

Amelia Concourse
Community Development District

May 16, 2023

AGENDA

**Amelia Concourse
Community Development District**

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

May 9, 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, May 16, 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. Staff Reports (1)
 - A. District Engineer - Amaryllis Court Grading Plan
 - B. Landscape Report
- IV. Approval of Minutes of the March 21, 2023 Meeting and April 4, 2023 Workshop
- V. Consideration of Resolution 2023-02, Approving the Proposed Budget for Fiscal Year 2024 and Setting a Public Hearing Date for Adoption
- VI. Discussion of Lending Library Proposal
- VII. Other Business
- VIII. Staff Reports (2)
 - A. District Counsel
 - B. District Manager – Report on the Number of Registered Voters (891)
 - C. Field Operations Manager – Report
- IX. Financial Reports
 - A. Financial Statements as of March 31, 2023

B. Approval of Check Register

X. Supervisors' Requests and Audience Comments

XI. Consideration of Quote for Security Cameras* (will be provided under separate cover)

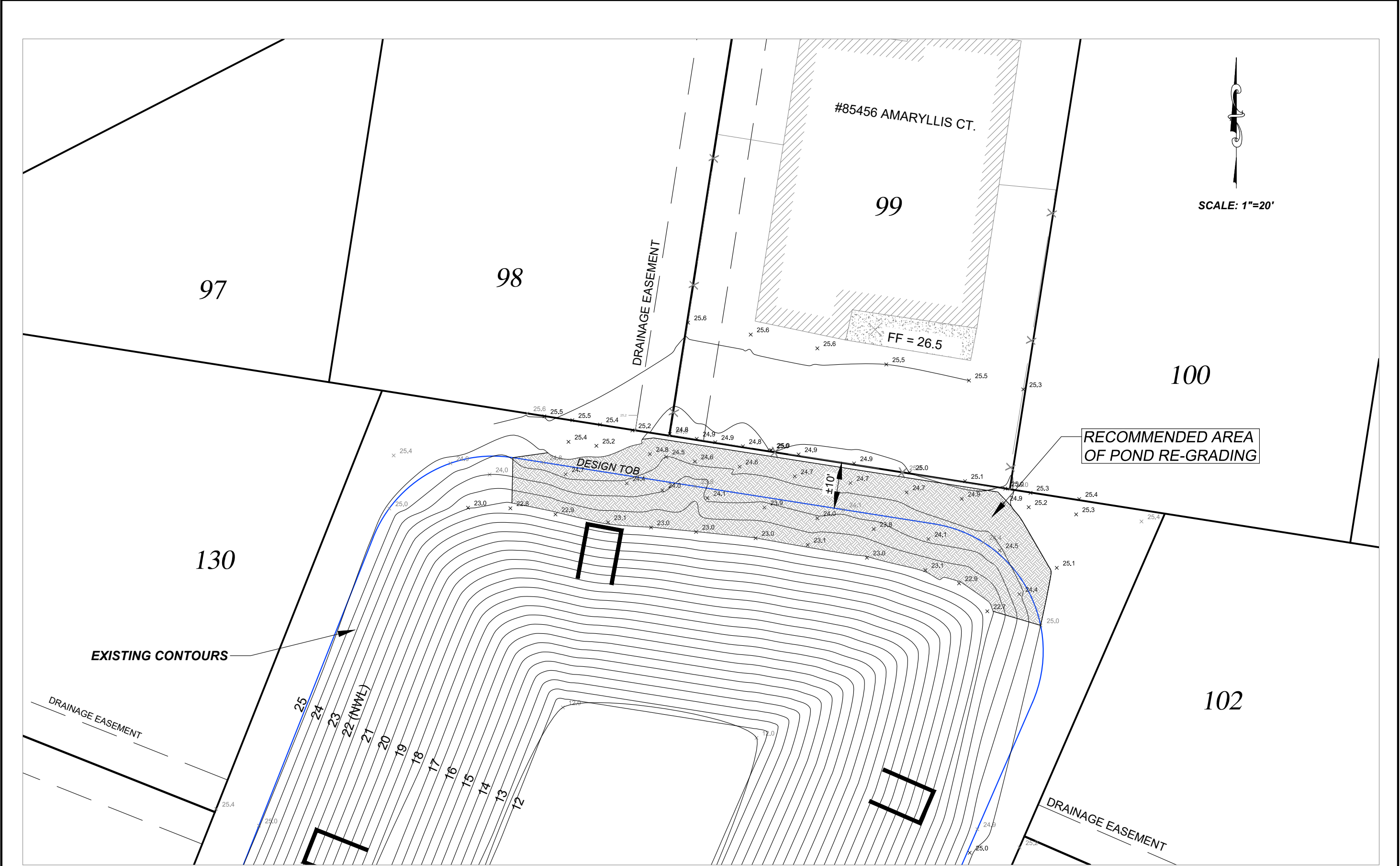
XII. Next Scheduled Meetings – July 18, 2023 at the Amelia Concourse Amenity Center

XIII. Adjournment

* Note: In accordance with Sections 119.071(3)(a) and 281.301, *Florida Statutes*, a portion of the meeting may be closed to the public, as it relates to details of the District's security system plan. The closed session may occur at any time during the meeting and is expected to last approximately thirty (30) minutes but may end earlier or extend longer.

THIRD ORDER OF BUSINESS

A.



NO.	DATE	REVISIONS

PROJECT NO.	Y20 - 910
DRAWN BY:	MAG
CHECKED BY:	MJY
DATE:	5/03/23



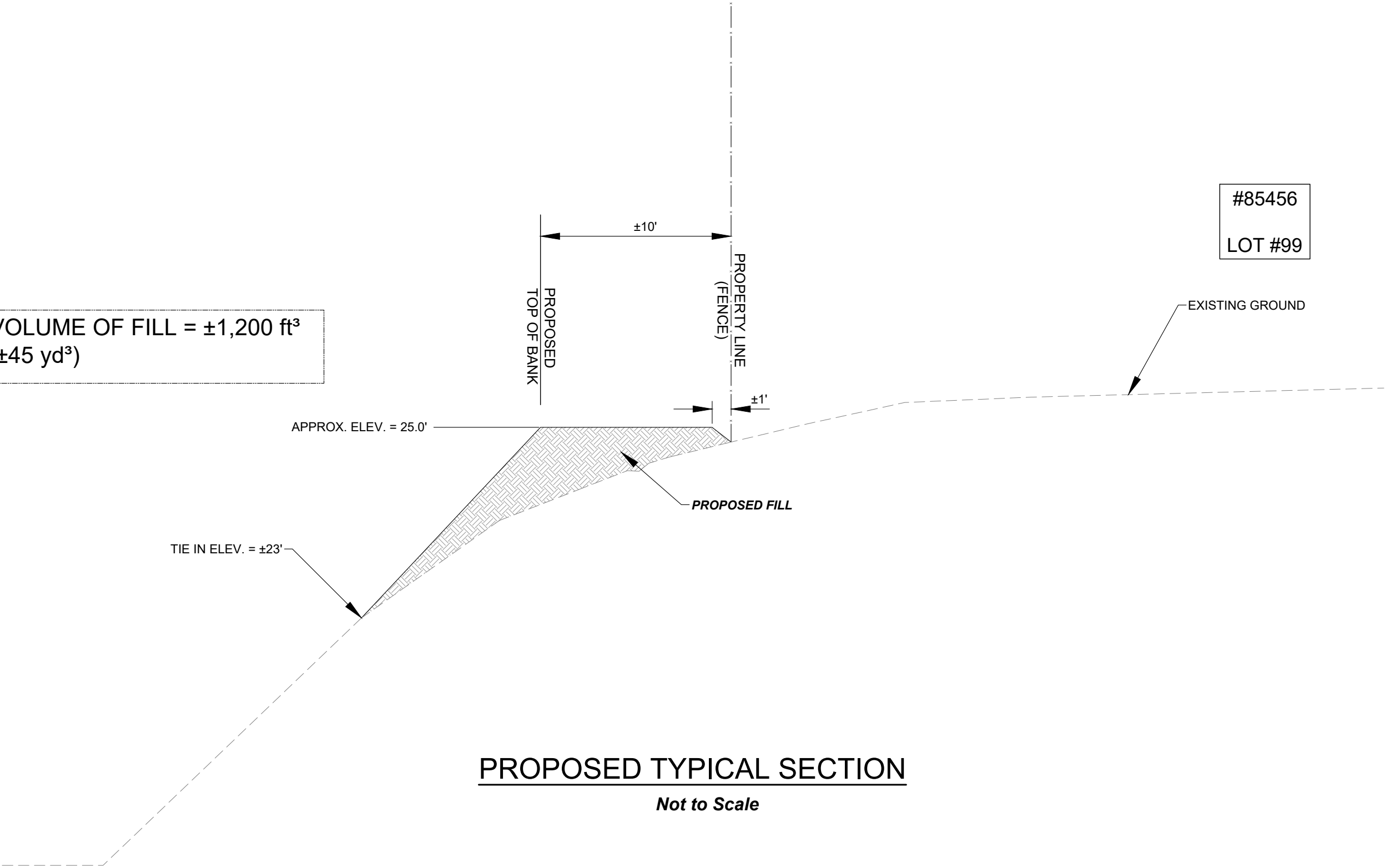
145 Hilden Road, Unit 108
Ponte Vedra, FL 32081
(904) 342-5199
CERTIFICATE OF AUTHORIZATION NO. 28658

MICHAEL J. YURO, P.E.
FLORIDA P.E. LICENSE NO. 65247
REGISTERED PROFESSIONAL


85456 AMARYLLIS COURT - POND GRADING PLAN
PREPARED FOR:
AMELIA CONCOURSE CDD
TYPICAL PLAN

SHEET NO.
2

VOLUME OF FILL = ±1,200 ft³
(±45 yd³)



#85456
LOT #99

NO.	DATE	REVISIONS	PROJECT NO.	Y20 - 910		145 Hilden Road, Unit 108 Ponte Vedra, FL 32081 (904) 342-5199	MICHAEL J. YURO, P.E. FLORIDA P.E. LICENSE NO. 65247	85456 AMARYLLIS COURT - POND GRADING PLAN PREPARED FOR: AMELIA CONCOURSE CDD	SHEET NO.
			DRAWN BY:	MAG					
			CHECKED BY:	MJY					
			DATE:	5/03/23					
					CERTIFICATE OF AUTHORIZATION NO. 28658		REGISTERED PROFESSIONAL		1

MINUTES

MINUTES OF MEETING
AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT

A regular meeting of the Board of Supervisors of the Amelia Concourse Community Development District was held Tuesday, March 21, 2023 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	Operations Manager

The following is a summary of the discussions and actions taken at the March 21, 2023 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. Charles Gay, 95185 Windflower, expressed his concern about the proposed lending library.

THIRD ORDER OF BUSINESS

Staff Reports (1)

A. District Engineer – Update on Orchid Blossom Sidewalk

Mr. Yuro reminded the Board that at the last meeting he was asked to look into the sidewalk on Orchid Blossom Trail and stated that he was able to confirm that the design plans call for the sidewalk to stop at the beginning of the cul-de-sac.

Supervisor Toohey joined the meeting at this time.

B. Landscape Report

Mr. Shiver informed the Board the landscape contractor will be changing out the annuals starting the first week of April. He also noted BrightView has been very diligent about sending weekly maintenance reports.

FOURTH ORDER OF BUSINESS**Approval of Minutes of the January 17, 2023 Meeting**

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

On MOTION by Mr. Eichmann seconded by Ms. Chamerda with all in favor the minutes of the January 17, 2023 meeting were approved as presented.

FIFTH ORDER OF BUSINESS**Discussion of Lending Library Proposal**

Mr. Greenberg suggested deferring this item until some documentation is submitted to provide the Board with more information about the request. This item was tabled.

SIXTH ORDER OF BUSINESS**Other Business**

There being none, the next item followed.

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

Ms. Gentry updated the Board on the easement injunctions for fences installed within District easements noting she is still awaiting a ruling from the judge on the only injunction that proceeded to a hearing.

Additionally, she stated that some supervisors are concerned about the status of the construction in Phase 3 and the long list of deficiencies that have been identified. There has not yet been a request for the CDD to accept a conveyance of the Phase 3 infrastructure and the process for that conveyance is the engineer reviews the area, compiles a punch list of anything that needs to be remedied and he would make sure all of that is remedied before the District signs off on the conveyance. The roadways are expected to be conveyed to the County per the plans for the community.

The Board discussed issues that needs to be addressed including the areas around the sidewalks on Amelia Concourse, mature plantings that need to be cleaned up, and pond clean up.

Mr. Greenberg asked that the engineer review the three retaining walls at the end of Orchid Blossom prior to turnover of Phase 3.

Ms. Gentry encouraged residents to reach out to the county representatives on any issues or concerns with the right of way or roadways.

Mr. Greenberg asked about the curb damage caused by the builder on Bellflower in Phase 1 that has still not been repaired.

Ms. Gentry stated if there was evidence that Dream Finders caused the damages, she suggests taking it to the County.

Mr. Laughlin stated that he would put a list together to send to the engineer.

B. District Manager

Mr. Laughlin reminded the audience members and Board of the budget workshop to be held on April 4, 2023 at 11:00 a.m.

C. Field Operations Manager – Report

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

EIGHTH 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 \$365,788.59 was included in the agenda package. Mr. Laughlin noted \$300,000 of that total is a transfer of funds to the SBA investment account.

Mr. Greenberg asked Mr. Laughlin to look into the history of payments made to Lerner.

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

NINTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

There were no supervisor requests.

Audience Comments

Mr. Duane Rust, 95023 Periwinkle, asked that an e-blast be sent to inform residents of the annual community garage sale to be held April 14-16th.

Mr. Charles Gay asked that the District 2 County Commissioner be filled in on concerns within the community and thanked him for attending.

TENTH ORDER OF BUSINESS

**Next Scheduled Meeting – Budget Workshop
April 4, 2023 at 11:00 a.m. and Regular
Board Meeting on May 16, 2023 at the
Amelia Concourse Amenity Center**

ELEVENTH ORDER OF BUSINESS

Adjournment

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

MINUTES OF MEETING
AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Amelia Concourse Community Development District held a workshop on Tuesday, April 4, 2023 at 11:00 a.m. at the Amelia Concourse Amenity Center, 85200 Amaryllis Court, Fernandina Beach, Florida 32034.

Present were:

Harvey Greenberg	Chairman
Fred Eichmann	Supervisor
Kim Chamerda	Supervisor
Jeff Snow	Supervisor

Also present were:

Daniel Laughlin	District Manager
Tony Shiver	First Coast CMS
Multiple Residents	

The following is a summary of the discussions taken at the April 4, 2023 workshop.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Discussion of the Fiscal Year 2024 Budget

The Board discussed the process for refinancing the bonds in the future as the interest rate is not favorable currently.

Mr. Greenberg stated that he thinks the engineering fees for FY 2024 can be reduced from \$10,000 to \$7,500. He also suggested reducing attorney fees to \$30,000.

Mr. Greenberg and Mr. Eichmann questioned the increase in the property appraiser line. Mr. Laughlin stated that it could likely be reduced to \$4,000.

