

Amelia Concourse
Community Development District

July 18, 2023

AGENDA

**Amelia Concourse
Community Development District**

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

July 11, 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, July 18, 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 – Ratification of Requisition 38
 - B. Landscape Report
- IV. Approval of Minutes of the May 16, 2023 Meeting
- V. Ratification of Client Disclosure and Consent Regarding Easement for Installation of Bollards
- VI. Consideration of Agreement with Amelia Walk CDD for Installation of Bollards at Haul Road Entrance
- VII. Consideration of Proposals for Amenity and Field Management Services
- VIII. Consideration of Proposal from BrightView for Storm Cleanup Services
- IX. Acceptance of the Audit Report for Fiscal Year 2022
- X. Discussion of Pool Area Improvements
- XI. Public Hearings
 - A. Public Hearing for the Purpose of Adopting the Fiscal Year 2024 Budget
 - 1. Consideration of Resolution 2023-03, Relating to Annual Appropriations and

Adopting the Budget for Fiscal Year 2024

- B. Public Hearing for the Purpose of Imposing Special Assessments
 - 1. Consideration of Resolution 2023-04, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2024

XII. Other Business

XIII. Staff Reports (2)

- A. District Counsel
- B. District Manager – Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2024
- C. Field Operations Manager – Report

XIV. Financial Reports

- A. Financial Statements as of May 31, 2023
- B. Approval of Check Register

XV. Supervisors' Requests and Audience Comments

XVI. Discussion of Security Matters*

XVII. Next Scheduled Meeting – September 19, 2023 at 11:00 a.m. at the Amelia Concourse Amenity Center

XVIII. 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.

REQUISITION

\$ 1,920,000.00

**AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT
(NASSAU COUNTY, FLORIDA)
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2019B-1(TAX-EXEMPT)**

The undersigned, an Authorized Officer of Amelia Concourse Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture, dated as of July 1, 2007 (the "Master Indenture"), as supplemented by the Fourth Supplemental Trust Indenture, dated as of March 1, 2019 (the Master Indenture as supplemented is hereinafter referred to as the "Indenture") each by and between the District and US Bank National Association, as trustee (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 38
- (B) Name of Payee: Kilinski | Van Wyk, PLLC
- (C) Amount Payable: \$ 1,850.00
- (D) (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments and attach copies of relevant invoices as Exhibit A):

See attached invoice #6711 for details.

- (E) Fund or Account from which disbursement to be made:

Series 2019B-1 Acquisition and Construction Account

The undersigned hereby certifies that obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Series 2019B-1 Acquisition and Construction Account, referenced above, and that each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Phase III Project and each disbursement represents a Cost of the Phase III Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto are originals of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

Dated: June 19, 2023

**AMELIA CONCOURSE COMMUNITY
DEVELOPMENT DISTRICT**

BY: 
Authorized Officer

CONSULTING ENGINEER'S APPROVAL

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Phase III Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Phase III Project with respect to which such disbursement is being made; and (iii) the Amelia Concourse Subdivision Phase III Engineers Report, dated January 7, 2019, prepared by McCranie & Associates, Inc., as such report shall have been amended or modified on the date hereof.


Consulting Engineer
Michael J. Yuro, PE
District Engineer



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

ACCDD-104

Phase III Construction

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	JK	05/10/2023	Begin review of indenture flow of funds for unexpended construction account funds and review options for same	0.40	\$305.00	\$122.00
Service	GK	05/11/2023	Review Master Trust Indenture, Third Supplemental Trust Indenture, and Fourth Supplemental Trust Indenture regarding funding of infrastructure, application and redemption of funds.	1.70	\$280.00	\$476.00
Service	JK	05/12/2023	Continue to review indenture and options for same; confer re: ER options; confer re: pond bank repair options	0.40	\$305.00	\$122.00
Service	GK	05/15/2023	Continue review of Master Trust Indenture, Third Supplemental Trust Indenture, and Fourth Supplemental Trust Indenture regarding funding of infrastructure, application and redemption of funds; review Engineer's Report for Phase III.	3.30	\$280.00	\$924.00
Service	JK	05/15/2023	Review indenture provisions and confer re: requisition schedule	0.40	\$305.00	\$122.00
Service	GK	05/16/2023	Confer with District Management regarding acquisition and requisition from 2019 account.	0.30	\$280.00	\$84.00
					Total	\$1,850.00

INVOICE

Invoice # 6711
Date: 06/14/2023
Due On: 07/14/2023

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6597	06/14/2023	\$61.00	\$0.00	\$61.00

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6711	07/14/2023	\$1,850.00	\$0.00	\$1,850.00
Outstanding Balance				\$1,911.00
Total Amount Outstanding				\$1,911.00

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

Please pay within 30 days.

