Total Other Sources/(Uses)</b>	<b>\$392</b>	<b>\$462</b>	<b>\$116</b>

<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$807</b>	<b>\$465</b>	<b>\$1,246</b>
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<b>FUND BALANCE - Beginning</b>	<b>\$79,786</b>	<b>(\$3,965)</b>	<b>\$602,569</b>
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<b>FUND BALANCE - Ending</b>	<b>\$80,593</b>	<b>(\$3,500)</b>	<b>\$603,815</b>
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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:	\$86,191.39
 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)
Less: November 1, 2022 (Prepayment)	(\$15,000)
 Current Bonds Outstanding	 \$1,850,000

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

<b>Series 2019A Capital Improvement Revenue Bonds</b>	
Interest Rate:	5.65%
Maturity Date:	5/1/49
Reserve Fund Definition:	50% of MADS
Reserve Fund Requirement:	\$106,301.25
Reserve Balance:	\$106,301.25
Bonds outstanding - 03/20/2019	\$3,035,000
Less: May 1, 2020 (Mandatory)	(\$40,000)
Less: February 1, 2021 (Prepayment)	(\$40,000)
Less: May 1, 2021 (Prepayment)	(\$40,000)
Less: May 1, 2021 (Mandatory)	(\$40,000)
Less: August 1, 2021 (Prepayment)	(\$55,000)
Less: November 1, 2021 (Prepayment)	(\$85,000)
Less: February 1, 2022 (Prepayment)	(\$85,000)
Less: May 1, 2022 (Prepayment)	(\$35,000)
Less: May 1, 2022 (Mandatory)	(\$40,000)
Less: August 1, 2022 (Prepayment)	(\$55,000)
Less: November 1, 2022 (Prepayment)	(\$20,000)
Current Bonds Outstanding	\$2,500,000

<b>Series 2019B-1 Capital Improvement Revenue Bonds</b>	
Interest Rate:	5.25%
Maturity Date:	5/1/29
Reserve Fund Definition:	50% of Annual Interest
Reserve Fund Requirement:	(\$30,231.25)
Reserve Balance:	(\$30,231.25)
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)
Less: November 1, 2022 (Prepayment)	(\$155,000)
Current Bonds Outstanding	\$240,000

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

<b>Series 2019B-2 Capital Improvement Revenue Bonds</b>	
Interest Rate:	7.25%
Maturity Date:	5/1/29
Reserve Fund Definition:	50% of Annual Interest
Reserve Fund Requirement:	\$51,293.75
Reserve Balance:	\$51,293.75
Bonds outstanding - 03/20/2019	\$1,415,000
Less: February 1, 2021 (Special Call)	(\$150,000)
Less: May 1, 2021 (Prepayment)	(\$140,000)
Less: August 1, 2021 (Prepayment)	(\$140,000)
Less: November 1, 2021 (Prepayment)	(\$235,000)
Less: February 1, 2022 (Prepayment)	(\$180,000)
Less: May 1, 2022 (Prepayment)	(\$150,000)
Less: August 1, 2022 (Prepayment)	(\$125,000)
Less: November 1, 2022 (Prepayment)	(\$115,000)
Current Bonds Outstanding	\$180,000

## AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2023 ASSESSMENT RECEIPTS SUMMARY

ASSESSED	# UNITS ASSESSED	SERIES 2007 DEBT SERVICE ASMT	SERIES 2016 DEBT SERVICE ASMT	SERIES 2019A DEBT SERVICE ASMT	FY23 O&M ASMT	TOTAL
NET ASSESSED TAX ROLL	458	112,422.93	148,091.10	183,624.31	421,344.11	865,482.44
TOTAL NET ASSESSED	458	112,422.93	148,091.10	183,624.31	421,344.11	865,482.44

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	45,904.96	106,460.05	140,236.38	173,884.92	398,996.13	819,577.48
TOTAL DUE / RECEIVED	45,904.96	106,460.05	140,236.38	173,884.92	398,996.13	819,577.48

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	10/28/22	-	-	-	-	-
2	11/21/22	62,758.74	8,152.13	10,738.53	13,315.15	30,552.93
3	12/08/22	722,074.49	93,794.77	123,552.83	153,198.29	351,528.60
4	12/28/22	34,744.25	4,513.15	5,945.02	7,371.48	16,914.60
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
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			-	-	-	-
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			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
TOTAL TAX ROLL RECEIPTS		819,577.48	106,460.05	140,236.38	173,884.92	398,996.13

PERCENT COLLECTED TAX ROLL		94.70%	94.70%	94.70%	94.70%	94.70%
----------------------------	--	--------	--------	--------	--------	--------

*B.*

**Amelia Concourse**  
**Community Development District**  
Check Register Summary  
November 1, 2022 through December 31, 2022

<b>Fund</b>	<b>Date</b>	<b>Check #'s</b>	<b>Amount</b>
<i>Payroll</i>	11/17/22	50184-50187	\$ 738.80
			<hr/>
			Sub-Total \$ 738.80
<i>General Fund</i>	11/3/22	2122-2124	\$ 3,213.50
	11/9/22	2125-2131	\$ 10,257.30
	11/22/22	2132-2136	\$ 11,343.36
	11/28/22	2137	\$ 5,918.71
	12/5/22	2138-2140	\$ 9,669.40
			<hr/>
			Sub-Total \$ 40,402.27
<b>Total</b>			<b>\$ 41,141.07</b>