Mr. Laughlin noted if the budget is left as presented, a \$22 per year increase will apply to each property tax bill. After all of the items below were discussed, the changes would result in a

\$5 decrease, however it was suggested it be evened out by increasing the repairs and replacements line item.

Other items of note that were discussed are:

- Reducing the printing and binding line from \$1,500 to \$750
- Possibly eliminating cable and talking to AT&T about a reduction in internet costs
- Obtaining an estimated cost for more onsite staffing
- Maintaining \$7,000 as the budget for lake maintenance
- Increasing management company line to \$12,300
- Increasing the irrigation repairs line item from \$1,000 to \$4,000
- Possibility of using solar power for the streetlights
- Possibility of adding worker's comp coverage to the insurance policy so volunteers can be used
- Increase electric from \$32,183 to \$35,000 due to future Phase 3 streetlights
- Increase amenity center insurance from \$13,225 to \$15,000
- Reducing pool chemicals from \$13,728 to \$13,000
- Janitorial will increase from \$5,600 to \$6,300
- Reducing pest control from \$1,500 to \$1,000
- Reducing holiday decorations to \$2,000

THIRD ORDER OF BUSINESS

Adjournment

The workshop was adjourned at approximately 12:51 p.m.

FIFTH ORDER OF BUSINESS

RESOLUTION 2023-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Amelia Concourse Community Development District ("**District**") prior to June 15, 2023, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2023, and ending September 30, 2024 ("**Fiscal Year 2023/2024**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	July 18, 2023
HOUR:	11:00 a.m.
LOCATION:	Amelia Concourse Amenity Center 85200 Amaryllis Court Fernandina Beach, Florida 32034

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

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2 and to ensure that it remains on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

any part thereof.

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

PASSED AND ADOPTED THIS 16th DAY OF MAY 2023.

ATTEST:

**AMELIA CONCOURSE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Amelia Concourse Community Development District



**Proposed Budget
Fiscal Year 2024**



**Amelia Concourse
Community Development District**

TABLE OF CONTENTS

General Fund

Budget	Page 1-2
Budget Narrative	Page 3-8

Debt Service Fund

Series 2007 Budget	Page 9
Series 2016 Budget	Page 10
Amortization Schedule	Page 11
Series 2019A Budget	Page 12
Amortization Schedule	Page 13

Capital Reserve Fund

Budget	Page 14
Reserve Study	Page 15

Amelia Concourse

Community Development District

General Fund

Description	Adopted Budget FY 2023	Actual Thru 3/31/23	Projected Next 6 Months	Total Projected 9/30/23	Proposed Budget FY 2024
Revenues					
Assessments - Tax Roll	\$ 421,342	\$ 420,261	\$ 1,083	\$ 421,344	\$ 421,344
Interest Income	\$ 100	\$ 7,387	\$ 5,000	\$ 12,387	\$ 5,000
Rental Revenue/Miscellaneous Revenue	\$ 500	\$ 44	\$ 500	\$ 544	\$ 500
TOTAL REVENUES	\$ 421,942	\$ 427,692	\$ 6,583	\$ 434,275	\$ 426,844
Expenditures					
<u>Administrative</u>					
Supervisors	\$ 6,000	\$ 2,200	\$ 3,800	\$ 6,000	\$ 6,000
FICA Expense	\$ 459	\$ 168	\$ 291	\$ 459	\$ 459
Travel	\$ 300	\$ -	\$ 300	\$ 300	\$ 300
Engineering	\$ 17,000	\$ 2,768	\$ 4,733	\$ 7,500	\$ 7,500
Attorney Fees	\$ 25,000	\$ 33,122	\$ 11,878	\$ 45,000	\$ 30,000
Annual Audit	\$ 4,350	\$ -	\$ 4,350	\$ 4,350	\$ 4,350
Dissemination	\$ 10,500	\$ 5,250	\$ 5,250	\$ 10,500	\$ 11,130
Assessment Roll	\$ 7,500	\$ 7,500	\$ -	\$ 7,500	\$ 7,950
Property Appraiser	\$ 2,175	\$ 4,093	\$ -	\$ 4,093	\$ 5,000
Trustee Fees	\$ 10,000	\$ 5,563	\$ 4,438	\$ 10,000	\$ 10,000
Arbitrage	\$ 1,800	\$ -	\$ 1,800	\$ 1,800	\$ 1,800
Management Fees	\$ 47,250	\$ 23,637	\$ 23,628	\$ 47,265	\$ 50,085
Information Technology	\$ 2,000	\$ 1,000	\$ 1,000	\$ 2,000	\$ 2,120
Website Maintenance	\$ 1,000	\$ 500	\$ 500	\$ 1,000	\$ 1,060
Telephone	\$ 500	\$ 71	\$ 429	\$ 500	\$ 500
Postage	\$ 1,000	\$ 235	\$ 765	\$ 1,000	\$ 1,000
Insurance	\$ 11,353	\$ 10,171	\$ -	\$ 10,171	\$ 11,697
Printing and Binding	\$ 1,500	\$ 278	\$ 473	\$ 750	\$ 750
Legal Advertising	\$ 2,500	\$ -	\$ 2,500	\$ 2,500	\$ 2,500
Other Current Charges	\$ 550	\$ 600	\$ 165	\$ 765	\$ 1,000
Office Supplies	\$ 150	\$ 8	\$ 50	\$ 58	\$ 100
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
TOTAL ADMINISTRATIVE	\$ 153,062	\$ 97,338	\$ 66,349	\$ 163,686	\$ 155,476
FIELD:					
Contract Services:					
Landscape Maintenance	\$ 25,000	\$ 12,260	\$ 18,326	\$ 30,586	\$ 32,988
Lake Maintenance	\$ 7,354	\$ 2,208	\$ 3,576	\$ 5,784	\$ 7,000
Management Company	\$ 7,639	\$ 3,570	\$ 4,165	\$ 7,735	\$ 12,300
Subtotal Contract Services	\$ 39,993	\$ 18,038	\$ 26,067	\$ 44,105	\$ 52,288
Repairs & Maintenance:					
Repairs & Maintenance	\$ 16,800	\$ 5,027	\$ 11,773	\$ 16,800	\$ 18,000
Irrigation Repairs	\$ 1,000	\$ 2,410	\$ 1,500	\$ 3,910	\$ 4,000
Landscape Contingency	\$ 10,000	\$ 3,581	\$ 6,419	\$ 10,000	\$ 10,000
Subtotal Repairs and Maintenance	\$ 27,800	\$ 11,018	\$ 19,692	\$ 30,710	\$ 32,000

Amelia Concourse

Community Development District

General Fund

Description	Adopted Budget FY 2023	Actual Thru 3/31/23	Projected Next 6 Months	Total Projected 9/30/23	Proposed Budget FY 2024
Utilities:					
Electric	\$ 30,800	\$ 15,685	\$ 14,809	\$ 30,494	\$ 35,000
Water & Sewer	\$ 19,250	\$ 6,156	\$ 8,619	\$ 14,775	\$ 19,000
Subtotal Utilities	\$ 50,050	\$ 21,841	\$ 23,427	\$ 45,269	\$ 54,000
Amenity Center:					
Insurance	\$ 16,156	\$ 14,548	\$ -	\$ 14,548	\$ 21,822
Pool Maintenance	\$ 16,000	\$ 7,200	\$ 8,800	\$ 16,000	\$ 16,000
Pool Chemicals	\$ 13,728	\$ 2,205	\$ 11,523	\$ 13,728	\$ 13,000
Pool Permits	\$ 530	\$ -	\$ 530	\$ 530	\$ 530
Cable	\$ 2,000	\$ 291	\$ 1,050	\$ 1,608	\$ 2,000
Janitorial	\$ 5,600	\$ 2,358	\$ 2,751	\$ 5,109	\$ 6,300
Facility Maintenance	\$ 10,000	\$ 809	\$ 9,191	\$ 10,000	\$ 5,000
Pest Control	\$ 1,500	\$ 464	\$ 1,036	\$ 1,500	\$ 1,000
Refuse	\$ 660	\$ 315	\$ 345	\$ 660	\$ 660
Holiday Decorations	\$ 5,500	\$ -	\$ 2,000	\$ 2,000	\$ 2,000
Subtotal Amenity Center	\$ 71,674	\$ 28,190	\$ 37,226	\$ 65,683	\$ 68,312
Reserves:					
Capital Outlay	\$ 4,363	\$ -	\$ 1,000	\$ 1,000	\$ -
Capital Reserve Fund	\$ 75,000	\$ -	\$ 75,000	\$ 75,000	\$ 64,768
Subtotal Reserves	\$ 79,363	\$ -	\$ 76,000	\$ 76,000	\$ 64,768
TOTAL FIELD EXPENDITURES	\$ 268,880	\$ 79,087	\$ 182,412	\$ 261,767	\$ 271,368
TOTAL EXPENDITURES	\$ 421,942	\$ 176,425	\$ 248,761	\$ 425,453	\$ 426,844
EXCESS REVENUE	\$ -	\$ 251,266	\$ (242,177)	\$ 8,822	\$ -

	FY 2023	FY 2024
Net Assessment	\$421,342	\$421,344
Collection & Discounts (7%)	\$31,716	\$31,716
Gross Assessment	\$453,058	\$453,060
No. of Units	458	458
Gross Per Unit Assessment	\$989.21	\$989.21

Amelia Concourse

Community Development District

General Fund Budget
FY 2024

REVENUES:

Assessments

The District will levy a non ad-valorem special assessment on all taxable property within the District to fund all of the General Operating Expenditures for the fiscal year. The assessment may either be invoiced directly to the property owner or placed on the Nassau County Tax Roll.

Miscellaneous Revenue/Interest Income

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

EXPENDITURES:

Administrative:

Supervisor Fees

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

FICA Expense

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

Travel

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

Engineering Fees

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

Attorney

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

Annual Audit

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

Amelia Concourse

Community Development District

General Fund Budget
FY 2024

Dissemination Agent

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

Assessment Roll

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

Trustee Fees

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

Arbitrage

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

Management Fees

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

Information Technology

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

Website Maintenance

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

Telephone

The cost of telephone and fax machine service.

Postage

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

Insurance

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

Amelia Concourse

Community Development District

General Fund Budget
FY 2024

Printing & Binding

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

Legal Advertising

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

Other Current Charges

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

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

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

Field:

Landscape Maintenance

The District has contracted with Bright View Landscaping Services to provide landscaping and irrigation maintenance services to all the common areas within the District. Includes plant maintenance at the Social Hall.

Vendor	Description	Monthly	Annual
Bright View	Landscape Maintenance	\$2,749	\$32,988
Total			\$32,988

Lake Maintenance

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

Vendor	Description	Monthly	Annual
Solitude	Lake Maintenance	\$493	\$5,916
	Contingency		\$1,084
Total			\$7,000

Amelia Concourse

Community Development District

General Fund Budget
FY 2024

Management Company

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

Vendor	Description	Monthly	Annual
First Coast CMS	Management Fees	\$1,025	\$12,300
Total			\$12,300

Repairs and Maintenance

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

Irrigation Repairs and Maintenance

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

Landscape Contingency

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

Electric

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

Location	Meter Number	Monthly	Annual
85200 Amaryllis Ct	66164-80262	\$856	\$10,272
85200 Amaryllis Ct St Lights	69397-29510	\$745	\$8,940
95016 Daisy Ln # Entry Light	47823-07021	\$80	\$960
95016 Daisy Ln	10995-48073	\$1,095	\$13,139
Contingency		\$141	\$1,689
Total			\$35,000

Water and Sewer

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

Location	Meter Number	Monthly	Annual
85190 Amaryllis Ct	67891789	\$581	\$6,972
85200 Amaryllis Ct	67891709	\$653	\$7,831
85200 Amaryllis Ct - Sewer	67891712	\$214	\$2,568
85200 Amaryllis Ct - Water	67891712	\$78	\$936
Contingency		\$75	\$693
Total			\$19,000

Amelia Concourse

Community Development District

General Fund Budget
FY 2024

Insurance

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

Pool Maintenance

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

Vendor	Description	Monthly	Annual
First Coast CMS	Pool Maintenance	\$1,200	\$14,000
	Contingency		\$2,000
Total			\$16,000

Pool Chemicals

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

Vendor	Description	Monthly	Annual
Pool Sure	Pool Chemicals	\$1,083	\$13,000
Total			\$13,000

Pool Permits

Represents the estimated cost for pool permits.

Cable/Internet Service

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

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

Janitorial Services

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

Vendor	Description	Monthly	Annual
First Coast CMS	Janitorial Services	\$525	\$6,300
Total			\$6,300

Amelia Concourse

Community Development District

General Fund Budget
FY 2024

Facility Maintenance

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

Pest Control

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

Refuse

Garbage disposal services provided by Meridian Waste.

Vendor	Description	Monthly	Annual
Meridian Waste	Refuse	\$55	\$660
Total			\$660

Holiday Decorations

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

Capital Reserve Fund

Money set aside for future replacements of capital related items.