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, May 16, 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
Jeff Snow	Supervisor
Kimberley Chamerda	Supervisor
Fred Eichmann	Supervisor

Also present were:

Daniel Laughlin	District Manager
Lauren Gentry	District Counsel (by phone)
Mike Yuro	District Engineer
Tony Shiver	Operations Manager
Jesse Kanust	BrightView Landscaping
George Rugen	BrightView Landscaping

The following is a summary of the discussions and actions taken at the May 16, 2023 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Laughlin called the meeting to order at 11:02 a.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment

Mr. Charles Gay, 95185 Windflower, commented that he hopes the Board has inspected the neighborhood well as he believes the District is not getting the service that is being paid for.

Ms. Susan Mason, 95422 Orchid Blossom, commented that she is concerned about the children running amuck at the pool and playground and the lack of supervision.

THIRD ORDER OF BUSINESS

Staff Reports (1)

B. Landscape Report

Mr. Shiver informed the Board that he and the Chairman met with representatives of BrightView to discuss deficiencies within the community.

Mr. Kanust stated that there are common areas that have been missed in Phases 1 and 2, and areas in Phase 3 that were mowed that shouldn't have been. A detailed map of areas that should be maintained and where their trucks should be parked has been created.

Ms. Chamerda asked that the area between Amaryllis and Windflower be cut.

Mr. Greenberg stated that there are deficiencies that still have not been corrected and reports that have not been submitted since the meeting.

Mr. Donald Wilder, 85078 Amaryllis Court, commented that he does not see the irrigation come on anymore at the corner of Daisy and Amaryllis.

Mr. Shiver stated that an irrigation audit is needed due to reports of broken irrigation heads.

A. District Engineer

Mr. Yuro informed the Board that there has been ongoing dialogue with the resident located at 85456 Amaryllis about the grading on the pond bank behind their home. A few months back he reported that the pond bank does appear to be lower behind their house. A grading plan was included in the agenda package to show what would be needed to restore it to the designed condition. He believes the repair will cost approximately \$5,000 to \$8,000 and would include bringing in about 50 cubic yards of dirt and restoring sod in the areas, which would require the contractor to use the easement for access.

Ms. Gentry stated that up until this point, the CDD has taken the stance that the CDD is not responsible for grading or drainage issues on private lots, it is the responsibility of the private homeowner. So, if the CDD approves a portion of this work, she would ask for an acknowledgement by the homeowner that the CDD is only going to address the problems on CDD property and if the repair causes any issues on their own property, that they are responsible for those issues. Another legal issue is there is a case pending with this homeowner in the Nassau County court requesting that they move their fence so the District can access their easement. If the Board approves this work, her firm will make a filing asking for an expedited decision to get this issue resolved and have the easement rights needed to complete this work.

Mr. Greenberg asked what has been done legally to put both the County and the developer on notice because it should be their responsibility to pay for this repair.

Ms. Gentry stated that at this time there is a lack of evidence as to who caused this issue. When the District accepted these pond banks, everything appeared to be compliant with the permitted plans.

Mr. Greenberg stated that the pond banks have never been accepted.

Mr. Yuro stated that the pond bank should be at elevation 25 and 10-feet away from the lot line. The as-built that was provided for that pond bank showed that was the case and his investigation shows that is currently not the case. He added that his guess is it was caused by the builder due to not enough fill being brought in, and the reason he came to that conclusion is the as-builts are done before houses are built, then the builder comes in and brings in whatever lot fill they did and regrades everything to match existing conditions.

Mr. Greenberg stated if the requirements were followed and everything was done as the as-builts were indicated this would not have happened, so there is a deficiency on the part of the developer, the builder or the county. He added that the District has an obligation to the homeowners to ensure it's not something the CDD pays for.

Mr. Laughlin stated that a letter was sent to the builder notifying them of this issue when the District first found out about it and putting them on notice, however they have not yet responded.