PR300R

PAYROLL CHECK REGISTER

RUN 11/17/22 PAGE 1

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50184	14	FRED C EICHMANN	184.70	11/17/2022
50185	12	JEFFRY A SNOW	184.70	11/17/2022
50186	13	KIMBERLY CHAMERDA	184.70	11/17/2022
50187	11	WILLIAM J TOOHEY	184.70	11/17/2022
TOTAL FOR REGISTER			738.80	

ACON AMELIA CONCOUR DLAUGHLIN



## Attendance Sheet

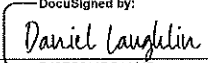
District Name: Amelia Concourse CDD

Board Meeting Date: November 15, 2022 Meeting

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

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

**Approved for Payment:**

DocuSigned by:  
  
B48F624DC1144D...  
District Manager Signature

11/16/2022

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 #
11/03/22	00053	10/03/22 86961	202210 310-51300-54000		*	175.00	
			FY23 SPECIAL DISTRICT FEE				
				DEPARTMENT OF ECONOMIC OPPORTUNITY			175.00 002122
11/03/22	00040	10/01/22 55439	202210 320-57200-46200		*	1,468.50	
			OCT LANDSCAPE MAINT PH1PD				
		10/03/22 55656	202210 320-57200-46300		*	820.00	
			TRIMMING PALMS				
				TRIM ALL LAWN SERVICE, INC			2,288.50 002123
11/03/22	00022	10/25/22 6709589	202209 310-51300-32300		*	750.00	
			SE2019 EXTRAORDINARY SRVS				
				U.S. BANK			750.00 002124
11/09/22	00049	11/01/22 7198	202210 320-57200-45400		*	394.00	
			POOL CHEMICALS				
		11/01/22 7198	202210 320-57200-45400		*	394.00	
			POOL CHEMICALS				
		11/01/22 7198	202210 320-57200-62000		*	22.23	
			SIMPLE GREEN CLEANER				
		11/01/22 7198	202210 320-57200-62000		*	49.04	
			BATTERIES/EXT CORD				
		11/01/22 7198	202210 320-57200-62000		*	21.38	
			PAPER TOWELS				
		11/01/22 7198	202210 320-57200-62000		*	26.42	
			3% PURCHASE FEE				
				FIRST COAST CMS, LLC			907.07 002125
11/09/22	00049	11/01/22 7164	202211 320-57200-46000		*	393.00	
			NOV JANITORIAL SERVICE				
		11/01/22 7164	202211 320-57200-45300		*	1,200.00	
			NOV POOL SERVICE				
		11/01/22 7164	202211 320-57200-34000		*	595.00	
			NOV SITE MANAGEMENT				
				FIRST COAST CMS, LLC			2,188.00 002126
11/09/22	00005	11/01/22 255	202211 310-51300-34000		*	3,937.50	
			NOV MANAGEMENT FEES				
		11/01/22 255	202211 310-51300-52000		*	83.33	
			NOV WEBSITE ADMIN				
		11/01/22 255	202211 310-51300-35100		*	166.67	
			NOV INFORM TECHNOLOGY				
		11/01/22 255	202211 310-51300-32400		*	875.00	
			NOV DISSEMINATION SERVICE				
		11/01/22 255	202211 310-51300-51000		*	.33	
			OFFICE SUPPLIES				

ACON AMELIA CONCOUR OKUZMUK



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/02/22	00082	11/15/22 49292396	202211 320-53800-45513	NOV FIRE ANT SERVICES	*	77.00	
				NADERS PEST CONTROL			77.00 002138
12/02/22	00010	11/15/22 11152022	202211 310-51300-31400	FY23 PROPERTY APPR FEE	*	8,408.00	
				NASSAU COUNTY PROPERTY APPRAISER			8,408.00 002139
12/02/22	00040	11/21/22 56086	202211 320-57200-46300	SEASONAL FLOWER ROTATION	*	1,184.40	
				TRIM ALL LAWN SERVICE, INC			1,184.40 002140
TOTAL FOR BANK A						40,402.27	
TOTAL FOR REGISTER						40,402.27	

ACON AMELIA CONCOUR OKUZMUK

Florida Department of Economic Opportunity, Special District Accountability Program  
FY 2022/2023 Special District Fee Invoice and Update Form  
Required by Sections 189.054 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 86861			Date Invoiced: 10/03/2022
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2022: \$175.00

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

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



Amelia Concourse Community Development District  
Mr. Daniel Laughlin  
475 West Town Place, Suite 114  
St. Augustine, FL 32082

2. Telephone: (904) 940-5850  
3. Fax: (904) 940-5899  
4. Email: dlaughlin@gmsnf.com  
5. Status: Independent  
6. Governing Body: Elected  
7. Website Address: www.ameliaconcoursedd.com  
8. County(ies): Nassau  
9. Function(s): Community Development  
10. Boundary Map on File: 11/17/2006  
11. Creation Document on File: 11/17/2006  
12. Date Established: 07/18/2006  
13. Creation Method: Local Ordinance  
14. Local Governing Authority: Nassau County  
15. Creation Document(s): County Ordinance 2006-58  
16. Statutory Authority: Chapter 190, Florida Statutes  
17. Authority to Issue Bonds: Yes  
18. Revenue Source(s): Assessments  
19. Most Recent Update: 11/22/2021

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

Registered Agent's Signature: [Signature] Date: 10/27/22

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

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

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

1. ☐ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
2. ☐ This special district is in compliance with the reporting requirements of the Department of Financial Services.
3. ☐ This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2020/2021 Annual Financial Report (If created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: ☐ Denied: ☐ Reason: \_\_\_\_\_

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

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

53A

1.310.573.54000

Fy 23 spec. Dist.  
CAP.