Amelia Concourse

Community Development District

Debt Service Fund

Series 2007

Description	Adopted Budget FY 2023	Proposed Budget FY 2024
Revenues		
Special Assessments ⁽¹⁾	\$116,683	\$112,423
Interest Income	\$500	\$500
Other Revenue Sources	\$394,893	\$394,893
TOTAL REVENUES	\$512,076	\$507,816
Expenditures		
Series 2007		
Debt Service Obligation	\$511,375	\$507,816
TOTAL EXPENDITURES	\$511,375	\$507,816
Other Sources and Uses		
Property Appraiser	\$701	\$0
TOTAL OTHER SOURCES AND USES	\$701	\$0
EXCESS REVENUES	\$0	\$0
Net Assessment	\$112,424	
Plus Collection Fees & Discounts (7%)	\$7,870	
Gross Assessment	\$120,294	

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

Amelia Concourse

Community Development District

Debt Service Fund

Series 2016

Description	Adopted Budget FY 2023	Actual Thru 3/31/23	Projected Next 6 Months	Total Projected 9/30/23	Proposed Budget FY 2024
Revenues					
Special Assessments	\$149,500	\$147,710	\$381	\$148,091	\$148,091
Special Assessments- Prepayments	\$0	\$14,373	\$0	\$14,373	\$0
Interest Income	\$50	\$2,005	\$2,807	\$4,812	\$2,000
Carry Forward Surplus	\$97,143	\$95,847	\$0	\$95,847	\$85,234
TOTAL REVENUES	\$246,693	\$259,935	\$3,188	\$263,123	\$235,325
Expenditures					
<u>Series 2016</u>					
Interest - 11/1	\$55,950	\$55,950	\$0	\$55,950	\$54,450
Principal Prepayment-11/1	\$10,000	\$15,000	\$0	\$15,000	\$0
Interest - 5/1	\$55,500	\$0	\$55,500	\$55,500	\$54,450
Principal - 5/1	\$35,000	\$0	\$35,000	\$35,000	\$35,000
Principal Prepayment - 5/1	\$10,000	\$0	\$15,000	\$15,000	\$0
TOTAL EXPENDITURES	\$166,450	\$70,950	\$105,500	\$176,450	\$143,900
Other Sources and Uses					
Property Appraiser	\$931	\$1,439	\$0	\$1,439	\$0
TOTAL OTHER SOURCES AND USES	\$931	\$1,439	\$0	\$1,439	\$0
EXCESS REVENUES	\$79,312	\$187,547	(\$102,312)	\$85,234	\$91,425

Interest 11/1/2024 \$ 53,400

Amelia Concourse

Community Development District

Amortization Schedule

Series 2016 Capital Improvement Bonds

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/23	\$ 1,815,000	6.0%	\$ -	\$ 54,450	\$ 144,950
05/01/24	\$ 1,815,000	6.0%	\$ 35,000	\$ 54,450	
11/01/24	\$ 1,780,000	6.0%	\$ -	\$ 53,400	\$ 142,850
05/01/25	\$ 1,780,000	6.0%	\$ 35,000	\$ 53,400	
11/01/25	\$ 1,745,000	6.0%	\$ -	\$ 52,350	\$ 140,750
05/01/26	\$ 1,745,000	6.0%	\$ 40,000	\$ 52,350	
11/01/26	\$ 1,705,000	6.0%	\$ -	\$ 51,150	\$ 143,500
05/01/27	\$ 1,705,000	6.0%	\$ 40,000	\$ 51,150	
11/01/27	\$ 1,665,000	6.0%	\$ -	\$ 49,950	\$ 141,100
05/01/28	\$ 1,665,000	6.0%	\$ 45,000	\$ 49,950	
11/01/28	\$ 1,620,000	6.0%	\$ -	\$ 48,600	\$ 143,550
05/01/29	\$ 1,620,000	6.0%	\$ 45,000	\$ 48,600	
11/01/29	\$ 1,575,000	6.0%	\$ -	\$ 47,250	\$ 140,850
05/01/30	\$ 1,575,000	6.0%	\$ 50,000	\$ 47,250	
11/01/30	\$ 1,525,000	6.0%	\$ -	\$ 45,750	\$ 143,000
05/01/31	\$ 1,525,000	6.0%	\$ 55,000	\$ 45,750	
11/01/31	\$ 1,470,000	6.0%	\$ -	\$ 44,100	\$ 144,850
05/01/32	\$ 1,470,000	6.0%	\$ 55,000	\$ 44,100	
11/01/32	\$ 1,415,000	6.0%	\$ -	\$ 42,450	\$ 141,550
05/01/33	\$ 1,415,000	6.0%	\$ 60,000	\$ 42,450	
11/01/33	\$ 1,355,000	6.0%	\$ -	\$ 40,650	\$ 143,100
05/01/34	\$ 1,355,000	6.0%	\$ 65,000	\$ 40,650	
11/01/34	\$ 1,290,000	6.0%	\$ -	\$ 38,700	\$ 144,350
05/01/35	\$ 1,290,000	6.0%	\$ 70,000	\$ 38,700	
11/01/35	\$ 1,220,000	6.0%	\$ -	\$ 36,600	\$ 145,300
05/01/36	\$ 1,220,000	6.0%	\$ 70,000	\$ 36,600	
11/01/36	\$ 1,150,000	6.0%	\$ -	\$ 34,500	\$ 141,100
05/01/37	\$ 1,150,000	6.0%	\$ 75,000	\$ 34,500	
11/01/37	\$ 1,075,000	6.0%	\$ -	\$ 32,250	\$ 141,750
05/01/38	\$ 1,075,000	6.0%	\$ 80,000	\$ 32,250	
11/01/38	\$ 995,000	6.0%	\$ -	\$ 29,850	\$ 142,100
05/01/39	\$ 995,000	6.0%	\$ 85,000	\$ 29,850	
11/01/39	\$ 910,000	6.0%	\$ -	\$ 27,300	\$ 142,150
05/01/40	\$ 910,000	6.0%	\$ 90,000	\$ 27,300	
11/01/40	\$ 820,000	6.0%	\$ -	\$ 24,600	\$ 141,900
05/01/41	\$ 820,000	6.0%	\$ 95,000	\$ 24,600	
11/01/41	\$ 725,000	6.0%	\$ -	\$ 21,750	\$ 141,350
05/01/42	\$ 725,000	6.0%	\$ 105,000	\$ 21,750	
11/01/42	\$ 620,000	6.0%	\$ -	\$ 18,600	\$ 145,350
05/01/43	\$ 620,000	6.0%	\$ 110,000	\$ 18,600	
11/01/43	\$ 510,000	6.0%	\$ -	\$ 15,300	\$ 143,900
05/01/44	\$ 510,000	6.0%	\$ 115,000	\$ 15,300	
11/01/44	\$ 395,000	6.0%	\$ -	\$ 11,850	\$ 142,150
05/01/45	\$ 395,000	6.0%	\$ 125,000	\$ 11,850	
11/01/45	\$ 270,000	6.0%	\$ -	\$ 8,100	\$ 144,950
05/01/46	\$ 270,000	6.0%	\$ 130,000	\$ 8,100	
11/01/46	\$ 140,000	6.0%	\$ -	\$ 4,200	\$ 142,300
05/01/47	\$ -	6.0%	\$ 140,000	\$ 4,200	
11/01/47					\$ 144,200
Total			\$ 1,815,000	\$ 1,667,400	\$ 3,572,900

Amelia Concourse
Community Development District

Debt Service Fund
Series 2019A

Description	Adopted Budget FY 2023	Actual Thru 3/31/23	Projected Next 6 Months	Total Projected 9/30/23	Proposed Budget FY 2024
Revenues					
Special Assessments	\$212,603	\$183,152	\$0	\$183,152	\$138,990
Special Assessments- Prepayments	\$0	\$32,340	\$0	\$32,340	\$0
Interest Income	\$50	\$2,325	\$3,255	\$5,580	\$2,500
Carry Forward Surplus	\$88,970	\$94,599	\$0	\$94,599	\$95,458
TOTAL REVENUES	\$301,623	\$312,416	\$3,255	\$315,671	\$236,948
Expenditures					
Series 2019A					
Interest - 11/1	\$71,190	\$71,190	\$0	\$71,190	\$69,495
Principal Prepayment - 11/1	\$45,000	\$20,000	\$0	\$20,000	\$0
Interest - 5/1	\$70,625	\$0	\$70,625	\$70,625	\$69,495
Principal - 5/1	\$40,000	\$0	\$40,000	\$40,000	\$45,000
Principal Prepayment - 5/1	\$0	\$0	\$15,000	\$15,000	\$0
TOTAL EXPENDITURES	\$226,815	\$91,190	\$125,625	\$216,815	\$183,990
Other Sources and Uses					
Property Appraiser	\$1,246	\$1,784	\$0	\$1,784	\$0
Interfund Transfer	\$0	\$1,064	\$550	\$1,614	\$0
TOTAL OTHER SOURCES AND USES	\$1,246	\$2,848	\$550	\$3,398	\$0
EXCESS REVENUES	\$73,562	\$218,378	(\$122,920)	\$95,458	\$236,948

Interest 11/1/2024 \$ 68,223.75

Amelia Concourse
Community Development District

Amortization Schedule
Series 2019A Capital Improvement Revenue Bonds

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/23	\$ 2,460,000	5.65%	\$ -	\$ 69,495.00	
05/01/24	\$ 2,460,000	5.65%	\$ 45,000	\$ 69,495.00	\$ 182,718.75
11/01/24	\$ 2,415,000	5.65%	\$ -	\$ 68,223.75	
05/01/25	\$ 2,415,000	5.65%	\$ 45,000	\$ 68,223.75	\$ 180,176.25
11/01/25	\$ 2,370,000	5.65%	\$ -	\$ 66,952.50	
05/01/26	\$ 2,370,000	5.65%	\$ 50,000	\$ 66,952.50	\$ 182,492.50
11/01/26	\$ 2,320,000	5.65%	\$ -	\$ 65,540.00	
05/01/27	\$ 2,320,000	5.65%	\$ 50,000	\$ 65,540.00	\$ 179,667.50
11/01/27	\$ 2,270,000	5.65%	\$ -	\$ 64,127.50	
05/01/28	\$ 2,270,000	5.65%	\$ 55,000	\$ 64,127.50	\$ 181,701.25
11/01/28	\$ 2,215,000	5.65%	\$ -	\$ 62,573.75	
05/01/29	\$ 2,215,000	5.65%	\$ 55,000	\$ 62,573.75	\$ 178,593.75
11/01/29	\$ 2,160,000	5.65%	\$ -	\$ 61,020.00	
05/01/30	\$ 2,160,000	5.65%	\$ 60,000	\$ 61,020.00	\$ 180,345.00
11/01/30	\$ 2,100,000	5.65%	\$ -	\$ 59,325.00	
05/01/31	\$ 2,100,000	5.65%	\$ 65,000	\$ 59,325.00	\$ 181,813.75
11/01/31	\$ 2,035,000	5.65%	\$ -	\$ 57,488.75	
05/01/32	\$ 2,035,000	5.65%	\$ 65,000	\$ 57,488.75	\$ 178,141.25
11/01/32	\$ 1,970,000	5.65%	\$ -	\$ 55,652.50	
05/01/33	\$ 1,970,000	5.65%	\$ 70,000	\$ 55,652.50	\$ 179,327.50
11/01/33	\$ 1,900,000	5.65%	\$ -	\$ 53,675.00	
05/01/34	\$ 1,900,000	5.65%	\$ 75,000	\$ 53,675.00	\$ 180,231.25
11/01/34	\$ 1,825,000	5.65%	\$ -	\$ 51,556.25	
05/01/35	\$ 1,825,000	5.65%	\$ 80,000	\$ 51,556.25	\$ 180,852.50
11/01/35	\$ 1,745,000	5.65%	\$ -	\$ 49,296.25	
05/01/36	\$ 1,745,000	5.65%	\$ 85,000	\$ 49,296.25	\$ 181,191.25
11/01/36	\$ 1,660,000	5.65%	\$ -	\$ 46,895.00	
05/01/37	\$ 1,660,000	5.65%	\$ 90,000	\$ 46,895.00	\$ 181,247.50
11/01/37	\$ 1,570,000	5.65%	\$ -	\$ 44,352.50	
05/01/38	\$ 1,570,000	5.65%	\$ 95,000	\$ 44,352.50	\$ 181,021.25
11/01/38	\$ 1,475,000	5.65%	\$ -	\$ 41,668.75	
05/01/39	\$ 1,475,000	5.65%	\$ 100,000	\$ 41,668.75	\$ 180,512.50
11/01/39	\$ 1,375,000	5.65%	\$ -	\$ 38,843.75	
05/01/40	\$ 1,375,000	5.65%	\$ 105,000	\$ 38,843.75	\$ 179,721.25
11/01/40	\$ 1,270,000	5.65%	\$ -	\$ 35,877.50	
05/01/41	\$ 1,270,000	5.65%	\$ 110,000	\$ 35,877.50	\$ 178,647.50
11/01/41	\$ 1,160,000	5.65%	\$ -	\$ 32,770.00	
05/01/42	\$ 1,160,000	5.65%	\$ 120,000	\$ 32,770.00	\$ 182,150.00
11/01/42	\$ 1,040,000	5.65%	\$ -	\$ 29,380.00	
05/01/43	\$ 1,040,000	5.65%	\$ 125,000	\$ 29,380.00	\$ 180,228.75
11/01/43	\$ 915,000	5.65%	\$ -	\$ 25,848.75	
05/01/44	\$ 915,000	5.65%	\$ 130,000	\$ 25,848.75	\$ 178,025.00
11/01/44	\$ 785,000	5.65%	\$ -	\$ 22,176.25	
05/01/45	\$ 785,000	5.65%	\$ 140,000	\$ 22,176.25	\$ 180,397.50
11/01/45	\$ 645,000	5.65%	\$ -	\$ 18,221.25	
05/01/46	\$ 645,000	5.65%	\$ 150,000	\$ 18,221.25	\$ 182,205.00
11/01/46	\$ 495,000	5.65%	\$ -	\$ 13,983.75	
05/01/47	\$ 495,000	5.65%	\$ 155,000	\$ 13,983.75	\$ 178,588.75
11/01/47	\$ 340,000	5.65%	\$ -	\$ 9,605.00	
05/01/48	\$ 340,000	5.65%	\$ 165,000	\$ 9,605.00	\$ 179,548.75
11/01/48	\$ 175,000	5.65%	\$ -	\$ 4,943.75	
05/01/49	\$ 175,000	5.65%	\$ 175,000	\$ 4,943.75	\$ 179,943.75
Total			\$ 2,460,000	\$ 2,298,985.00	\$ 4,689,490.00

Amelia Concourse

Community Development District

Capital Reserve

Description	Adopted Budget FY 2023	Actual Thru 3/31/23	Projected Next 6 Months	Total Projected 9/30/23	Proposed Budget FY 2024
Revenues:					
Interest	\$500	\$2,194	\$3,072	\$5,266	\$2,500
Capital Reserve Funding - Transfer In	\$75,000	\$0	\$75,000	\$75,000	\$67,268
Carry Forward Surplus	\$97,869	\$109,345	\$0	\$109,345	\$119,610
Total Revenues	\$173,369	\$111,538	\$78,072	\$189,610	\$189,379
Expenditures					
Capital Outlay	\$20,000	\$0	\$20,000	\$20,000	\$20,000
Repair and Replacements	\$0	\$19,707	\$30,293	\$50,000	\$50,000
Total Expenditures	\$20,000	\$19,707	\$50,293	\$70,000	\$70,000
Excess Revenues (Expenditures)	\$153,369	\$91,832	\$27,778	\$119,610	\$119,379


Amelia Concourse CDD

Reserve Study Funding Plan

(Next 5 Years)

Fiscal Year	Beginning Balance	Add Funding	Add Interest	Less Expenses	Ending Balance (budget)	Planned Balance (Study)	% of Planned
2024	\$119,610	\$67,268	\$1,227	(\$62,601)	\$125,505	\$243,662	52%
2025	\$125,505	\$35,719	\$1,745	(\$2,388)	\$160,581	\$278,749	58%
2026	\$160,581	\$36,434	\$2,200	(\$7,871)	\$191,344	\$310,148	62%
2027	\$191,344	\$37,162	\$2,543	(\$16,481)	\$214,568	\$334,555	64%

SIXTH ORDER OF BUSINESS

From: Courtney Hogge chogge@gmsnf.com 
Subject: Fwd: Lending Library Proposal
Date: May 9, 2023 at 11:03 AM
To:



Begin forwarded message:

From: Cristyn Gaynor <gaynorcr@nassau.k12.fl.us>
Date: January 17, 2023 at 10:29:58 AM EST
To: jeffry.snowcdd@gmail.com
Subject: Lending Library Proposal



Hello Jeff!

I've attached the design we're looking at making for the library. We are working on finding plans that will make it easier to build and will keep you updated once we narrow the design down, however, I can ensure it will look similar to this one. These will take somewhere around 3 weeks to a month to build. Keep in mind it's a school-based project so the time frame may fluctuate. We are making three and would like to put one in each phase of the neighborhood.