Mr. Greenberg asked staff to follow up with Robert Companion in the engineering department of the county, and if necessary, go to Taco Pope.

Mr. Snow stated that he would not be inclined to approve the repair when the homeowner has not moved their fence out of the easement.

Mr. Greenberg asked Ms. Gentry to put the county on notice that construction and performance bonds should not be released due to various deficiencies. Ms. Gentry advised the Board that she was not aware of whether the builder had any open bonds with the county, but they would pursue any available avenues to hold a third party responsible for the repairs.

The Board was in agreeance to not solicit proposals for the repair.

Mr. Yuro reminded the Board that at the last meeting he was directed to review the easement agreements for the retaining walls, however Mr. Laughlin is still waiting on a few of the agreements.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the March 21, 2023 Meeting and April 4, 2023 Workshop

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

On MOTION by Ms. Chamerda seconded by Mr. Eichmann with all in favor the minutes of the March 21, 2023 meeting and April 4, 2023 workshop were approved as presented.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2023-02, Approving the Proposed Budget for Fiscal Year 2024 and Setting a Public Hearing Date for Adoption

Mr. Laughlin noted the public hearing is set for July 18th at 11:00 a.m. and provided an overview of the budget. Since the budget workshop was held, the insurance company has advised that property insurance could increase as much as 50%.

Mr. Shiver announced his company is terminating its contract with the District.

Mr. Laughlin proposed increasing the amenity management and facility maintenance line items and possibly adding a field operations line item.

Mr. Shiver advised also increasing janitorial services.

The Board settled on increasing the budget by \$30,000, which would amount to a \$39 annual increase in assessments per homeowner.

Ms. Gentry noted that there will be a section added to the resolution that will provide for declaring assessments. The section for the public hearing will also be amended to state that the public hearing will be on both the proposed budget and the assessments. Ms. Gentry read the amended language into the record and stated she would send an updated resolution for signature.

On MOTION by Mr. Snow seconded by Mr. Eichmann with all in favor Resolution 2023-02, approving a proposed budget for Fiscal Year 2024 and setting a public hearing date for July 18, 2023 at 11:00 a.m. was approved as revised.

SIXTH ORDER OF BUSINESS

Discussion of Lending Library Proposal

Mr. Laughlin stated that the resident proposing installation of a lending library in the community is still interested.

Mr. Greenberg stated that he and Mr. Shiver have found an appropriate location if it is approved. That location is beyond the playground to the left of the bench. He asked if the Board wants to consider whether the lending library should be for children and children's books only.

Mr. Snow stated that he's not sure the Board should be responsible for monitoring the books that are in the lending library.

Mr. Eichmann asked who will be responsible for monitoring the contents.

Mr. Snow responded that the requesting resident and her students will be monitoring it monthly and will stock the library initially.

Ms. Gentry stated that a line could be included in the agreement that states that the District will not be responsible for any upkeep or stocking of the lending library. She also recommended putting a disclaimer on the back of the library that says that it is independently managed and the District is not responsible for contents.

Mr. Snow motioned to approve installation of a lending library.
There being no second, the motion failed.

SEVENTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS Staff Reports (2)

A. District Counsel

Ms. Gentry informed the Board the Florida legislature did not approve any increases in the government limitations of liability but did pass a requirement for ethics training for CDD supervisors. Her firm will report back to the Board on specific details of the requirements.

B. District Manager – Report on the Number of Registered Voters (891)

Mr. Laughlin informed the Board that there are 891 registered voters reported to be residing within the District's boundaries as of April 15, 2023.

He also reported that the Amelia Walk CDD has requested to install a structure such as bollards on a portion of the haul road owned by Amelia Concourse that runs between the two communities that was used for construction to prevent vehicles from driving on the road as Amelia Walk intends to turn the road into a walking trail. Amelia Walk would be responsible for the maintenance of the structure.

Ms. Gentry stated that it would be a simple easement agreement that would grant Amelia Walk the right to install it and the ongoing rights to access the property for maintenance. Ms. Gentry advised that her firm also represents the Amelia Walk CDD, so a conflict waiver would be required for her to represent both parties in the drafting. She stated this is required by the

Florida Bar, but she does not believe there is currently a conflict which would prevent her from adequately representing both parties in drafting the agreement.