**TRIM ALL LAWN SERVICE, INC.**

942360 Old Nassauville Road  
Fernandina Beach, FL 32034

Date	10/1/2022
Invoice #	55439

(904) 491-3232    Trimalllawn@gmail.com

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

Property Address

OCTOBER MONTHLY MAINTENANCE	PO #	Terms
		Net 30
Description	Amount	
Monthly Maintenance	1,174.00	
Monthly Maintenance for Phase I pond	59.50	
Treatment of Turf & Shrubs - Included in Contract	150.00	
Monthly Irrigation Inspection	85.00	
40A 1.320.57200.46200 Oct Landscape Maint Ph1 Pond		
Thank you for your business.	<b>Total</b>	<b>\$1,468.50</b>
	<b>Payments/Credits</b>	<b>\$0.00</b>
	<b>Balance Due</b>	<b>\$1,468.50</b>

✓

**TRIM ALL LAWN SERVICE, INC.**

942360 Old Nassauville Road  
Fernandina Beach, FL 32034

Date	10/3/2022
Invoice #	55656

E-mail Trimallawn@gmail.com

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

Project Name / Location	
P.O. #	Service Date: 9/19/2022

	Terms	Due Date
	Net 30	11/2/2022
Description	Amount	
Trimming of (10) Washingtonian Palms.	550.00	
Trimming of (6) Cabbage Palms.	270.00	
40A 1.320.57200.46300		
Thank you for your business.	<b>Total</b>	\$820.00
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$820.00



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

3/3

Invoice Number: 6709589  
Invoice Date: 10/25/2022

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

AMELIA CONCOURSE SERIES 2019A/2019B1/2019B2

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP				
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
19189 Optional Redemptions	250.00	1.00		\$250.00
19189 Optional Redemptions	250.00	1.00		\$250.00
19189 Optional Redemptions	250.00	1.00		\$250.00
Subtotal Extraordinary Services - In Arrears 04/01/2022 - 10/17/2022				\$750.00
TOTAL AMOUNT DUE				\$750.00

1.310.51300.32300  
22A







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

2/3

Invoice Number: 6709589  
Invoice Date: 10/25/2022  
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 SERIES 2019A/2019B1/2019B2

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

\$750.00

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: 6709589  
Current Due: \$750.00  
Direct Inquiries To: SCOTT SCHUHLE  
Phone: 954-938-2476

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



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

49

**INVOICE 7198**

**DATE 11/01/2022 TERMS Net 60**

**DUE DATE 12/31/2022**

**P.O. NUMBER**  
Reimbursables

**MONTH OF SERVICE**  
October 2022

DATE	ACTIVITY	QTY	RATE	AMOUNT
10/03/2022	Hawkins invoice #6303752	bleach pool chem.	1.320.572.454	394.00
10/20/2022	Hawkins invoice #6315766	bleach pool chem.	1.320.572.454	394.00
10/24/2022	Home Depot Pro - simple green	cleaner	1.820.572.620	22.23
10/24/2022	Home Depot Pro - batteries, extension cord		1.820.572.620	49.04
10/24/2022	Home Depot Pro - paper towels		1.820.572.620	21.38
	<b>Purchasing Fee</b>	880.65		
	3% purchase fee	1.320.572.620	0.03	26.42

**TOTAL DUE**

**\$907.07**

RECEIVED NOV 01 2022

Original



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

**INVOICE**

Total Invoice **\$394.00**  
Invoice Number 6303752  
Invoice Date 10/3/22  
Sales Order Number/Type 4020295 SO  
Branch Plant 74  
Shipment Number 4714869

Ship 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 #
10/3/22	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	43967	Ultra-Chlor (Sod. Hypo 12.5%)	N	200.0000	GA	\$1.9100	GA	2,018.0 LB	\$382.00
		1 GA BLK (Mini-Bulk)		200.0000	GA			2,184.7 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00

\*\*\*\*\* 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

**\$394.00**

No Discounts on Freight or Containers

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

This contractor and subcontractor shall abide by the requirements of 41 CFR 101-11.6(a), 101-11.6(b) and 101-11.6(c). 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# 2584433

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

Original



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

**INVOICE**

Total Invoice	<b>\$394.00</b>
Invoice Number	6315786
Invoice Date	10/17/22
Sales Order Number/Type	4033813 SO
Branch Plant	74
Shipment Number	4732491

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 #
10/17/22	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
2.000	43967	Ultra-Chlor (Sod. Hypo 12.5%)	N	200.0000	GA	\$1.9100	GA	2,018.0 LB	\$382.00
		1 GA BLK (Mini-Bulk)		200.0000	GA			2,184.7 GW	
2.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00

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

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

Page 1 of 1

Tax Rate	Sales Tax
0 %	\$0.00

Invoice Total	<b>\$394.00</b>
---------------	-----------------

**No Discounts on Freight or Containers**

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

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 §§60.14(a), 60.300.8(a) and 60.741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against all individuals based on their race, color, religion, sex, or national origin. Moreover, these regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, national origin, protected veteran status or disability.