In the beginning, we will take responsibility for completely filling the libraries first. After that, my students are going to check back once a month to see if they need to be refilled and check on the maintenance of the structure. They are currently Juniors and will keep checking on them until May 2024. After that, it will be passed down to another Underclassmen group who will keep up the checks and make any repairs if they are needed.

I saw that some concerns were that adult books were being grabbed by children and I understand that. However, it is our hope that adults are able to take advantage of the library as well. Therefore, we want the books that children take to be managed by their parents. We are going to label the top shelf for adults and the bottom shelf for children.

We are very open to suggestions and will answer any questions to make sure that this project is successful! I will have my email open and can respond as fast as possible if you want to send any questions my way.

Thank you!



Cristyn Gaynor



English and AVID Teacher

Softball Coach
Yulee High School
(904) 225-8641 ext. 5650

I solemnly swear we are learning in here



EIGHTH ORDER OF BUSINESS

B.



904.491.7500

96135 Nassau Place, Suite 3
Yulee, FL 32097

info@votenassaufl.gov
www.VoteNassaufl.gov

April 15, 2023

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

RE: Amelia Concourse Community Development District

Dear Mr. Laughlin,

In accordance with FS 190.006, we are providing you with the following information that as of April 15, 2023, there are 891 registered voters within Amelia Concourse Community Development District's boundaries.

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

Sincerely,

Janet H. Adkins
Nassau County Supervisor of Elections

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

C.



Amelia Concourse CDD

Field Report May 2023

First Coast CMS LLC

Swimming Pools

At this time, we have no mechanical issues regarding the pools. We have made contact with Parry Pools and they are scheduled to be onsite the week of 5/8 to investigate the pool marcite issue with the applicator and manufacturer of the finish.

Maintenance and Facility

The family bathroom required a plumber to unstop the toilet. The result was the entire toilet needed to be replaced. The plumber also needed to replace the supply valve to a toilet in the women's restroom.

An electrician replaced the timer for the kids water feature and installed a photo control switch on the center island lights.

Maintenance items are being addressed as they come up.

Use of the facility has been heavy, and we continue to see a lot of reservations.

Landscaping

At this time we are monitoring the landscaping company and require they attend meetings for the immediate future.

NINTH ORDER OF BUSINESS

A.

Amelia Concourse

Community Development District

Unaudited Financial Reporting
March 31, 2023



AMELIA CONCOURSE
Community Development District
Combined Balance Sheet
March 31, 2023

	<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	\$585,687	---	---	---	---	\$585,687
Cash-Regions	---	\$223,602	---	---	---	\$223,602
Investments:						
2007 Series						
Reserve	---	---	\$86,943	---	---	\$86,943
Revenue	---	---	\$4,503,825	---	---	\$4,503,825
Prepayment	---	---	\$75,741	---	---	\$75,741
Construction	---	---	---	\$73,356	---	\$73,356
Cost of Issuance	---	---	---	\$1	---	\$1
Deferred Cost	---	---	---	\$8,599	---	\$8,599
Due from SPE	---	---	\$27,616	---	---	\$27,616
2016 Series						
Reserve	---	---	\$73,090	---	---	\$73,090
Revenue	---	---	\$174,173	---	---	\$174,173
Prepayment	---	---	\$15,033	---	---	\$15,033
2019A Series						
Reserve	---	---	\$106,301	---	---	\$106,301
Revenue	---	---	\$185,939	---	---	\$185,939
Prepayment	---	---	\$32,440	---	---	\$32,440
Construction	---	---	---	\$1,347	---	\$1,347
2019B Series						
Reserve	---	---	\$12,825	---	---	\$12,825
Revenue	---	---	\$2,107	---	---	\$2,107
Interest	---	---	\$2,652	---	---	\$2,652
Prepayment	---	---	\$58,873	---	---	\$58,873
Construction	---	---	---	\$605,506	---	\$605,506
Investmnet - SBA	\$56,171	---	---	---	\$91,832	\$148,003
Investment - Custody	\$36,992	---	---	---	---	\$36,992
Electric Deposits	\$2,475	---	---	---	---	\$2,475
Prepaid Expenses	\$1,236	---	---	---	---	\$1,236
TOTAL ASSETS	\$682,562	\$223,602	\$5,357,558	\$688,809	\$91,832	\$7,044,363
Liabilities:						
Accounts Payable	\$552	\$4,500	---	---	---	\$5,052
Accrued Expenses	\$8,775	---	---	---	---	\$8,775
Due to Other	---	\$1,620	---	---	---	\$1,620
Due to 2007 Debt Service	---	\$209,482	---	---	---	\$209,482
Accrued Interest Payable	---	---	\$2,587	---	---	\$2,587
Accrued Principal Payable	---	---	\$225,000	---	---	\$225,000
Fund Balances:						
Restricted for Debt Service	---	---	\$5,129,971	---	---	\$5,129,971
Restricted for Capital Projects	---	---	---	\$688,809	---	\$688,809
Nonspendable	\$2,475	---	---	---	---	\$2,475
Unassigned	\$670,760	\$8,001	---	---	\$91,832	\$770,593
Total Liabilities, Fund Equity, Other	\$682,562	\$223,602	\$5,357,558	\$688,809	\$91,832	\$7,044,363

AMELIA CONCOURSE
Community Development District
GENERAL FUND
Statement of Revenues & Expenditures
For The Period Ending March 31, 2023

Adopted Budget	Prorated Budget 3/31/23	Actual 3/31/23	VARIANCE
-------------------	----------------------------	-------------------	----------

REVENUES:

Assessment - Tax Roll	\$421,342	\$420,261	\$420,261	\$0
Interest Income	\$100	\$100	\$7,387	\$7,287
Rental Revenue/Miscellaneous Income	\$500	\$250	\$44	(\$206)
TOTAL REVENUES	\$421,942	\$420,611	\$427,692	\$7,081

EXPENDITURES:

ADMINISTRATIVE:

Supervisors	\$6,000	\$3,000	\$2,200	\$800
FICA Expense	\$459	\$230	\$168	\$61
Travel	\$300	\$150	\$0	\$150
Engineering	\$17,000	\$8,500	\$2,768	\$5,733
Attorney Fees	\$25,000	\$25,000	\$33,122	(\$8,122)
Annual Audit	\$4,350	\$2,175	\$0	\$2,175
Dissemination	\$10,500	\$5,250	\$5,250	\$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	\$900	\$0	\$900
Management Fees	\$47,250	\$23,625	\$23,637	(\$12)
Information Technology	\$2,000	\$1,000	\$1,000	(\$0)
Website Maintenance	\$1,000	\$500	\$500	\$0
Telephone	\$500	\$250	\$71	\$179
Postage	\$1,000	\$500	\$235	\$265
Insurance	\$11,353	\$11,353	\$10,171	\$1,182
Printing and Binding	\$1,500	\$750	\$278	\$473
Legal Advertising	\$2,500	\$1,250	\$0	\$1,250
Other Current Charges	\$550	\$550	\$600	(\$50)
Office Supplies	\$150	\$75	\$8	\$67
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$153,062	\$100,470	\$97,338	\$3,132

FIELD:

Contract Services:

Landscape Maintenance	\$25,000	\$12,500	\$12,260	\$241
Lake Maintenance	\$7,354	\$3,677	\$2,208	\$1,469
Management Company	\$7,639	\$3,820	\$3,570	\$250
Subtotal Contract Services	\$39,993	\$19,997	\$18,038	\$1,959

Repairs & Maintenance:

Repairs & Maintenance	\$16,800	\$8,400	\$5,027	\$3,373
Irrigation Repairs	\$1,000	\$1,000	\$2,410	(\$1,410)
Landscape Contingency	\$10,000	\$5,000	\$3,581	\$1,419
Subtotal Repairs and Maintenance	\$27,800	\$14,400	\$11,018	\$3,382

AMELIA CONCOURSE

Community Development District

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending March 31, 2023

	Adopted Budget	Prorated Budget 3/31/23	Actual 3/31/23	VARIANCE
Utilities:				
Electric	\$30,800	\$15,400	\$15,685	(\$285)
Water & Sewer	\$19,250	\$9,625	\$6,156	\$3,469
Subtotal Utilities	\$50,050	\$25,025	\$21,841	\$3,184
Amenity Center:				
Insurance	\$16,156	\$16,156	\$14,548	\$1,608
Pool Maintenance	\$16,000	\$8,000	\$7,200	\$800
Pool Chemicals	\$13,728	\$6,864	\$2,205	\$4,659
Pool Permits	\$530	\$265	\$0	\$265
Cable	\$2,000	\$1,000	\$291	\$709
Janitorial	\$5,600	\$2,800	\$2,358	\$442
Facility Maintenance	\$10,000	\$5,000	\$809	\$4,191
Pest Control	\$1,500	\$750	\$464	\$286
Refuse	\$660	\$330	\$315	\$15
Holiday Decorations	\$5,500	\$2,750	\$0	\$2,750
Subtotal Amenity Center	\$71,674	\$43,915	\$28,190	\$15,725
Reserves:				
Capital Outlay	\$4,363	\$2,182	\$0	\$2,182
Capital Reserve Fund	\$75,000	\$0	\$0	\$0
Subtotal Amenity Center	\$79,363	\$2,182	\$0	\$2,182
TOTAL FIELD	\$268,880	\$105,518	\$79,087	\$26,431
TOTAL EXPENDITURES	\$421,942	\$205,988	\$176,425	\$29,563
EXCESS REVENUES (EXPENDITURES)	\$0		\$251,266	
FUND BALANCE - Beginning	\$0		\$421,969	
FUND BALANCE - Ending	\$0		\$673,235	

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
Revenues:													
Special Assessment-Tax Roll	\$0	\$30,553	\$368,443	\$3,808	\$17,457	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$420,261
Interest Income	\$507	\$884	\$933	\$1,745	\$2,113	\$1,204	\$0	\$0	\$0	\$0	\$0	\$0	\$7,387
Rental/Miscellaneous	\$0	\$0	\$0	\$0	\$0	\$44	\$0	\$0	\$0	\$0	\$0	\$0	\$44
Total Revenues	\$507	\$31,437	\$369,376	\$5,553	\$19,570	\$1,248	\$0	\$0	\$0	\$0	\$0	\$0	\$427,692
Expenditures:													
Administrative													
Supervisors	\$0	\$800	\$0	\$600	\$0	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$2,200
FICA Expense	\$0	\$61	\$0	\$46	\$0	\$61	\$0	\$0	\$0	\$0	\$0	\$0	\$168
Travel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Engineering	\$1,148	\$878	\$0	\$473	\$270	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,768
Attorney Fees	\$8,347	\$10,330	\$2,331	\$3,019	\$5,892	\$3,204	\$0	\$0	\$0	\$0	\$0	\$0	\$33,122
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination	\$875	\$875	\$875	\$875	\$875	\$875	\$0	\$0	\$0	\$0	\$0	\$0	\$5,250
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	\$3,938	\$3,938	\$3,950	\$0	\$0	\$0	\$0	\$0	\$0	\$23,637
Information Technology	\$167	\$167	\$167	\$167	\$167	\$167	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000
Website Maintenance	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$500
Telephone	\$6	\$39	\$0	\$26	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$71
Postage	\$21	\$15	\$47	\$62	\$16	\$74	\$0	\$0	\$0	\$0	\$0	\$0	\$235
Insurance	\$10,171	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,171
Printing and Binding	\$62	\$22	\$31	\$42	\$79	\$43	\$0	\$0	\$0	\$0	\$0	\$0	\$278
Legal Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Current Charges/Bank Fees	\$0	\$0	\$0	\$0	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600
Office Supplies	\$0	\$0	\$1	\$6	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative	\$38,054	\$21,300	\$7,471	\$9,335	\$11,920	\$9,257	\$0	\$0	\$0	\$0	\$0	\$0	\$97,338
FIELD													
Landscape Maintenance	\$1,469	\$1,469	\$1,469	\$2,618	\$2,618	\$2,618	\$0	\$0	\$0	\$0	\$0	\$0	\$12,260
Landscape Contingency	\$820	\$2,761	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,581
Lake Maintenance	\$368	\$368	\$368	\$368	\$368	\$368	\$0	\$0	\$0	\$0	\$0	\$0	\$2,208
Management Company	\$595	\$595	\$595	\$595	\$595	\$595	\$0	\$0	\$0	\$0	\$0	\$0	\$3,570
Repairs & Maintenance	\$119	\$1,090	\$2,541	\$538	\$674	\$65	\$0	\$0	\$0	\$0	\$0	\$0	\$5,027
Irrigation Repairs	\$0	\$0	\$363	\$0	\$2,047	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,410
Electric	\$2,608	\$2,438	\$2,377	\$2,585	\$2,698	\$2,979	\$0	\$0	\$0	\$0	\$0	\$0	\$15,685
Water & Sewer	\$1,236	\$1,055	\$821	\$731	\$1,285	\$1,028	\$0	\$0	\$0	\$0	\$0	\$0	\$6,156
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	\$1,200	\$1,200	\$1,200	\$0	\$0	\$0	\$0	\$0	\$0	\$7,200
Pool Chemicals	\$788	\$0	\$618	\$799	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,205
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	\$393	\$393	\$393	\$0	\$0	\$0	\$0	\$0	\$0	\$2,358
Facility Maintenance	\$110	\$110	\$110	\$110	\$259	\$110	\$0	\$0	\$0	\$0	\$0	\$0	\$809
Pest Control	\$77	\$77	\$77	\$77	\$77	\$79	\$0	\$0	\$0	\$0	\$0	\$0	\$464
Refuse	\$56	\$90	\$55	\$59	\$55	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$315
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
Total Field	\$24,532	\$11,790	\$10,988	\$10,074	\$12,268	\$9,435	\$0	\$0	\$0	\$0	\$0	\$0	\$79,087
Total Expenses	\$62,587	\$33,090	\$18,459	\$19,409	\$24,188	\$18,692	\$0	\$0	\$0	\$0	\$0	\$0	\$176,425
Excess Revenues (Expenditures)	(\$62,079)	(\$1,653)	\$350,917	(\$13,856)	(\$4,618)	(\$17,444)	\$0	\$0	\$0	\$0	\$0	\$0	\$251,266

AMELIA CONCOURSE
Community Development District

AMELIA CONCOURSE SPE, LLC
Statement of Revenues & Expenditures
For The Period Ending March 31, 2023

	Adopted Budget	Prorated Budget 3/31/23	Actual 3/31/23	VARIANCE
<u>REVENUES:</u>				
Bondholders Contributions	\$25,650	\$17,532	\$17,532	\$0
TOTAL REVENUES	\$25,650	\$17,532	\$17,532	\$0
<u>EXPENDITURES:</u>				
Annual Corporate Fees	\$150	\$75	\$0	\$75
Bank Charges/Other Current	\$1,500	\$750	\$310	\$440
Contingency/Miscellaneous	\$2,500	\$1,250	\$0	\$1,250
Insurance - Liability	\$1,500	\$1,500	\$0	\$1,500
Management Fees	\$20,000	\$10,000	\$9,000	\$1,000
TOTAL EXPENDITURES	\$25,650	\$13,575	\$9,310	\$4,265
EXCESS REVENUES (EXPENDITURES)	\$0		\$8,222	
FUND BALANCE - Beginning	\$0		(\$221)	
FUND BALANCE - Ending	\$0		\$8,001	