On MOTION by Ms. Chamerda seconded by Mr. Eichmann with all in favor the request from Amelia Walk CDD to install bollards on Amelia Concourse property subject to an easement agreement and conflict waiver for District Counsel was approved.

C. Field Operations Manager – Report

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

He also informed the Board that he received an email from the Phase 3 HOA management company regarding an easement request from a homeowner to put up a fence. The reason for the email is some language in the HOA documents seems to indicate the fences can be installed in District easements, with the caveat that the homeowners will be responsible for costs for repairing or reinstalling the fence if it is removed for maintenance purposes and homeowners that install fences on drainage easements may be required to install gates to allow access for pond maintenance companies.

Supervisor Chamerda left the meeting at this time.

Mr. Laughlin stated that the HOA cannot supersede CDD rules, so the HOA would need to change the language in their documents.

Mr. Shiver also informed the Board that Parry Pools has not yet been out to apply marcite to the pool, so he will work with District Counsel on sending a demand letter.

NINTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of March 31, 2023

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

B. Approval of Check Register

A copy of the check register totaling \$29,763.53 was included in the agenda package.

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

TENTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

There were no supervisor requests.

Audience Comments

Ms. Susan Mason, 95422 Orchid Blossom, asked if the jets work in the wading pool and how they can be turned on.

Mr. Shiver responded that they are not jets, they are returns where the freshly filtered water returns to the wading pool.

Ms. Susan Mason also stated there are several stalls in the women's bathroom that are not latching correctly. Lastly, she asked why the lending library failed.

Mr. Laughlin responded that there needs to be a majority vote and there was no second to the motion.

Lastly, Ms. Susan Mason stated that she has chased kids out of the family bathroom multiple times.

Mr. Dale Tegreeny, 95411 Orchid Blossom, asked for an update as to what is going on with the cleanup of an overgrown lot in the Phase 3 area.

Mr. Greenberg stated that it is the responsibility of Dream Finders.

Mr. Rich Wheeler, 95298 Cornflower, suggested a brainstorming session to come up with some ways to communicate the issues with the damage being done at the amenity center to get the community engaged and come up with ways other than relying on security cameras.

Mr. Donald Wilder, 85078 Amaryllis Court, asked if the Board has had any contact with the County on road maintenance in the area.

Mr. Laughlin responded that he has reported some issues to the County and noted the residents can submit tickets to the public works department to request maintenance be done.

Mr. Dale Tegreeny asked how much is being paid to repair damage being done at the amenity center and how that compares to the cost of having a staff member on site full time.

Mr. Greenberg stated that the Board did try staffing the amenity center on the weekends and it seemed to be a waste of money as there are not a lot of incidents when the facility is crowded. Most incidents are occurring after hours and that is one of the issues that will be discussed during the discussion of security matters.

Ms. Susan Mason stated suggested having someone on staff from 6:00 p.m. to 12:00 a.m. and then having an off-duty officer onsite from 12:00 a.m. to 6:00 a.m. She also stated that she feels it would be a better use of money to have a security guard than a staff member onsite from 9:00 a.m. to 5:00 p.m.

Ms. Ann Bachand, 95061 Lilac, stated that she likes the idea of involving the community more.

Ms. Susan Mason asked if the pool and children's area could be locked off at night.

Mr. Laughlin stated that the access system shuts off at night, however they climb the fence.

Mr. Duane Rust, 95023 Periwinkle thanked Mr. Shiver for his time served at the community.

ELEVENTH ORDER OF BUSINESS

Consideration of Quote for Security Cameras

This portion of the meeting was closed to the public in accordance with Sections 119.071(3)(a) and 281.301, Florida Statutes, as the Board discussed matters related to the security system plan. The closed session began at approximately 12:52 p.m. Supervisor Chamerda rejoined the meeting at approximately 1:09 p.m. The public portion of the meeting resumed at approximately 1:27 p.m.