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

Job# 2633092



PO BOX 2317  
Jacksonville FL 32203-2317

# INVOICE

Page 1 of 1

INVOICE DATE	08/24/2022
INVOICE NUMBER	703245829
ACCOUNT NUMBER	918852
ORDER NO.	45896028

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			
45896028				AMELIA		THDPU-902			1%10 DAYS, NET 30		0.21			
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: 08/24/22 Register#: 061 Trans#: 5214 Cardholder: PATRIC WOODRUFF Card Nickname: ALEXANDRIA MAINTENANCE Card#: XXXX-XXXX-XXXX-4150														
1	HD883367		8	SIMPLE GREEN APC 3200Z		1	1	0	EA		20.78		20.78	T
Receipt SKU: 043318004689														
PRODUCT CATEGORY TOTALS (INCLUDES APPLICABLE SALES TAX)														
8-Janitorial Supplies 22.23														

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	703245829	08/24/2022	22.23
IF PAID BY 09/03/2022 AMT DUE: 22.02	IF PAID AFTER 09/03/2022 AMT DUE: 22.23	NET DUE DATE 09/23/22	
DEDUCT 0.21 IF PAID BY 09/03/22 *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



PO BOX 2317  
Jacksonville FL 32203-2317

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

# INVOICE

Page 1 of 1

INVOICE DATE	08/19/2022
INVOICE NUMBER	702523473
ACCOUNT NUMBER	918852
ORDER NO.	45825097

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

## 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		
45825097				AMELIA		THDPU-902			1%10 DAYS, NET 30			0.46		
LN	ITEM NO.		CAT	DESCRIPTION		ORDER	SHIP	B/O	UOM	LIST PRICE	PRICE	EXT. AMT.	TAX	CODE
The Home Depot In Store Purchase														
Trans Type: Sale														
Store#: 6921 Date: 08/19/22														
Register#: 062 Trans#: 1412														
Cardholder: PATRIC WOODRUFF														
Card Nickname: ALEXANDRIA MAINTENANCE														
Card#: XXXX-XXXX-XXXX-4150														
1														
	HD313827		3	ENERGIZER 2032 2-PACK		1	1	0	EA		5.87	5.87	T	
Receipt SKU: 039800032805														
2														
	HD0002001135		3	25 FT. 12/3 LIGHTED EXTENSION CORD		2	2	0	EA		19.98	39.96	T	
Receipt SKU: 8997004661431														
PRODUCT CATEGORY TOTALS (INCLUDES APPLICABLE SALES TAX)														
3-Lighting and Electrical 49.04														
</														

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	702523473	08/19/2022	49.04
IF PAID BY 08/29/2022 AMT DUE: 48.58	IF PAID AFTER 08/29/2022 AMT DUE: 49.04	NET DUE DATE 09/18/22	
DEDUCT 0.46 IF PAID BY 08/29/22 *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



Powered by HD Supply

PO BOX 2317  
Jacksonville FL 32203-2317

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

# INVOICE

Page 1 of 1

INVOICE DATE	10/12/2022
INVOICE NUMBER	711588855
ACCOUNT NUMBER	918852
ORDER NO.	46743239

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

## 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				
46743239				AC		THDPU-902		1%10 DAYS, NET 30		0.20				
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: 10/12/22														
Register#: 062 Trans#: 1658														
Cardholder: DAVE BYER														
Card Nickname: MAGNOLIA WEST STAFF CARD														
Card#: XXXX-XXXX-XXXX-1790														
1														
	HD0002001759		B	HDX 2PLY PAPER TOWEL 12=24		1	1	0	CA		19.98	19.98	T	
Receipt SKU: 061328220136														
PRODUCT CATEGORY TOTALS (INCLUDES APPLICABLE SALES TAX)														
8-Janitorial Supplies 21.38														

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

Invoice 7164



**BILL TO**

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

DATE  
11/01/2022

PLEASE PAY  
\$2,188.00

DUE DATE  
12/31/2022

P.O. NUMBER  
Monthly Service

49

MONTH OF SERVICE  
December 2022

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Amelia Concourse Contract: Janitorial Service Janitorial Services 1.320.572. #160	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. 4153	1	1,200.00	1,200.00
	Amelia Concourse Contract: Site Management Amenity Center site management 1.320.572. 340 <sup>1</sup>	1	595.00	595.00

TOTAL DUE

\$2,188.00

THANK YOU.

RECEIVED NOV 01 2022



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

Invoice #: 255

Invoice Date: 11/1/22

Due Date: 11/1/22

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 - November 2022 340		3,937.50	3,937.50
Website Administration - November 2022 520		83.33	83.33
Information Technology - November 2022 351		166.67	166.67
Dissemination Agent Services - November 2022 324		875.00	875.00
Office Supplies 510		0.33	0.33
Postage 420		15.00	15.00
Copies 405		21.75	21.75
Telephone 410		39.15	39.15
RECEIVED NOV 03 2022			
Total			\$5,138.73
Payments/Credits			\$0.00
Balance Due			\$5,138.73



Tallahassee, FL 32308  
2498 Centerville Rd.

## Invoice

Invoice #: 374036  
Invoice Date: 11/01/2022  
Completed: 11/01/2022  
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

127 1.322 572 345

**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			0.00

RECEIVED NOV 01 2022

Tech Resolution Note:

Welcome to the Hi-Tech Family, we are happy you are here!