AMELIA CONCOURSE
Community Development District

2007A DEBT SERVICE FUND

Statement of Revenues & Expenditures
For The Period Ending March 31, 2023

	Adopted Budget	Prorated Budget 3/31/23	Actual 3/31/23	VARIANCE
REVENUES:				
Assessment - Tax Roll	\$116,683	\$112,134	\$112,134	\$0
Interest Income	\$500	\$500	\$54,531	\$54,031
Other Revenue Sources	\$394,893	\$0	\$0	\$0
True Up Revenue	\$0	\$0	\$1,214,343	\$1,214,343
TOTAL REVENUES	\$512,076	\$112,634	\$1,381,007	\$1,268,373
EXPENDITURES:				
Series 2007A				
Debt Service Obligation	\$511,375	\$154,531	\$154,531	\$0
TOTAL EXPENDITURES	\$511,375	\$154,531	\$154,531	\$0
OTHER SOURCES/(USES)				
Interfund Transfer Out	\$0	\$0	\$1,051	(\$1,051)
Property Appraiser	\$701	\$701	\$1,092	(\$391)
TOTAL OTHER SOURCES AND USES	\$701	\$701	\$2,143	(\$1,442)
EXCESS REVENUES (EXPENDITURES)	\$1,402		\$1,224,333	
FUND BALANCE - Beginning	\$0		\$3,242,205	
FUND BALANCE - Ending	\$1,402		\$4,466,538	

Reserve	\$86,943
Revenue	\$4,503,825
Prepayment	\$75,741
Due from SPE	\$27,616
Accrued Interest Payable	(\$2,587)
Accrued Principal Payable	(\$225,000)
	<u>\$4,466,538</u>

AMELIA CONCOURSE
Community Development District

2016 DEBT SERVICE FUND

Statement of Revenues & Expenditures
For The Period Ending March 31, 2023

	Adopted Budget	Prorated Budget 3/31/23	Actual 3/31/23	VARIANCE
REVENUES:				
Assessment - Tax Roll	\$149,500	\$147,710	\$147,710	\$0
Assessments - Prepayments	\$0	\$0	\$14,373	\$14,373
Interest Income	\$50	\$50	\$2,005	\$1,955
TOTAL REVENUES	\$149,550	\$147,760	\$164,088	\$16,328
EXPENDITURES:				
Series 2016				
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
TOTAL EXPENDITURES	\$166,900	\$65,950	\$70,950	(\$5,000)
OTHER SOURCES/(USES)				
Property Appraiser	\$931	\$931	\$1,439	(\$508)
TOTAL OTHER SOURCES AND USES	\$931	\$931	\$1,439	(\$508)
EXCESS REVENUES (EXPENDITURES)	\$0		\$91,700	\$20,820
FUND BALANCE - Beginning	\$109,972		\$170,597	
FUND BALANCE - Ending	\$109,972		\$262,297	

Reserve	\$73,090
Revenue	\$174,173
Prepayment	\$15,033
	<u>\$262,297</u>

AMELIA CONCOURSE
Community Development District

2019A DEBT SERVICE FUND
Statement of Revenues & Expenditures
For The Period Ending March 31, 2023

	Proposed Budget	Prorated Budget 3/31/23	Actual 3/31/23	VARIANCE
<u>REVENUES:</u>				
Assessment - Tax Roll	\$212,603	\$183,152	\$183,152	\$0
Assessments - Prepayments	\$0	\$0	\$32,340	\$32,340
Interest Income	\$50	\$50	\$2,325	\$2,275
TOTAL REVENUES	\$212,653	\$183,202	\$217,817	\$34,615
<u>EXPENDITURES:</u>				
<u>Series 2019A</u>				
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
TOTAL EXPENDITURES	\$227,380	\$116,190	\$91,190	\$25,000
<u>OTHER SOURCES/(USES)</u>				
Property Appraiser	\$1,246	\$1,246	\$1,784	(\$538)
Interfund Transfer Out	\$0	\$0	\$1,064	(\$1,064)
TOTAL OTHER SOURCES AND USES	\$1,246	\$1,246	\$2,848	(\$1,602)
EXCESS REVENUES (EXPENDITURES)	(\$14,727)		\$123,779	
FUND BALANCE - Beginning	\$85,939		\$200,900	
FUND BALANCE - Ending	\$71,212		\$324,680	
			Reserve	\$106,301
			Revenue	\$185,939
			Prepayment	\$32,440
				\$324,680

AMELIA CONCOURSE
Community Development District

2019B DEBT SERVICE FUND
Statement of Revenues & Expenditures
For The Period Ending March 31, 2023

Adopted Budget	Prorated Budget 3/31/23	Actual 3/31/23	VARIANCE
---------------------------	------------------------------------	---------------------------	-----------------

REVENUES:

Assessments - Direct	\$38,500	\$0	\$0	\$0
Assessments - Prepayments	\$0	\$0	\$338,369	\$338,369
Assessments - Prepayment Interest	\$0	\$0	\$7,705	\$7,705
Interest Income	\$100	\$100	\$2,300	\$2,200

TOTAL REVENUES	\$38,600	\$100	\$348,375	\$348,275
-----------------------	-----------------	--------------	------------------	------------------

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 - 2/1	\$0	\$0	\$2,231	(\$2,231)
Principal Expense - 2/1 (Prepayment)	\$0	\$0	\$170,000	(\$170,000)
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 - 2/1	\$0	\$0	\$2,266	(\$2,266)
Principal Expense - 2/1 (Prepayment)	\$0	\$0	\$125,000	(\$125,000)
Interest Expense - 5/1	\$8,881	\$0	\$0	\$0

TOTAL EXPENDITURES	\$38,500	\$19,250	\$590,559	(\$571,309)
---------------------------	-----------------	-----------------	------------------	--------------------

OTHER SOURCES/(USES)

Interfund Transfer In/ (Out)	\$0	\$0	\$221	\$221
------------------------------	-----	-----	-------	-------

TOTAL OTHER SOURCES AND USES	\$38,500	\$0	\$221	\$221
-------------------------------------	-----------------	------------	--------------	--------------

EXCESS REVENUES (EXPENDITURES)	\$100	(\$242,405)		
---------------------------------------	--------------	--------------------	--	--

FUND BALANCE - Beginning	\$41,426	\$318,862		
---------------------------------	-----------------	------------------	--	--

FUND BALANCE - Ending	\$41,526	\$76,457		
------------------------------	-----------------	-----------------	--	--

Reserve	\$12,825
Interest	\$2,652
Revenue	\$2,107
Prepayment	\$58,873
	<u>\$76,457</u>

AMELIA CONCOURSE
Community Development District
Capital Reserve Fund
Statement of Revenues & Expenditures
For The Period Ending March 31, 2023

	Adopted Budget	Prorated 3/31/23	Actual 3/31/23	Variance
<u>Revenues:</u>				
Interest	\$500	\$500	\$2,194	\$1,694
Capital Reserve Funding - Transfer In	\$75,000	\$0	\$0	\$0
Total Revenues	\$75,500	\$500	\$2,194	\$1,694
<u>Expenditures</u>				
Capital Outlay	\$20,000	\$10,000	\$0	\$10,000
Repair and Replacements	\$0	\$0	\$19,707	(\$19,707)
Total Expenditures	\$20,000	\$10,000	\$19,707	(\$9,707)
EXCESS REVENUE (EXPENDITURES)	\$55,500		(\$17,513)	
FUND BALANCE - Beginning	\$89,253		\$109,345	
FUND BALANCE - Ending	\$144,753		\$91,832	

AMELIA CONCOURSE
Community Development District
CAPITAL PROJECTS FUND
Statement of Revenues & Expenditures
For The Period Ending March 31, 2023

	Series 2007	Series 2019A	Series 2019B
<u>REVENUES:</u>			
Interest Income	\$1,119	\$12	\$9,928
Total Revenues	\$1,119	\$12	\$9,928
<u>EXPENDITURES:</u>			
Contracts Payable	\$0	\$0	\$0
Capital Outlay	\$0	\$0	\$2,974
Total Expenditures	\$0	\$0	\$2,974
<u>OTHER SOURCES/(USES)</u>			
Interfund Transfer In	\$1,051	\$5,300	\$221
Interfund Transfer Out	\$0	\$0	(\$4,237)
Total Other Sources/(Uses)	\$1,051	\$5,300	(\$4,016)
EXCESS REVENUES (EXPENDITURES)	\$2,170	\$5,312	\$2,938
FUND BALANCE - Beginning	\$79,786	(\$3,965)	\$602,569
FUND BALANCE - Ending	\$81,956	\$1,347	\$605,506

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:	\$86,943.14
Reserve Balance:	\$86,943.14
 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

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)
Less: November 1, 2022 (Prepayment)	(\$20,000)

Current Bonds Outstanding	\$2,500,000
---------------------------	-------------

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:	\$6,300.00
Reserve Balance:	\$6,300.00

Bonds outstanding - 03/20/2019	\$1,920,000
Less: February 1, 2021 (Prepayment)	(\$205,000)
Less: May 1, 2021 (Prepayment)	(\$190,000)
Less: August 1, 2021 (Prepayment)	(\$190,000)
Less: November 1, 2021 (Prepayment)	(\$320,000)
Less: February 1, 2022 (Prepayment)	(\$250,000)
Less: May 1, 2022 (Prepayment)	(\$200,000)
Less: August 1, 2022 (Prepayment)	(\$170,000)
Less: November 1, 2022 (Prepayment)	(\$155,000)
Less: February 1, 2023 (Prepayment)	(\$170,000)

Current Bonds Outstanding	\$70,000
---------------------------	----------

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:	\$6,525.00
Reserve Balance:	\$6,525.00
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)
Less: February 1, 2023 (Prepayment)	(\$125,000)
Current Bonds Outstanding	\$55,000

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	2,225.15	112,133.89	147,710.36	183,152.21	420,260.83	863,257.29
TOTAL DUE / RECEIVED	2,225.15	112,133.89	147,710.36	183,152.21	420,260.83	863,257.29

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
5	01/09/23	7,821.53	1,015.99	1,338.33	1,659.45	3,807.76
6	02/08/23	14,938.01	1,940.39	2,556.02	3,169.31	7,272.29
7	03/07/23	20,920.27	2,717.46	3,579.63	4,438.53	10,184.65
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
TOTAL TAX ROLL RECEIPTS		863,257.29	112,133.89	147,710.36	183,152.21	420,260.83

PERCENT COLLECTED TAX ROLL		99.74%	99.74%	99.74%	99.74%	99.74%
----------------------------	--	--------	--------	--------	--------	--------

B.

Amelia Concourse
Community Development District
Check Register Summary
March 1, 2023 through April 30, 2023

Fund	Date	Check #'s	Amount	
<i>Payroll</i>	3/22/23	50191-50194	\$	738.80
			<hr/> Sub-Total \$ 738.80 <hr/>	
<i>General Fund</i>	3/10/23	2177-2183	\$	12,183.42
	3/21/23	2184-2186	\$	6,271.78
	4/4/23	2187	\$	472.50
	4/7/23	2188-2193	\$	10,097.03
			<hr/> Sub-Total \$ 29,024.73 <hr/>	
Total			\$ 29,763.53	

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50191	14	FRED C EICHMANN	184.70	3/22/2023
50192	12	JEFFRY A SNOW	184.70	3/22/2023
50193	13	KIMBERLY CHAMERDA	184.70	3/22/2023
50194	11	WILLIAM J TOOHEY	184.70	3/22/2023

TOTAL FOR REGISTER 738.80

ACON AMELIA CONCOUR DLAUGHLIN

Attendance Sheet

District Name: Amelia Concourse CDD

Board Meeting Date: March 21, 2023 Meeting

	Name	In Attendance	Fee
1	Fred Eichmann	✓	\$ 200
2	Harvey Greenberg	✓	N/A
3	Bill Toohey	✓	\$200
4	Kimberly Chamerda	✓	\$200
5	Jeffry Snow	✓	\$200

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

Approved for Payment:


District Manager Signature

3/22/23
Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
3/10/23	00132	3/01/23 8303728	202303 320-57200-46200	MARCH LANDSCAPE MAINT	*	2,618.00	
				BRIGHTVIEW LANDSCAPE SERVICES, INC.			2,618.00 002177
3/10/23	99999	3/10/23 VOID	202303 000-00000-00000	VOID CHECK	C	.00	
				*****INVALID VENDOR NUMBER*****			.00 002178
3/10/23	00049	12/01/22 7264	202211 320-57200-62000	HAWKINS INVOICE #6327274	*	538.81	
		12/01/22 7264	202211 320-57200-62000	HAWKINS INVOICE #6335804	*	204.56	
		12/01/22 7264	202211 320-57200-62000	HAWKINS INVOICE #6346697	*	84.00	
		12/01/22 7264	202211 320-57200-62000	3% PURCHASE FEE	*	24.82	
		3/01/23 7466	202303 320-57200-46000	MAR JANITORAL SERVICE	*	393.00	
		3/01/23 7466	202303 320-57200-45300	MAR POOL SERVICE	*	1,200.00	
		3/01/23 7466	202303 320-57200-34000	MAR SITE MANAGEMENT	*	595.00	
		3/01/23 7476	202302 320-57200-62000	AMZN POOL SKIMMER NET	*	60.50	
		3/01/23 7476	202302 320-57200-62000	AMZN HAMMERHEAD VAC BAG	*	43.22	
		3/01/23 7476	202302 320-57200-62000	AMZN POOL FLOW VALVE	*	108.00	
		3/01/23 7476	202302 320-57200-62000	HAWKINS INVOICE #6407933	*	265.50	
		3/01/23 7476	202302 320-57200-62000	HOME DEPOT PRO HARDWARE	*	52.09	
		3/01/23 7476	202302 320-57200-62000	QUICKCATCH OTTER RMVL EVA	*	125.00	
		3/01/23 7476	202302 320-57200-62000	3% PURCHASE FEE	*	19.63	
		3/02/23 7505	202303 320-57200-62000	REPLACE TORO HYDRAUL VALV	*	65.00	
				FIRST COAST CMS, LLC			3,779.13 002179
3/10/23	00005	3/01/23 260	202303 310-51300-34000	MARCH MANAGEMENT FEES	*	3,937.50	
		3/01/23 260	202303 310-51300-52000	MARCH WEBSITE ADMIN	*	83.33	
		3/01/23 260	202303 310-51300-35100	MARCH INFO TECH	*	166.67	