TWELFTH ORDER OF BUSINESS

Next Scheduled Meeting – July 18, 2023 at the Amelia Concourse Amenity Center

THIRTEENTH ORDER OF BUSINESS

Adjournment

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

FIFTH ORDER OF BUSINESS

CLIENT DISCLOSURE AND CONSENT

Kilinski Van Wyk, PLLC (formerly known as KE Law Group, PLLC) (“K VW”) presently serves as district counsel for both the Amelia Walk Community Development District (“Amelia Walk”) and the Amelia Concourse Community Development District (“Amelia Concourse,” and together with Amelia Walk, the “Parties”). K VW has been asked by Amelia Walk to represent its interests in relation to drafting an easement allowing the placement of bollards on Amelia Concourse property to prevent motor vehicle access to a trail/haul road area owned by Amelia Walk. As a result of K VW’s existing representation of the Amelia Concourse, if K VW agrees to represent Amelia Walk with respect to this matter, K VW may be confronted with an actual and/or potential conflict of interest under Florida Rule of Professional Conduct 4-1.7 of the Rules Regulating the Florida Bar.

K VW believes that it can provide competent and diligent representation of the Parties with respect to this matter. K VW also believes, based on conversations with Amelia Walk and Amelia Concourse, that the Parties’ interests are sufficiently aligned so as to allow for joint representation of the Parties. After discussion with K VW and the opportunity for discussion with independent counsel not affiliated with K VW regarding the actual and/or potential conflicts of interest described above, Amelia Walk and Amelia Concourse have determined that there is no conflict of interest that would adversely affect the responsibilities of K VW to each party, respectively, due to the anticipated representation of both Parties. Amelia Walk also acknowledges that its interests are not materially adverse to the interests of Amelia Concourse, and likewise Amelia Concourse acknowledges that its interests are not materials adverse to the interests of Amelia Walk. Accordingly, the undersigned Parties hereby waive any actual or

potential conflict of interest which may be presented by KVV's representation of both Amelia Walk and Amelia Concourse with respect to this matter, as more specifically discussed at the May 16, 2023, meetings of the Amelia Walk and Amelia Concourse Boards of Supervisors.

Moreover, Amelia Walk and Amelia Concourse acknowledge and agree that, while this mutual representation involves the achievement of a mutual goal of the Parties, in the event of a dispute between Amelia Walk and Amelia Concourse related to the bollards or the easement agreement, KVV's representation of the Parties related to the same will terminate and the Parties will be responsible for acquiring new legal representation with respect to any such dispute. Upon such termination, KVV shall take such actions as are reasonable and necessary to protect the interests of the Parties until replacement counsel for the use of the stormwater facilities is procured, which procurement shall occur within a reasonable time.

As evidence of this disclosure and the consent to KVV's representation of Amelia Walk and Amelia Concourse as discussed herein, the signature of a person authorized to give this consent appears below.

**AMELIA WALK COMMUNITY
DEVELOPMENT DISTRICT**

DocuSigned by:

48BF69B4C43F4E7...

Chairman, Board of Supervisors

Date: 6/26/2023

**AMELIA CONCOURSE COMMUNITY
DEVELOPMENT DISTRICT**

DocuSigned by:

B86668BC6DE4428...

Chairman, Board of Supervisors

Date: 6/26/2023

SIXTH ORDER OF BUSINESS

Prepared By and Return To

Lauren Gentry, Esq.
Kilinski Van Wyk PLLC
2016 Delta Boulevard, Suite 101
Tallahassee, Florida 32303

CONSTRUCTION AND ACCESS/MAINTENANCE EASEMENT AGREEMENT

THIS CONSTRUCTION AND ACCESS/MAINTENANCE EASEMENT AGREEMENT (“**Agreement**”) is made and entered as of this ____ day of _____ 2023, by and between **AMELIA CONCOURSE COMMUNITY DEVELOPMENT GRANTEE**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, FL 32092 (“**Grantor**”), in favor of **AMELIA WALK COMMUNITY DEVELOPMENT GRANTEE**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, FL 32092 (“**Grantee**” or the “**Grantee**”) (Grantor and Grantee are sometimes together referred to herein as the “**Parties**”, and separately as the “**Party**”).

WITNESSETH:

WHEREAS, Grantor is the owner in fee simple of that certain parcel of real property located in Nassau County, Florida being more particularly described in **Exhibit “A”** attached hereto, and by this reference incorporated herein (collectively, the “**Easement Area**”); and

WHEREAS, Grantee intends to install within the Easement Area, bollards to prevent motor vehicle access to the Grantee’s trail/haul road area (collectively, the “**Improvements**”); and

WHEREAS, Grantor desires to grant to Grantee a non-exclusive easement on, upon, over, under, across, and through the Easement Area for the sole purpose of installing the Improvements and accessing same for ongoing maintenance.