{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

<b>Total</b>	\$110.00
<b>Payments</b>	\$0.00
<b>Balance Due</b>	\$110.00



Fernandina Office 904-225-9425  
PO Box 1330  
Yulee, FL 32041-1330  
[www.naderspestraiders.com](http://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: 11/01/22 Payment Due Upon Receipt

Date	Invoice #	Description	Amount	Tax	Balance
10/27/22	48939845	Fire Ant Service	\$77.00	\$0.00	\$77.00

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

RECEIVED NOV 07 2022

82  
1.322 538-48573

Current: \$77.00

Past Due: \$0.00

Total Amount Due: \$77.00

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

GA22349F



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

You can pay your bill online at [www.naderspestraiders.com](http://www.naderspestraiders.com)

\*\*\*\*\*AUTO\*\*MIXED AADC 270



AMELIA CONCOURSE AMENITIES CENTER 6  
TONY SHIVER 1212  
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"/> 48939845	\$77.00	<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	

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

Please make checks payable and remit to:

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



Statement Date: 11/01/22  
Customer Number: 1328696

Balance Forward: \$0.00  
Amount: \_\_\_\_\_

Amount Due: \$77.00  
Check # \_\_\_\_\_



Invoice

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

Date	Invoice #
11/1/2022	6816B

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

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P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
	Monthly Lake Maintenance-4 Ponds-November <i>129</i> <i>1.320.572.468</i> <i>nov</i>	368.00	368.00
		<b>Balance Due</b>	<b>\$368.00</b>

**TRIM ALL LAWN SERVICE, INC.**  
 942360 Old Nassauville Road  
 Fernandina Beach, FL 32034

Date	11/1/2022
Invoice #	55749

(904) 491-3232      TRIMALLLAWN@GMAIL.COM

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

Property Address
40 1.320.572.462

NOVEMBER MONTHLY MAINTENANCE	PO #	Terms
		Net 30
Description	Amount	
Monthly Maintenance	1,174.00	
Monthly Maintenance for Phase I pond	59.50	
Treatment of Turf & Shrubs - Included in Contract	150.00	
Monthly Irrigation Inspection	85.00	
<div data-bbox="682 1081 950 1239" data-label="Image"> </div>		
Thank you for your business.	Total	\$1,468.50
	Payments/Credits	\$0.00
	Balance Due	\$1,468.50



Tallahassee, FL 32308  
2498 Centerville Rd.

# Invoice

**Bill to:**

Amelia Concourse CDD  
475 W Town Place  
Suite 114  
Saint Augustine, FL 32092

[Click Here to Pay Online!](#)

**Invoice #:** 374157  
**Invoice Date:** 11/09/2022  
**Completed:** 11/09/2022  
**Terms:** Due On Receipt  
**Bid#:**  
**Service Ticket:** 66462

475 W Town Place

HiTechFlorida.com

Description	Qty	Rate	Amount
11576 - Access Control System - Amelia Concourse CDD - 85200 Amaryllis Court, Fernandina Beach, FL			
Minimum Service Call Charge	1.00	\$95.00	95.00
Service Labor	1.50	\$95.00	142.50
Sales Tax			0.00

127  
1,320.542, 620

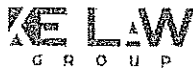
RECEIVED NOV 09 2022

Tech Resolution Note:

WCT: System was offline. Everything plugged in and functioned as normal but found a connection between the internet and main panel was bad. Either a wire or their small personal switch. I moved our internet line from the bad switch to the back of the modem after finding the cause. System came online. System needed a critical update before returning functional. Updated system and tested and system operational. No one on site nor was anyone available for phone call nor sure which way to bill this. 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

<b>Total</b>	\$237.50
<b>Payments</b>	\$0.00
<b>Balance Due</b>	\$237.50



# INVOICE

Invoice # 4807  
Date: 11/13/2022  
Due On: 12/13/2022

## KE Law Group, PLLC

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

117  
1,810.573.315

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

**RECEIVED**

By Oksana Kuzmuk at 12:24 pm, Nov 15, 2022

ACCDD-01

### Amelia Concourse CDD - General

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	LG	10/01/2022	Research requirements for FEMA disaster assistance.	0.10	\$295.00	\$29.50
Service	GK	10/03/2022	Review Return of Service for additional properties served.	0.20	\$280.00	\$56.00
Service	JK	10/04/2022	Review updated variance packages and confer with district manager on same; review update on summons issuance for injunctions	0.40	\$305.00	\$122.00
Service	MG	10/04/2022	Research elections	0.20	\$170.00	\$34.00
Service	JK	10/05/2022	Review meeting minutes and provide edits thereto; review court docket	0.20	\$305.00	\$61.00
Service	MG	10/06/2022	Review docket for return of service	0.10	\$170.00	\$17.00
Service	GK	10/07/2022	Review email from B. Croxton regarding service of injunction, removal of fence.	0.10	\$280.00	\$28.00
Service	JK	10/07/2022	Confer with homeowner re: compliance and injunction options; prepare notice of dismissal related to same	0.60	\$305.00	\$183.00
Service	GK	10/10/2022	Review email from D. Martin regarding Answer to Petition for Injunction; review Answer to Petition for Injunction by C. Martin and D. Martin; prepare Notice of Voluntary Dismissal for 95110 Gladiolus Place.	1.20	\$280.00	\$336.00