ACON AMELIA CONCOUR OKUZMUK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		3/01/23 260	202303 310-51300-32400		*	875.00	
		MARCH DISSEM AGENT SRVCS					
		3/01/23 260	202303 310-51300-51000		*	.42	
		OFFICE SUPPLIES					
		3/01/23 260	202303 310-51300-42000		*	74.22	
		POSTAGE					
		3/01/23 260	202303 310-51300-42500		*	42.75	
		COPIES					
		3/01/23 260	202303 310-51300-34000		*	12.40	
		TELEPHONE					
				GOVERNMENTAL MANAGEMENT SERVICES			5,192.29 002180
3/10/23 00127		2/16/23 379560	202302 320-57200-34500		*	149.00	
		SERVICE CALL					
				HI-TECH SYSTEM			149.00 002181
3/10/23 00082		2/10/23 50333479	202302 320-53800-45513		*	77.00	
		FEB FIRE ANT SERVICE					
				NADERS PEST CONTROL			77.00 002182
3/10/23 00129		3/01/23 7288B	202303 320-57200-46800		*	368.00	
		MARCH LAKE MAINTENANCE					
				SITEX AQUATICS			368.00 002183
3/21/23 00127		3/01/23 381054	202303 320-57200-34500		*	110.00	
		MAR SECURITY SERVICES					
				HI-TECH SYSTEM			110.00 002184
3/21/23 00135		3/15/23 6240	202302 310-51300-31500		*	5,891.78	
		FEB GENERAL COUNSEL					
				KILINSKI VAN WYK PLLC			5,891.78 002185
3/21/23 00112		3/03/23 3246	202302 310-51300-31100		*	270.00	
		FEB ENGINEERING SERVICES					
				YURO & ASSOCIATES, LLC			270.00 002186
4/04/23 00112		2/10/23 3233	202301 310-51300-31100		*	472.50	
		JAN ENGINEERING SERVICES					
				YURO & ASSOCIATES, LLC			472.50 002187
4/07/23 00132		4/01/23 8343385	202304 320-57200-46200		*	2,618.00	
		APR LANDSCAPE MAINTENANCE					
				BRIGHTVIEW LANDSCAPE SERVICES, INC.			2,618.00 002188
4/07/23 00049		4/03/23 7553	202304 320-57200-62000		*	521.34	
		HAMMERHEAD MOTOR					

ACON AMELIA CONCOUR OKUZMUK

AMELIA CONCOURSE - GF
BANK A AMELIA CON - GENERAL

CHECK DATE	VEND#	.....INVOICE.....	....EXPENSED TO....	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		4/03/23	7553	202304 320-57200-45400	*	1,023.44		
			HAWKINS	INVOICE#6427654				
		4/03/23	7553	202304 320-57200-62000	*	11.52		
			HOME DEPOT	PRO-BATTERIES				
		4/03/23	7553	202304 320-57200-62000	*	1.63		
			HOME DEPOT	PRO-HARDWARE				
		4/03/23	7553	202304 320-57200-62000	*	10.42		
			HOME DEPOT	PRO-DOOR RPR				
		4/03/23	7553	202304 320-57200-62000	*	51.80		
			HOME DEPOT	PRO-HARDWARE				
		4/03/23	7553	202304 320-57200-62000	*	48.60		
				3% PURCHASE FEE				
		4/04/23	7581	202304 320-57200-62000	*	120.00		
				MISC LABOR				
				FIRST COAST CMS, LLC			1,788.75	002189
4/07/23	00005	4/01/23	261	202304 310-51300-34000	*	3,937.50		
			APR	MANAGEMENT FEES				
		4/01/23	261	202304 310-51300-52000	*	83.33		
			APR	WEBSITE ADMIN				
		4/01/23	261	202304 310-51300-35100	*	166.67		
			APR	INFO TECH				
		4/01/23	261	202304 310-51300-32400	*	875.00		
			APR	DIESSEM AGENT SRVCS				
		4/01/23	261	202304 310-51300-51000	*	.42		
				OFFICE SUPPLIES				
		4/01/23	261	202304 310-51300-42000	*	22.96		
				POSTAGE				
		4/01/23	261	202304 310-51300-42500	*	47.40		
				COPIES				
				GOVERNMENTAL MANAGEMENT SERVICES			5,133.28	002190
4/07/23	00127	4/04/23	382736	202304 320-57200-34500	*	110.00		
				APR SECURITY SERVICES				
				HI-TECH SYSTEM			110.00	002191
4/07/23	00082	3/13/23	50714194	202303 320-53800-45513	*	79.00		
				MAR FIRE ANT SERVICE				
				NADERS PEST CONTROL			79.00	002192
4/07/23	00129	4/01/23	7589	202304 320-57200-46800	*	368.00		
				APR LAKE MAINTENANCE				
				SITEX AQUATICS			368.00	002193
				TOTAL FOR BANK A		29,024.73		
				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										29,024.73	



INVOICE

Amelia Concourse CDD
GMS North Florida LLC
475 W Town Place Ste 114
St Augustine FL 32092

Customer #: 24578747
Invoice #: 8303728
Invoice Date: 3/1/2023
Cust PO #:

1.320.572,462

Job Number	Description	Amount
346700408	Amelia Concourse CDD Exterior Maintenance For March	2,618.00
<div>RECEIVED MAR 01 2023 BY: _____</div> <div>RECEIVED MAR 01 2023 BY: _____</div>		
Total invoice amount		2,618.00
Tax amount		
Balance due		2,618.00

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 904-725-2552

Please detach stub and remit with your payment

Payment Stub

Customer Account#: 24578747
Invoice #: 8303728
Invoice Date: 3/1/2023

Amount Due: \$2,618.00

Thank you for allowing us to serve you

Please reference the invoice # on your check
and make payable to:

Amelia Concourse CDD
GMS North Florida LLC
475 W Town Place Ste 114
St Augustine FL 32092

BrightView Landscape Services, Inc.
P.O. Box 740655
Atlanta, GA 30374-0655

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 7264

DATE 12/01/2022 **TERMS** Net 60

DUE DATE 01/30/2023

P.O. NUMBER

Reimbursables

MONTH OF SERVICE

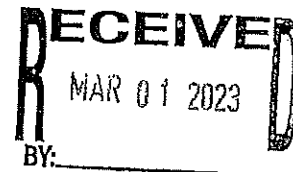
November 2022

1,320,572.620

DATE	ACTIVITY	QTY	RATE	AMOUNT
11/03/2022	Hawkins invoice #6327274			538.81
11/16/2022	Hawkins invoice #6335804			204.56
11/28/2022	Hawkins invoice #6346697			84.00
	Purchasing Fee 3% purchase fee	827.37	0.03	24.82

TOTAL DUE

\$852.19



Original



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

INVOICE

Total Invoice **\$538.81**
Invoice Number **6327274**
Invoice Date **10/31/22**
Sales Order Number/Type **4045575 SO**
Branch Plant **74**
Shipment Number **4748220**

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 #			
10/31/22	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	3.0000	BG	\$19.6200	BG	36.0 LB	\$58.86
		12 LB BG 1.6 cft Cela/Perlite		3.0000	BG			39.0 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00
2.000	43967	Ultra-Chlor (Sod. Hypo 12.5%)	N	245.0000	GA	\$1.9100	GA	2,472.1 LB	\$467.95
		1 GA BLK (Mini-Bulk)		245.0000	GA			2,676.2 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.

RECEIVED
MAR 01 2023
BY: _____

Page 1 of 1

Tax Rate Sales Tax
0 % \$0.00

Invoice Total **\$538.81**

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 §§60-1.4(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# 2678106



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

Original

INVOICE

Total Invoice **\$204.56**
Invoice Number 6335804
Invoice Date 11/14/22
Sales Order Number/Type 4059335 SO
Branch Plant 74
Shipment Number 4771556

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 #			
11/14/22	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	70.0000	GA	\$1.9100	GA	706.3 LB	\$133.70
		1 GA BLK (Mini-Bulk)		70.0000	GA			764.6 GW	
2.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00
3.000	42756	Filter Media	N	3.0000	BG	\$19.6200	BG	36.0 LB	\$58.86
		12 LB BG 1.6 cft Cela/Perlite		3.0000	BG			39.0 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.

RECEIVED
MAR 01 2023
BY: _____

Page 1 of 1

Tax Rate Sales Tax
0 % \$0.00

Invoice Total **\$204.56**

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. The "Sold To" party above is the guarantor for purposes of fertilizer laws and regulations.

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 5560-1.4(a), 60-300.3(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

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

Job# 2719225

Original



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

INVOICE

Total Invoice **\$84.00**
Invoice Number **6346697**
Invoice Date **11/28/22**
Sales Order Number/Type **4071900 SO**
Branch Plant **74**
Shipment Number **4788344**

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 #			
11/28/22	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
3.000	37769	Hydrochloric Acid 20 Degree	N	4.0000	CA	\$18.0000	CA	154.7 LB	\$72.00
		1 CA (4 X 1 GA)		4.0000	CA			163.0 GW	
		Lot/SN: 994016							
3.010	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.

RECEIVED
MAR 01 2023
BY: _____

Page 1 of 1

Tax Rate

Sales Tax

Invoice Total

\$84.00

0 %

\$0.00

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. The "Sold To" party above is the guarantor for purposes of fertilizer laws and regulations.

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 5560-1.4(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# 2759417

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

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

Invoice 7466



BILL TO

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

DATE
03/01/2023

PLEASE PAY
\$2,188.00

DUE DATE
04/30/2023

P.O. NUMBER

Monthly Service

MONTH OF SERVICE

April 2023

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Amelia Concourse Contract:Janitorial Service Janitorial Services 1,320.572.460	1	393.00	393.00
	Amelia Concourse Contract:Pool Service Pool cleaning service, three days a week for all three swimming pools 1,320.572.453	1	1,200.00	1,200.00
	Amelia Concourse Contract:Site Management Amenity Center site management 1,320.572.340	1	595.00	595.00

TOTAL DUE

\$2,188.00

THANK YOU.

RECEIVED
MAR 01 2023
BY: _____

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 7476

DATE 03/01/2023 TERMS Net 60

DUE DATE 04/30/2023

P.O. NUMBER

Monthly Service

MONTH OF SERVICE

March 2023

DATE	ACTIVITY	QTY	RATE	AMOUNT
02/13/2023	Amzn - pool skimmer net			60.50
02/14/2023	Amzn - hammerhead vacuum bag			43.22
02/22/2023	Amzn - pool flow valve			108.00
02/22/2023	Hawkins Invoice #6407933			265.50
02/23/2023	Home Depot Pro - hardware			52.09
02/24/2023	Quick Catch - otter removal eval			125.00
	Purchasing Fee	654.31	0.03	19.63
	3% purchase fee			

TOTAL DUE

\$673.94

RECEIVED
MAR 01 2023
BY: _____

Order Placed: February 13, 2023

PO number : Amelia concourse

Amazon.com order number: 114-7014657-8742667

Order Total: \$60.50

Shipped on February 13, 2023

Items Ordered

1 of: ProTuff Pool Skimmer Nets - 23.5" - Unlimited Free Replacements - Pro Grade is 3X Faster Than Other Cleaning Tools -
Nearly 24 inch

Sold by: ProTuff Products (seller profile) | Product question? (Ask Seller)

Business Price

Condition: New

Price

\$56.81

Shipping Address:

First Coast CMS, LLC
352 PERDIDO ST
SAINT JOHNS, FL 32259-8756
United States

Item(s) Subtotal: \$56.81

Shipping & Handling: \$0.00

Total before tax: \$56.81

Sales Tax: \$3.69

Shipping Speed:

FREE Prime Delivery

Total for This Shipment: \$60.50

Payment information

Payment Method:

Visa | Last digits: 6026

Item(s) Subtotal: \$56.81

Shipping & Handling: \$0.00

Total before tax: \$56.81

Estimated Tax: \$3.69

Grand Total: \$60.50

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

Order Placed: February 13, 2023

PO number : Amelia concourse

Amazon.com order number: 114-5975939-4128257

Order Total: \$43.22

Not Yet Shipped	
Items Ordered	Price
1 of: <i>Hammerhead Performance HH1506COMP Standard Fine Bag Blue</i>	\$40.58
Sold by: Recreation Supply Company (seller profile)	
Business Price	
Condition: New	
Shipping Address: First Coast CMS, LLC 352 PERDIDO ST SAINT JOHNS, FL 32259-8756 United States	
Shipping Speed: Standard Shipping	
Payment information	
Payment Method: Visa | Last digits: 6026	Item(s) Subtotal: \$40.58
	Shipping & Handling: \$0.00
Billing address First Coast CMS, LLC 352 PERDIDO ST SAINT JOHNS, FL 32259-8756 United States	
	Total before tax: \$40.58
	Estimated Tax: \$2.64
	Grand Total: \$43.22

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



Details for Order #113-7163610-9046637

Order Placed: February 22, 2023

PO number : Amelia Concourse

Amazon.com order number: 113-7163610-9046637

Order Total: \$108.00

Not Yet Shipped	
Items Ordered	Price
2 of: Toro 250 Valve P-Type NPT Female Valve with Flow Control, 1"	\$50.70
Sold by: SprinklerSupplyStore (seller profile)	
Condition: New Warehouse Direct Item. Fast and FREE SHIPPING OVER \$34.	
Shipping Address:	Item(s) Subtotal: \$101.40
First Coast CMS, LLC	Shipping & Handling: \$0.00
352 PERDIDO ST	-----
SAINT JOHNS, FL 32259-8756	Total before tax: \$101.40
United States	Sales Tax: \$6.60
Shipping Speed:	-----
Standard Shipping	Total for This Shipment: \$108.00

Payment information	
Payment Method:	Item(s) Subtotal: \$101.40
American Express | Last digits: 1009	Shipping & Handling: \$0.00

Billing address	Total before tax: \$101.40
Tony Shiver	Estimated Tax: \$6.60
352 Perdido Street	-----
Saint Johns, Florida 32259	Grand Total: \$108.00
United States	

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

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2020, Amazon.com, Inc.

Original



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

INVOICE

Total Invoice **\$265.50**
Invoice Number 6407933
Invoice Date 2/20/23
Sales Order Number/Type 4160266 SO
Branch Plant 74
Shipment Number 4897865

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 #			
2/20/23	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	130.0000	GA	\$1.9500	GA	1,311.7 LB	\$253.50
		1 GA BLK (Mini-Bulk)		130.0000	GA			1,420.0 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 Sales Tax
0 % \$0.00

Invoice Total

\$265.50

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. The "Sold To" party above is the guarantor for purposes of fertilizer laws and regulations.