Service	JK	10/10/2022	Review summons response from resident; begin preparations for response to same and confer with Kobitter; confer w/Laughlin on affidavits and mailings	0.70	\$305.00	\$213.50
Service	JK	10/11/2022	Review injunction answer and confer with District Manager and Kobitter on same	1.40	\$305.00	\$427.00
Service	GK	10/11/2022	Review covenants for Phase 2 and Phase 3; review Return of Service for 95340 Orchid Blossom Trail; telephone conference with District Manager regarding Answer by D. Martin.	2.60	\$280.00	\$728.00
Service	MG	10/11/2022	File Notice of Voluntary Dismissal; confer with Kobitter regarding same	0.40	\$170.00	\$68.00
Service	GK	10/12/2022	Prepare letter to D. Rickerson regarding receipt of Answer, agreement to extend time for removal of fence; prepare Notice of Voluntary Dismissal for 95310 Snapdrago Drive.	0.70	\$280.00	\$196.00
Service	JK	10/12/2022	Multiple correspondence re: injunction status and response to same; confer with homeowner re: extension request and review voluntary dismissal; finalize filing of same	0.70	\$305.00	\$213.50
Service	MG	10/12/2022	Review all Return of Service; prepare Notice of Dismissal to transmit, transmit same	1.30	\$170.00	\$221.00
Service	JK	10/14/2022	Review/edit second dismissal and letter for same	0.30	\$305.00	\$91.50
Expense	AL	10/14/2022	Certified Mail: Certified mail to Wayne Rickerson	1.00	\$4.60	\$4.60
Service	MG	10/14/2022	File Notice of Voluntary Dismissal	0.20	\$170.00	\$34.00
Service	GK	10/17/2022	Review procedural requirements for mandatory injunctions based on failure to respond to Petition for Injunction by homeowner; review motion for enlargement of time by multiple homeowner properties; review letter and correspondence from L. Gallerani regarding removal of fence in response to Petition for Injunction.	1.00	\$280.00	\$280.00
Service	JK	10/17/2022	Review multiple responses to subpoena; review rules re: default and hearing; confer with Kobitter on same and begin preparation of same	1.10	\$305.00	\$335.50
Service	MG	10/17/2022	Review answers to Petitions for Mandatory Injunction	0.20	\$170.00	\$34.00



Service	GK	10/18/2022	Prepare letter to homeowner regarding intent to relocate fence, dismissal of Petition for Injunction.	0.30	\$280.00	\$84.00
Service	JK	10/18/2022	Review/edit responsive letter to fence removal confirmation and review release related to same; confer re: hearing schedule and motion for extension of time; prepare summary of affected properties and transmit to Board	1.00	\$305.00	\$305.00
Expense	AL	10/18/2022	Certified Mail: Certified mail to Lisa Gallerani	1.00	\$4.60	\$4.60
Service	GK	10/18/2022	Review status of Petitions for Injunction, pending responses and petitions to be set for hearing; review response to Petition for Injunction for 85451 Amaryllis; review Answer by 95345 Orchid Blossom Trail regarding removal of fence; review status of Petitions for Injunction, pending responses and petitions to be set for hearing.	0.80	\$280.00	\$224.00
Service	MG	10/18/2022	Review status of filed answers for Petitions for Mandatory Injunctions, schedule hearing regarding same	0.50	\$170.00	\$85.00
Service	MG	10/19/2022	Review Judge's procedures for hearing on Petition for Mandatory Injunction, confer with Judicial Assistant regarding same	0.30	\$170.00	\$51.00
Service	MG	10/19/2022	Prepare work authorization	0.60	\$170.00	\$102.00
Service	MG	10/20/2022	Confer with Clerk of Court regarding hearing, Case No. 22-CC-310; prepare Notice of Hearing and file same	1.10	\$170.00	\$187.00
Service	JK	10/21/2022	Review status of hearing and notices for same; review evidentiary rules	0.40	\$305.00	\$122.00
Expense	AL	10/21/2022	UPS: UPS shipping -Palge Croxton	1.00	\$17.51	\$17.51
Expense	AL	10/21/2022	UPS: UPS shipping Roy Croxton	1.00	\$17.51	\$17.51
Expense	AL	10/21/2022	UPS: UPS shipping Benjamin Croxton	1.00	\$17.51	\$17.51
Service	LG	10/21/2022	Review documents pertaining to petitions for fence Injunctions; prepare for hearing.	2.30	\$295.00	\$678.50
Service	GK	10/21/2022	Review email from District Manager regarding confirmation of removal of fence by G. Borys.	0.10	\$280.00	\$28.00
Service	MG	10/21/2022	Transmit Notice of Hearing to respondents via electronic mail and US mail	0.60	\$170.00	\$102.00
Service	GK	10/24/2022	Telephone conference with T. Rodrigues	1.40	\$280.00	\$392.00

regarding removal of fence at 85451  
Amaryllis Court and prepare letter and  
email confirming the same; prepare Notice  
of Voluntary Dismissal for 95345 Orchid  
Blossom Trail and letter to homeowner  
regarding the same.