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# 3031787

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



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	12/19/2022
INVOICE NUMBER	722571825
ACCOUNT NUMBER	918852
ORDER NO.	47869037

FOR INQUIRIES CALL: (800) 345-3000

FAX: (800) 220-3291

www.HomeDepotPro.com/Multifamily
customer@wiltmar.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		
47869037		AC	THDPU-902				1%10 DAYS, NET 30		0.49		
LN	ITEM NO.	CAT	DESCRIPTION	ORDER	SHIP	B/O	UOM	LIST PRICE	PRICE	EXT. AMT.	TAX CODE

The Home Depot In Store Purchase

Trans Type: Sale

Store#: 6921 Date: 12/19/22

Register#: 061 Trans#: 0991

Cardholder: TONY SHIVER

Card Nickname: MAINTENANCE

Card#: XXXX-XXXX-XXXX-5939

1	HD151372	7	NASHUA ALL-WEATHER WHITE-1.89"X30YD	1	1	0	RL	10.98	10.98	T
---	----------	---	-------------------------------------	---	---	---	----	-------	-------	---

Receipt SKU: 033656565500

2	HD331759	1	12"X15' DUCT WRAP INSULATION	2	2	0	EA	18.85	37.70	T
---	----------	---	------------------------------	---	---	---	----	-------	-------	---

Receipt SKU: 077578022956

PRODUCT CATEGORY TOTALS (INCLUDES APPLICABLE SALES TAX)

1-Plumbing Supplies	40.34
7-Paints and Sundries	11.75

NET MERCHANDISE TOTAL	TAX TOTAL	SPECIAL CHARGES	INVOICE TOTAL
48.68	3.41	0.00	52.09

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



Powered by HD Supply

ACCOUNT NUMBER	INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT DUE
918852	722571825	12/19/2022	52.09
IF PAID BY 12/29/2022	AMT DUE: 51.60	IF PAID AFTER 12/29/2022	AMT DUE: 52.09
DEDUCT 0.49 IF PAID BY 12/29/22 *NO DISCOUNT ALLOWED FOR PAYMENTS MADE BY CREDIT CARD.			NET DUE DATE 01/18/23
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



AC- Amex Card EVALUATION

Tony Shiver <tony@firstcoastcms.com>

Quick Catch Transaction Receipt

1 message

admin@quick-catch.com <admin@quick-catch.com>
To: tony@firstcoastcms.com

Thu, Feb 23, 2023 at 1:58 PM

Quick Catch



Your card sale is complete! Below is your receipt with all relevant transaction information.

Transaction Receipt



Feb 23, 2023
1:58:44 PM EST

\$125.00

Type	Card Sale
Transaction ID	8090660249
Auth Code	274890

Product Information

1x	General Inspection @ \$125.00	\$125.00
	Subtotal	\$125.00
	Total	\$125.00

Billing Details

Tony Shiver

352 Perdido St
32259
US

tony@firstcoastcms.com

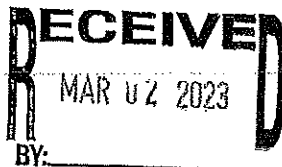
Shipping Details

US

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 7505

DATE 03/02/2023 TERMS Net 60

DUE DATE 05/01/2023

P.O. NUMBER
Pool Water Autofill

MONTH OF SERVICE
March

DATE	ACTIVITY	QTY	RATE	AMOUNT
03/01/2023	Misc. Labor Replacement of 1 in Toro Hydraulic Valve responsible for maintaining proper water level. Labor Charge	1	65.00	65.00

TOTAL DUE \$65.00

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

Invoice

Invoice #: 260
Invoice Date: 3/1/23
Due Date: 3/1/23
Case:
P.O. Number:

Bill To:

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

RECEIVED
MAR 03 2023
BY: _____

Description	Hours/Qty	Rate	Amount
Management Fees - March 2023	1,310.513	3,937.50	3,937.50
Website Administration - March 2023	520	83.33	83.33
Information Technology - March 2023	351	166.67	166.67
Dissemination Agent Services - March 2023	324	875.00	875.00
Office Supplies	510	0.42	0.42
Postage	420	74.22	74.22
Copies	425	42.75	42.75
Telephone	340	12.40	12.40
Total			\$5,192.29
Payments/Credits			\$0.00
Balance Due			\$5,192.29



ALPHA DOG
SECURITY

Committed to Excellence in Customer Service

Security and Automation / CCTV / Access Control
Fire Alarms / Smart Homes / Smart Business

(850) 385-7649

www.hitechflorida.com

FL License # EG13000410 and EF0000306

Account Information

Customer Name Amelia Concourse CDD
Customer Number 14212
Invoice Number 379560
Due Date Due Upon Receipt
P.O. Number

Important Messages

Service or billing questions:

Invoice memo:

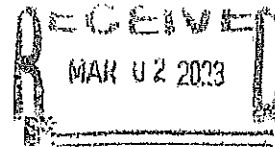
WCT: Replaced power supply per ticket and tested. System back online and tested.

Summary of Charges

Description	Quantity	Rate	Amount
Amelia Concourse CDD, 85200 Amaryllis Court, Fernandina Beach, FL			
Minimum Service Call Charge	1.00	149.00	149.00
Service Labor	2.25	0.00	0.00
Sales Tax			0.00
Payments/Credits Applied			0.00
Invoice Balance Due:			\$149.00

Date	Invoice #	Description	Current Invoice	Balance Due
02/16/2023	379560	Service Call	\$149.00	\$149.00

1.320.572.345



Page 1

To pay with your credit card or bank account, free of charge, please complete the back of this form.

Please detach and return this portion with your payment to ensure proper credit.



Hi-Tech System Associates, Inc.
2498 Centerville Road
Tallahassee, FL 32308
www.hitechflorida.com

Return Service Requested

☐ Please check if your billing address has changed,
provide your new address on the reverse side.

INVOICE

Customer Number 14212
Invoice Number 379560
Date 02/16/2023
Due Date Due Upon Receipt
Amount Due \$149.00

Amount Enclosed: \$

Please write your Customer Number 14212 on your check,
make your check payable to: Hi-Tech System Associates, Inc.

AMELIA CONOURSE CDD
475 W TOWN PL STE 114
SAINT AUGUSTINE, FL 32092-3649

1434

Hi-Tech System Associates, Inc.
2498 Centerville Road
Tallahassee, FL 32308



Fernandina Office 904-225-9425

PO Box 1330

Yulee, FL 32041-1330

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

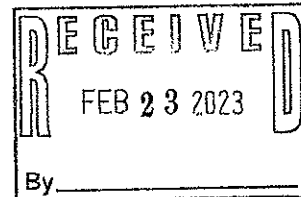
Termites cause billions of dollars in damage every year rarely covered by homeowner's insurance and in our area, it's not if your home will encounter termites, but when. Protect your family and home 24/7/365 with Sentricon® with Always Active from Nader's, the #1 provider of Sentricon in the world. CALL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

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

Customer Number: 1328696 Statement Date: 02/14/23 Payment Due Upon Receipt

Date	Invoice #	Description	Amount	Tax	Balance
Service Address: 85200 Amaryllis Ct, Fernandina Beach, FL 32034-9716					
02/10/23	50333479	Fire Ant Service	\$77.00	\$0.00	\$77.00

1,320,538.45513



Current: \$77.00

Past Due: \$0.00

Total Amount Due: \$77.00

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

GA22349F



PO Box 1330 • Yulee, FL 32041-1330

Temp-Return Service Requested

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

*****AUTO**MIXED AADC 270



AMELIA CONCOURSE AMENITIES CENTER 6
 TONY SHIVER 1358
 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"/> 50333479	\$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: 02/14/23
 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 #
3/1/2023	7288B

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

1,320,572.468

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
	Monthly Lake Maintenance-4 Ponds-March	368.00	368.00
<div>RECEIVED MAR 01 2023 BY: _____</div>			
		Balance Due	\$368.00



Committed to Excellence in Customer Service

Security and Automation / CCTV / Access Control
Fire Alarms / Smart Homes / Smart Business

(850) 385-7649
www.hitechflorida.com

FL License # EG13000410 and EF0000306

Account Information

Customer Name: Amelia Concourse CDD
Customer Number: 14212
Invoice Number: 381054
Due Date: Due Upon Receipt
P.O. Number:

Important Messages

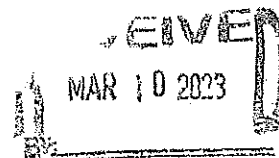
Service or billing questions:

Invoice memo:
Thank you for choosing Hi-Tech!

Summary of Charges

Description	Quantity	Rate	Amount
Amelia Concourse CDD, 85200 Amaryllis Court, Fernandina Beach, FL	1.00	20.00	20.00
Alarm.com Cloud Access Control 11578, 03/01/2023 - 03/31/2023	1.00	40.00	40.00
ADC-Access-Door-Addon 11578, 03/01/2023 - 03/31/2023	1.00	50.00	50.00
Service Plan 11578, 03/01/2023 - 03/31/2023			0.00
Sales Tax			0.00
Payments/Credits Applied			0.00
Invoice Balance Due:			\$110.00

1,320.572,345



Date	Invoice #	Description	Current Invoice	Balance Due
03/01/2023	381054	Security Services	\$110.00	\$259.00

Page 1

To pay with your credit card or bank account, free of charge, please complete the back of this form.

Please detach and return this portion with your payment to ensure proper credit.



Hi-Tech System Associates, Inc.
2498 Centerville Road
Tallahassee, FL 32308
www.hitechflorida.com

Return Service Requested

INVOICE / STATEMENT

Customer Number: 14212
Invoice Number: 381054
Date: 03/01/2023
Due Date: Due Upon Receipt
Amount Due: \$259.00

Amount Enclosed: \$

☐ Please check if your billing address has changed, provide your new address on the reverse side.

Please write your Customer Number 14212 on your check.
Make your check payable to: Hi-Tech System Associates, Inc.

AMELIA CONOURSE CDD
476 W TOWN PL STE 114
SAINT AUGUSTINE, FL 32092-3649

1571

REMIT TO

Hi-Tech System Associates, Inc.
2498 Centerville Road
Tallahassee, FL 32308

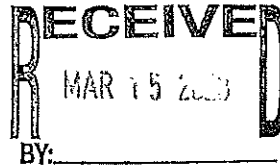


KILINSKI | VAN WYK

Kilinski | Van Wyk, PLLC

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

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



INVOICE

Invoice # 6240
Date: 03/15/2023
Due On: 04/14/2023

ACCDD-01

Amelia Concourse CDD - General

1,310.513.315

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	JK	02/01/2023	Confer with Dreamfinders re: signage	0.10	\$305.00	\$30.50
Service	LG	02/04/2023	Prepare motion for judicial notice and prepare district manager for hearing.	0.80	\$295.00	\$236.00
Service	LG	02/05/2023	Prepare for hearing.	3.60	\$295.00	\$1,062.00
Service	GK	02/06/2023	Prepare Notice for Court Filing	0.20	\$280.00	\$56.00
Service	LG	02/06/2023	Prepare for injunction hearing.	2.30	\$295.00	\$678.50
Service	MG	02/06/2023	File name change and Motion for Judicial Notice; transmit same to respondents; confer with court report regarding scheduling	1.30	\$170.00	\$221.00
Service	GK	02/07/2023	Research case law regarding estoppel and laches related to easement encroachments.	1.70	\$280.00	\$476.00
Service	LG	02/07/2023	Prepare for and attend injunction hearing	3.80	\$295.00	\$1,121.00
Service	JK	02/07/2023	Confer with Gentry re: injunction hearing and review presentation on same	0.30	\$305.00	\$91.50
Service	MG	02/07/2023	Confirm and calendar follow up hearing for Case No. 22-CC-309	0.10	\$170.00	\$17.00
Service	RWW	02/08/2023	Research legislative bills impacting special districts.	0.10	\$365.00	\$36.50

Expense	AL	02/13/2023	Court Reporter Appearance Fee: Court Reporter Invoice	1.00	\$120.00	\$120.00
Service	MG	02/13/2023	Confer with Judicial Assistant and Gentry regarding follow up hearing and Notice; schedule reporter	0.40	\$170.00	\$68.00
Service	MG	02/14/2023	Confer with county court regarding notice for follow-up hearing	0.20	\$170.00	\$34.00
Service	MG	02/15/2023	Correspond with Judicial Assistant regarding hearing for Case No. 22-CC-309	0.10	\$170.00	\$17.00
Service	MG	02/22/2023	Correspond with court reporter regarding hearing for Case No. 22-CC-309	0.10	\$170.00	\$17.00
Service	MG	02/23/2023	Coordinate court reporter for follow up hearing	0.10	\$170.00	\$17.00
Service	LG	02/27/2023	Prepare for hearing	2.10	\$295.00	\$619.50
Service	LG	02/28/2023	Travel to and attend status hearing in easement matter.	2.50	\$295.00	\$737.50
Expense	AL	02/28/2023	Mileage: Mileage for LG	225.25	\$0.625	\$140.78
Expense	AL	02/28/2023	Court Reporter Appearance Fee: Court Reporter reporting fee	1.00	\$95.00	\$95.00
					Total	\$5,891.78

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6240	04/14/2023	\$5,891.78	\$0.00	\$5,891.78
Outstanding Balance				\$5,891.78
Total Amount Outstanding				\$5,891.78

Please make all amounts payable to: Kilinski | Van Wyk, PLLC

Please pay within 30 days.



Engineering / Permitting
Development Services
Property Management
Construction Management
ADA Consulting

Invoice

Date	Invoice #
3/3/23	3246

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 & Asssoc. - Job No.
Y20-910

1,310.513.311

Item	Date	Description	Hours	Rate	Amount
Amelia Conc...	2/3/23	February Engineering Services get phase 2 plans for Daniel & investigate Orchard Blossom sidewalk	2	135.00	270.00
<div>RECEIVED MAR 16 2023 BY: _____</div>			Total		
			\$270.00		

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



Engineering / Permitting
Development Services
Property Management
Construction Management
ADA Consulting

Invoice

Date	Invoice #
2/10/23	3233

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

Remit To:
<i>Yuro & Associates, LLC</i> 145 Hilden Road, Unit 108 Ponte Vedra, FL 32081

Yuro & Assoc. - Job No.
Y20-910

Comments	Contract Amount	Quantity	Previous Billed	Effort to Date	Amount Due
January 2023 - Engineering Efforts					
Requisition #37	135.00	1			135.00
CDD meeting	135.00	2.5			337.50
1,310,513.311					
RECEIVED MAR 24 2023 BY: _____					
Total					\$472.50

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



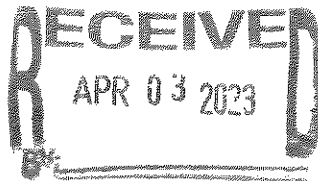
Customer #: 24578747
Invoice #: 8343385
Invoice Date: 4/1/2023
Cust PO #:

If you have any questions regarding this invoice, please call 904-725-2552

BrightView Landscape Services, Inc.
P.O. Box 740655
Atlanta, GA 30374-0655

**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 7553

DATE 04/03/2023 TERMS Net 60

DUE DATE 06/02/2023

P.O. NUMBER

Reimbursables

MONTH OF SERVICE

March 2023

DATE	ACTIVITY	QTY	RATE	AMOUNT
03/08/2023	Pool Web Supplies - hammerhead motor	1,320,572.620		521.34
03/23/2023	Hawkins invoice#6427654	1,320,572.454		1,023.44
04/03/2023	Home Depot Pro - batteries	1,320,572.620		11.52
04/03/2023	Home Depot Pro - hardware	1,320,572.620		1.63
04/03/2023	Home Depot Pro - door repair	1,320,572.620		10.42
04/03/2023	Home Depot Pro - hardware	1,320,572.620		51.80
	Purchasing Fee	1,620.15		48.60
	3% purchase fee	1,320,572.620	0.03	

TOTAL DUE

\$1,668.75



AC
Tony Shiver <tony@firstcoastcms.com>

Order 13933106968 confirmed

1 message

Poolweb <helpdesk@poolweb.com>
To: tony@firstcoastcms.com

Wed, Mar 8, 2023 at 9:05 AM

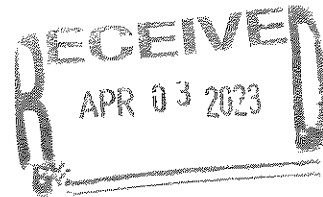


ORDER 13933106968

Thank you for your purchase!