Service	JK	10/24/2022	Conference call with resident on injunction inquiries; transmit summary of same; update dismissal	0.40	\$305.00	\$122.00
Service	JK	10/27/2022	Confer with homeowner and court re: 30 day extension and review filing re: voluntary dismissal; review builder letter and confer with Laughlin on same	0.40	\$305.00	\$122.00
Service	MG	10/27/2022	Review answers to Petition for Mandatory Injunction; prepare status update	0.70	\$170.00	\$119.00
Service	LG	10/28/2022	Research Injunction procedures; prepare notice of appearance for injunction case.	2.70	\$295.00	\$796.50
Expense	AL	10/28/2022	Certified Mail: certified mail to Borys	1.00	\$4.60	\$4.60
Expense	AL	10/28/2022	Certified Mail: Mail to Dwayne Martin	1.00	\$4.60	\$4.60
Expense	AL	10/28/2022	Certified Mail: Mail to Charles Martin III	1.00	\$4.60	\$4.60
Service	MG	10/28/2022	File Notice of Voluntary Dismissal, transmit same to respondent	0.40	\$170.00	\$68.00
Service	MG	10/28/2022	File Notice of Appearance (Case 22-CC-310), prepare to transmit to respondent via electronic and US mail	0.90	\$170.00	\$153.00
Service	JK	10/30/2022	Review hearing notices and notices to individual lot owners; confer with staff on same	0.20	\$305.00	\$61.00
Service	LG	10/31/2022	Prepare amended complaint and motion for leave to file; confer with Kilinski regarding hearing strategy.	1.60	\$295.00	\$472.00
Service	MG	10/31/2022	Prepare Notice of Appearance regarding Petitions for Mandatory Injunctions, file same; prepare and transmit same to respondents via electronic mail and US mail	1.70	\$170.00	\$289.00

**Total \$8,347.03**

## Detailed Statement of Account

### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
4807	12/13/2022	\$8,347.03	\$0.00	\$8,347.03
Outstanding Balance				\$8,347.03
Total Amount Outstanding				\$8,347.03

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

Please pay within 30 days.

**TRIM ALL LAWN SERVICE, INC.**

942360 Old Nassauville Road  
Fernandina Beach, FL 32034

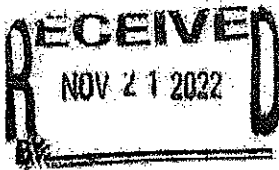
Date	11/17/2022
Invoice #	56045

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: 11/12/2022

Terms	Due Date
Net 30	12/17/2022

Description	Amount
Installation of 325 Bags of Cypress Mulch	1,576.25
40 1,320.572,462	
  Thank you for your business.	
	Total \$1,576.25
	Payments/Credits \$0.00
	Balance Due \$1,576.25

## WASTE MANAGEMENT

## Stateline Hauling

November 10, 2022

**Customer ID: 2-59734-72370**

**AMOUNT DUE: \$35.08**

\*\*\* FINAL DEMAND NOTICE \*\*\*

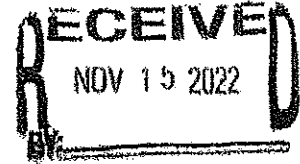
**Service Location:**

AMELIA CONCOURSE CDD

85200 AMARYLLIS CT

FERNANDINA FL 32034

AMELIA CONCOURSE CDD  
475 W TOWN PL STE 114  
ST AUGUSTINE FL 32092-3649



Dear Customer:

Your account has a past due balance in the amount of \$35.08.

Since our previous attempts to collect this balance have proven unsuccessful, we have been forced to cancel your account, and may proceed to place your account with a collection agency or attorney.

This action can be avoided by paying your account in full.

Payment can be made by the following methods:

- \* On-Line at [www.wm.com](http://www.wm.com), by automated attendant at 1-866-964-2729.  
\* Calling our office at 1-866-218-3220 and using your checking account or debit/credit card.  
\* By mail using the enclosed remittance and return envelope.

This letter is sent for the purpose of collecting a debt which you owe, and any information which you provide will be used to collect that debt.

Sincerely,

WASTE MANAGEMENT of  
Stateline Hauling District# 4034

13/

1,320, 572, 461

Exp. to Nov

Current	Over 30	Over 60	Over 90	Over 120	Total Due
\$0.00	\$0.00	\$0.00	\$35.08	\$0.00	\$35.08

PLEASE DETACH HERE AND RETURN BOTTOM PORTION WITH YOUR PAYMENT

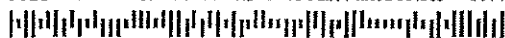


PO BOX 43290  
PHOENIX, AZ 85080

<b>Date</b>	<b>Business Unit</b>	<b>Customer ID</b> <i>(include with your payment)</i>
November 10, 2022	4034	2-59734-72370
<b>Payment Terms</b>	<b>Total Due</b>	<b>Amount Paid</b>
<b>Past Due</b>	<b>\$35.08</b>	

[illegible]

0010277 01 AB 0.491 "AUTO T8 0 2814 32092-364930 -C01-P10287-11



AMELIA CONCOURSE CDD  
475 W TOWN PL STE 114  
ST AUGUSTINE FL 32092-3649



RETURN PAYMENTS TO:



WASTE MANAGEMENT  
PO BOX 4648  
CAROL STREAM IL 60197-4648

**THINK GREEN.®**



Printed on  
recycled paper.

27-000592-4034-1

2614-01-00-0010277-0001-0010397



Engineering / Permitting  
Development Services  
Property Management  
Construction Management  
ADA Consulting

# Invoice

Date	Invoice #
11/9/22	3185

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

112  
1-310.573.311

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

Item	Date	Description	Hours	Rate	Amount
AMELIA CONCOURSE - ENGINEERING SERVICES					
SEPTEMBER EFFORTS					
Amelia Conc...	9/1/22	correspondence regarding wall ARB requests	1	135.00	135.00
Amelia Conc...	9/9/22	review wall ARB request for 3 lots and provide comments to Daniel	2.5	135.00	337.50
Amelia Conc...	9/13/22	review attorney letters to HOA	0.5	135.00	67.50
Amelia Conc...	9/20/22	CDD Meeting	3.5	135.00	472.50
Amelia Conc...	9/29/22	review letter to builder regarding 85456 Amaryllis	0.5	135.00	67.50
OCTOBER EFFORTS					
Amelia Conc...	10/14/22	Review attorney letter regarding easement encroachments	0.5	135.00	67.50
<div style="border: 1px solid black; padding: 5px; text-align: center;"> <b>RECEIVED</b>            By Oksana Kuzmuk at 9:23 am, Nov 10, 2022         </div>					
<b>Total</b>					<b>\$1,147.50</b>