We're getting your order ready to be shipped. We will notify you when it has been sent.

[View your order](#) or [Visit our store](#)



Order summary



HammerHead Motor With 60 Foot Cord - No Prop × 1 **\$489.52**

Subtotal	\$489.52
Shipping	\$0.00
Taxes	\$31.82
Total	\$521.34 USD

Original



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

INVOICE

Total Invoice	\$1,023.44
Invoice Number	6427654
Invoice Date	3/20/23
Sales Order Number/Type	4185313 SO
Branch Plant	74
Shipment Number	4930395

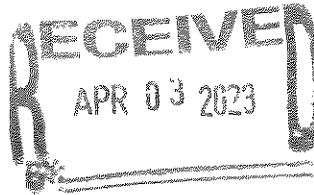
Sold To: 485717
ACCOUNTS PAYABLE
FIRST COAST CMS
3434 Colwell Ave
Suite 200
Tampa FL 33614

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 #			
3/20/23	Credit Card	PPD Origin	HAWKINS SOUTHEAST FLEET			382			
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	\$2.8200	GA	2,018.0 LB	\$564.00
		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
2.000	42756	Filter Media	N	4.0000	BG	\$26.8600	BG	48.0 LB	\$107.44
		12 LB BG 1.6 cft Cela/Perlite		4.0000	BG			52.0 GW	
3.000	58111	Calcium Hypochlorite Granular	N	1.0000	DR	\$340.0000	DR	100.0 LB	\$340.00
		100 LB DR		1.0000	DR			102.5 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	Sales Tax
0 %	\$0.00

Invoice Total

\$1,023.44

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. The "Sold To" party above is the guarantor for purposes of fertilizer laws and regulations.
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(e) and 60-741.5(e). 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# 3118657

INVOICE

Page 1 of 1



Powered by HD Supply

PO BOX 2317
Jacksonville FL 32203-2317

INVOICE DATE	03/24/2023
INVOICE NUMBER	737158220
ACCOUNT NUMBER	918852
ORDER NO.	49377324

FOR INQUIRIES CALL: (800) 345-3000

FAX: (800) 220-3291

www.HomeDepotPro.com/Multifamily
customercare@wilmar.com

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

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

ENROLLMENT ACCOUNT #:	ENROLLMENT TOKEN
WIL918852	MSZ RLQ GVP

SHIPPED TO:FIRST COAST CONTRACT MAINT SVC
352 PERDIDO ST
ASK FOR ADDRESS GATE CODE 7913
SAINT JOHNS FL 32259

ORDER NO.	CONTROL NO.	CUSTOMER P.O.	SHIPPED VIA				TERMS		CASH DISCOUNT AMT			
49377324		AC	THDPU-902				1%10 DAYS, NET 30		0.11			
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: 03/24/23

Register#: 081 Trans#: 3741

Cardholder: NATHAN GOODE

Card Nickname: NORTHSIDE POOL ROUTE

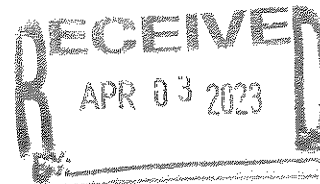
Card#: XXXX-XXXX-XXXX-0781

1	HD103200	3	DURACELL AA 10-PACK	1	1	0	EA	10.87	10.87	T
---	----------	---	---------------------	---	---	---	----	-------	-------	---

Receipt SKU: 041333048642

PRODUCT CATEGORY TOTALS (INCLUDES APPLICABLE SALES TAX)

3-Lighting and Electrical 11.63



NET MERCHANDISE TOTAL	TAX TOTAL	SPECIAL CHARGES	INVOICE TOTAL
10.87	0.76	0.00	11.63

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**

Powered by HD Supply

ACCOUNT NUMBER	INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT DUE
918852	737158220	03/24/2023	11.63
IF PAID BY 04/03/2023	AMT DUE: 11.52	IF PAID AFTER 04/03/2023	AMT DUE: 11.63
DEDUCT 0.11 IF PAID BY 04/03/23 *NO DISCOUNT ALLOWED FOR PAYMENTS MADE BY CREDIT CARD.			NET AMOUNT PAID
NET DUE DATE 04/23/23			

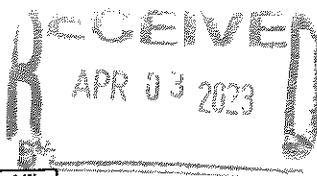
SOLD TO:FIRST COAST CONTRACT MAINT SVC
352 PERDIDO ST
SAINT JOHNS FL 32259-8756**REMIT TO:**THE HOME DEPOT PRO
PO Box 404284
Atlanta GA 30384-4284

INVOICE

Page 1 of 1



Powered by HD Supply

PO BOX 2317
Jacksonville FL 32203-2317

INVOICE DATE	03/01/2023
INVOICE NUMBER	733446652
ACCOUNT NUMBER	918852
ORDER NO.	49001030

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			
49001030		AC	THDPU-902				1%10 DAYS, NET 30		0.02			
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: 03/01/23												
Register#: 002 Trans#: 1482												
Cardholder: TONY SHIVER												
Card Nickname: MAINTENANCE												
Card#: XXXX-XXXX-XXXX-5939												
1	HD590796	17	LOCK WASHER ZINC 1/4 (ABE)	2	2	0	EA		0.18	0.36		T
Receipt SKU: 590796												
2	HD655414	17	HEX NUT ZINC 1/4 (AAB)	2	2	0	EA		0.09	0.18		T
Receipt SKU: 655414												
3	HD654418	17	HEX BOLT ZINC 1/4 X 4-1/2 (ARC)	2	2	0	EA		0.49	0.98		T
Receipt SKU: 654418												
PRODUCT CATEGORY TOTALS (INCLUDES APPLICABLE SALES TAX)												
17-Building Supplies 1.63												

NET MERCHANDISE TOTAL	TAX TOTAL	SPECIAL CHARGES	INVOICE TOTAL
1.52	0.11	0.00	1.63

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



Powered by HD Supply

ACCOUNT NUMBER	INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT DUE
918852	733446652	03/01/2023	1.63
IF PAID BY 03/11/2023 AMT DUE: 1.61		IF PAID AFTER 03/11/2023 AMT DUE: 1.63	NET DUE DATE 03/31/23
DEDUCT 0.02 IF PAID BY 03/11/23 *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

INVOICE

Page 1 of 1



Powered by HD Supply

PO BOX 2317
Jacksonville FL 32203-2317

INVOICE DATE	02/24/2023
INVOICE NUMBER	732774435
ACCOUNT NUMBER	918852
ORDER NO.	48917802

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			
48917802		AC DOOR REPAIR	THDPU-902				1%10 DAYS, NET 30		0.10			
LN	ITEM NO	CAT	DESCRIPTION	ORDER	SHIP	B/O	UOM	LIST PRICE	PRICE	EXT. AMT.	TAX	CODE

The Home Depot In Store Purchase

Trans Type: Sale

Store#: 6921 Date: 02/24/23

Register#: 062 Trans#: 7339

Cardholder: TONY SHIVER

Card Nickname: MAINTENANCE

Card#: XXXX-XXXX-XXXX-5939

1	HD1000053573	5	RYB 4PC HEX SHK TTNM DRILL BIT SET	1	1	0	EA		8.37	8.37	T
---	--------------	---	------------------------------------	---	---	---	----	--	------	------	---

Receipt SKU: 033287165834

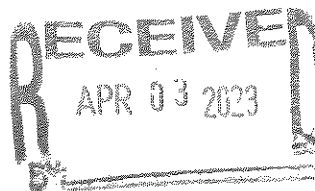
2	HD637611	17	FLAT WASHER SAE ZINC 5/16	1	1	0	EA		1.38	1.38	T
---	----------	----	---------------------------	---	---	---	----	--	------	------	---

Receipt SKU: 887480024913

PRODUCT CATEGORY TOTALS (INCLUDES APPLICABLE SALES TAX)

5-Tools and Equipment 8.95

17-Building Supplies 1.47



NET MERCHANDISE TOTAL	TAX TOTAL	SPECIAL CHARGES	INVOICE TOTAL
9.75	0.67	0.00	10.42

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



Powered by HD Supply

ACCOUNT NUMBER	INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT DUE
918852	732774435	02/24/2023	10.42
IF PAID BY 03/06/2023	AMT DUE: 10.32	IF PAID AFTER 03/06/2023	AMT DUE: 10.42
DEDUCT 0.10 IF PAID BY 03/06/23 *NO DISCOUNT ALLOWED FOR PAYMENTS MADE BY CREDIT CARD.			NET DUE DATE 03/26/23
			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

INVOICE

Page 1 of 1



Powered by HD Supply

PO BOX 2317
Jacksonville FL 32203-2317

INVOICE DATE	02/23/2023
INVOICE NUMBER	732606363
ACCOUNT NUMBER	918852
ORDER NO.	48907785

FOR INQUIRIES CALL: (800) 345-3000

FAX: (800) 220-3291

www.HomeDepotPro.com/Multifamily
customercare@wilmar.com

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

SOLD TO:

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

ENROLLMENT ACCOUNT #:	ENROLLMENT TOKEN
WIL918852	MSZ RLQ GVP

SHIPPED TO:

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

ORDER NO.	CONTROL NO.	CUSTOMER P.O.	SHIPPED VIA	TERMS	CASH DISCOUNT AMT
48907785		AC	THDPU-902	1%10 DAYS, NET 30	0.48

LN	ITEM NO.	CAT	DESCRIPTION	ORDER	SHIP	B/O	UOM	LIST PRICE	PRICE	EXT. AMT.	TAX	CODE
----	----------	-----	-------------	-------	------	-----	-----	------------	-------	-----------	-----	------

The Home Depot In Store Purchase

Trans Type: Sale

Store#: 6921 Date: 02/23/23

Register#: 005 Trans#: 5462

Cardholder: TONY SHIVER

Card Nickname: MAINTENANCE

Card#: XXXX-XXXX-XXXX-5939

1	HD654949	17	LAG SCRW ZINC 1/4 X 3 (ANG)	6	6	0	EA		0.56	3.36	T
---	----------	----	-----------------------------	---	---	---	----	--	------	------	---

Receipt SKU: 654949

2	HD0002000870	17	SS316 PAN HD PHIL SCREW 10X1	3	3	0	EA		6.39	19.17	T
---	--------------	----	------------------------------	---	---	---	----	--	------	-------	---

Receipt SKU: 887480669909

3	HD0002001228	5	MKE 19OZ POLY HAMMER + 15" PRY BAR	1	1	0	EA		25.88	25.88	T
---	--------------	---	------------------------------------	---	---	---	----	--	-------	-------	---

Receipt SKU: 045242736881

PRODUCT CATEGORY TOTALS (INCLUDES APPLICABLE SALES TAX)

5-Tools and Equipment 27.89

17-Building Supplies 24.11

NET MERCHANDISE TOTAL	TAX TOTAL	SPECIAL CHARGES	INVOICE TOTAL
48.41	3.39	0.00	51.80

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



Powered by HD Supply

ACCOUNT NUMBER	INVOICE NUMBER	INVOICE DATE	INVOICE AMOUNT DUE
918852	732606363	02/23/2023	51.80
IF PAID BY 03/05/2023	AMT DUE: 51.32	IF PAID AFTER 03/05/2023	AMT DUE: 51.80
DEDUCT 0.48 IF PAID BY 03/05/23 *NO DISCOUNT ALLOWED FOR PAYMENTS MADE BY CREDIT CARD.			NET DUE DATE 03/25/23
			NET AMOUNT PAID

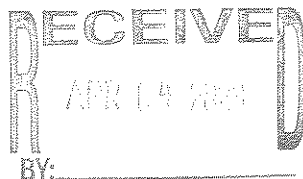
SOLD TO:

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

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 7581

DATE 04/04/2023 TERMS Net 60

DUE DATE 06/03/2023

P.O. NUMBER
Wading pool repair

MONTH OF SERVICE
April

DATE	ACTIVITY	QTY	RATE	AMOUNT
04/04/2023	Misc. Labor Replaced water pool fresh water fill valve	1	65.00	65.00
04/04/2023	Misc. Labor Replacement of wading pool pH pump internal tube	1	55.00	55.00

1,320.572.620

TOTAL DUE

\$120.00

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 261

Invoice Date: 4/1/23

Due Date: 3/14/23

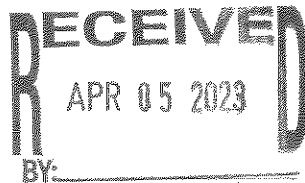
Case:

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 - April 2023	1.370	3,937.50	3,937.50
Website Administration - April 2023	520	83.33	83.33
Information Technology - April 2023	351	166.67	166.67
Dissemination Agent Services - April 2023	324	875.00	875.00
Office Supplies	510	0.42	0.42
Postage	420	22.96	22.96
Copies	425	47.40	47.40

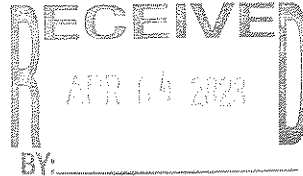
**Total** \$5,133.28**Payments/Credits** \$0.00**Balance Due** \$5,133.28



Tallahassee, FL 32308
2498 Centerville Rd.

Bill to:

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



Invoice

Invoice #: 382736
Invoice Date: 04/04/2023
Completed: 04/04/2023
Terms: Due on Aging Date
Bid#:

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			0.00

1,320.572.345

Tech Resolution Note:

Thank you for choosing Hi-Tech!

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



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.

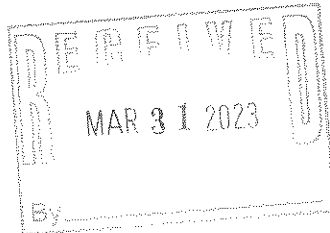
It's not just termite control. It's Nader's Pest Raiders termite control.

Customer Number: 1328696 **Statement Date:** 03/21/23 **Payment Due Upon Receipt**

Date	Invoice #	Description	Amount	Tax	Balance
03/13/23	50714194	Fire Ant Service	\$79.00	\$0.00	\$79.00

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

1,320,538.45513

**Current:** \$79.00**Past Due:** \$0.00**Total Amount Due:** \$79.00

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

GA22349F



PO Box 1330 • Yulee, FL 32041-1330

Temp-Return Service Requested

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

*****AUTO**MIXED AADC 270



AMELIA CONCOURSE AMENITIES CENTER 6
 TONY SHIVER 1233
 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"/> 50714194	\$79.00	<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: 03/21/23
 Customer Number: 1328696

Balance Forward: \$0.00

Amount: _____

Amount Due: \$79.00

Check # _____

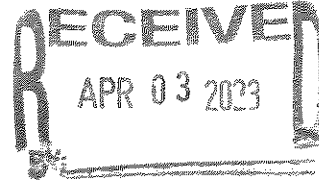


Invoice

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

Date	Invoice #
4/1/2023	7589

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-April 1.320.572.468	368.00	368.00
		Balance Due	\$368.00