2020 West Beaver Street  
Jacksonville, FL 32209  
Phone: 904-356-4003

# Invoice

Date	Invoice Number
10/6/2022	35186

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

Ship To
First Coast CMS, LLC 352 Perdido St Saint Johns, FL 32259

						SO Number		
						071222-2		
Terms		PO Number	Project Name	WO Number	Quote Number	Due Date	Ship Via	Ship Date
Net 10		signed quote	Amelia Concourse		071122-4TA	10/16/2022		10/6/2022
Qty	Item	Description					Rate	Amount
1	Item Service	10hp Accupump 230VAC 3-phase					7,494.97	7,494.97
		To confirm current limit on site for 7.5hp						
	Discount	Preferred Customer Discount (Vailid if paid within term limits)					-45.00	-3,372.74
	Service	Service Fee					271.73	271.73
1	Labor						1,524.75	1,524.75

RECEIVED

NOV 28 2022

By \_\_\_\_\_

1.300.131.10101


37



1300.131.10101  
37

Insufficient funds due to returned checks, wire transfers and/or credit cards will be subject to loss of customer discount and will incur a 1.5 finance charge compounded monthly until paid in full.  
Customer discount will be revoked and charged back to the Final Invoice if not paid within the specified terms.  
Please Note: 30 Days On Returns  
No Returns On Custom Made Items.

Subtotal	USD 5,918.71
Sales Tax (0.0%)	USD 0.00
Additional Payments/Credits	USD 0.00
Balance Due	USD 5,918.71

 **NADER'S**  
**Pest Raiders**  
an Arroyo Environmental company

Fernandina Office 904-225-9421  
PO Box 1330  
Yulee, FL 32041-1330  
[www.naderspestraiders.com](http://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: 11/22/22      Payment Due Upon Receipt**

Date	Invoice #	Description	Amount	Tax	Balance
Service Address: 85200 Amaryllis Ct, Fernandina Beach, FL 32034-9716					
11/18/21	4520299	Fire Ant Service	\$77.00	\$0.00	\$77.00

BY:

RECEIVED NOV 29 2022

**Current: \$77.00**

**Past Due: \$0.00**

**Total Amount Due: \$77.00**

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

GA22348F



PO Box 1330 • Yulee, FL 32041-1330

**Temp-Return Service Requested**

**You can pay your bill online at [www.naderspestralders.com](http://www.naderspestralders.com)**

4400740529 AUTO MIXED AADC 270



AMELIA CONCOURSE AMENITIES CENTER 6

TONY SHIVER 1365

393 PALM COAST PKWY SW UNIT 4

PALM COAST FL 32137-4774

Please check Invoice(s) paid below.

Invoice #		Amount	
<input type="checkbox"/>	49292396	<input type="checkbox"/>	\$77.00
<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	
<input type="checkbox"/>		<input type="checkbox"/>	
If you are paying by credit card, please see reverse slide.			

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: 11/22/22  
Customer Number: 1328598

Balance Forward: \$0.00

Amount: \_\_\_\_\_

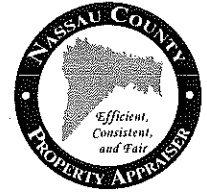
**Amount Due: \$77.00**

Check # \_\_\_\_\_





OFFICE OF THE  
NASSAU COUNTY PROPERTY APPRAISER



Honorable A. Michael Hickox

96135 Nassau Place, Suite 4, Yulee, FL 32097

Phone: 904-491-7300 Fax: 904-491-3629

www.nassauflpa.com

November 15, 2022

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

**RE: Invoice \$8,408**

Dear Board Members:

Pursuant to section 197.3632 (2), Florida Statute, I hereby submit my request for the annual payment covering the budget year 2022-2023, for services rendered by the Nassau County Property Appraiser's office to your district levying non-ad valorem assessments.

The calculated amount for 2022-2023 is 1% of the collection amount from the prior year special assessments levied by your district. Therefore, the Amelia Concourse CDD invoice amount is:

**\$8,408** (eight thousand, four hundred eight dollars)

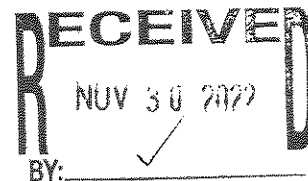
Please make check payable to: *Nassau County Property Appraiser*

Thanking you in advance.

Sincerely,

A. Michael Hickox, CFA  
Nassau County Property Appraiser

AMH/dbc



10  
1 310 51300 31400

FY23 PROPERTY APPR FEE

**TRIM ALL LAWN SERVICE, INC.**

942360 Old Nassauville Road  
Fernandina Beach, FL 32034

Date	11/21/2022
Invoice #	56086

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: 11/18/2022

Terms	Due Date
Net 30	12/21/2022

Description	Amount
Seasonal Flower Rotation- Installation of (504) Annuals to include initial installation and rototill. - Subsequent fertilization and maintenance program included.	1,184.40
Thank you for your business.	40 1320 57200 46300
	RECEIVED NOV 28/2022
	Total \$1,184.40
	Payments/Credits \$0.00
	Balance Due \$1,184.40