NOW, THEREFORE, for and in consideration of Ten and No/100 Dollars (\$10.00) in hand paid by the Grantee to the Grantor, the mutual covenants and agreements herein set forth and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby expressly acknowledged by the Parties, the Parties do hereby agree as follows:

1. **RECITALS.** The foregoing recitals are true and correct and are incorporated herein by this reference.

2. **NON-EXCLUSIVE EASEMENT.** Grantor does hereby grant, bargain, sell and convey to Grantee a perpetual, non-exclusive easement on, upon, over, under, across and through the Easement Area for access, ingress, egress and to allow Grantee to complete the installation of the Improvements and access for maintenance purposes (collectively, the “**Easement**”).

3. **TERM OF EASEMENT.** This Easement shall be perpetual in nature and shall run with the land and be binding on the Grantor's heirs, successors, and assigns. The rights, privileges and Easement granted and conveyed hereunder shall be a burden upon the Easement Area and shall exist for the benefit of and run with title to the Easement Area.

4. **INSURANCE AND INDEMNITY.** Grantee and/or any contractors performing work for Grantee on the Easement Area, shall at all times maintain general public liability insurance to afford protection against any and all claims for personal injury, death or property damage arising directly or indirectly out of the exercise of the rights and privileges granted. Said insurance maintained by any contractors performing work for Grantee on the Easement Area shall be issued by solvent, reputable insurance companies authorized to do business in the State of Florida, naming Grantee and Grantor as insured, as their interests may appear, in a combined-single limit of not less than \$1,000,000.00 with respect to bodily injury or death and property damage. Said insurance shall also be primary, and not contributory, as to any insurance coverage maintained by Grantor. To the extent permitted by law and without waiving any of the protections afforded by Section 768.28, *Florida Statutes*, Grantee hereby agrees to indemnify and hold harmless Grantor from and against any and all liability arising out of Grantee's construction activities within the Easement Area.

5. **OBLIGATIONS OF GRANTOR AND GRANTEE.**

- A. Grantee shall be solely responsible for ensuring that the installation and maintenance of the Improvements are conducted in compliance with all applicable laws, rules, and regulations. Upon completion of the installation, the Improvements will be owned by Grantee. Grantee shall be responsible for the maintenance and repair of any such Improvements and agrees to maintain the Improvements in good condition.
- B. Should the Improvements need repair or maintenance, Grantor shall provide Grantee with written notice and a period of at least forty-five (45) days to cure before pursuing other legal remedies available to Grantor.
- C. Should the Grantor reasonably require temporary removal of the Improvements for access to Grantor's property, Grantor shall provide Grantee with written notice specifying the reason for the request and shall allow at least forty-five (45) days, or such other time as is reasonable under the circumstances, for removal at Grantee's sole expense. Removal shall only be required upon a showing of good cause.
- D. The Parties acknowledge and agree that any rights granted hereunder shall be exercised by the Parties only in accordance and compliance with any and all applicable laws, ordinances, rules, regulations, permits and approvals, and any future modifications or amendments thereto.
- E. The Parties covenant and agree that neither Party shall discharge into or within the Easement Area, any hazardous or toxic materials or substances, any pollutants, or any other substances or materials prohibited or regulated under any federal, state or local law, ordinance, rule, regulations or permit, except in accordance with such laws, ordinances, rules, regulations and permits.

F. To the extent permitted by law and without waiving any of the protections afforded by Section 768.28, *Florida Statutes*, each Party hereby agrees to indemnify and hold harmless the other Party from and against any and all liability arising out of such Party's breach of any provision of this Agreement, including, without limitation, the matters set forth in this paragraph.

G. Nothing herein shall be construed as a waiver of either Party's sovereign immunity or limitation of liability under Section 768.28, *Florida Statutes*, or other law.

6. **BENEFICIARIES OF EASEMENT RIGHTS.** The Easement set forth in this Agreement shall be for the sole benefit and use of Grantee, its successors and assigns, and Grantee's agents, employees, consultants, representatives, contractors and providers of emergency services and utility services. No third party shall have any rights under this Easement Agreement.

7. **AMENDMENTS AND WAIVERS.** This Agreement may be terminated or amended, modified, or altered by a further agreement in writing duly executed by the Parties and recorded in the Public Records of Nassau County, Florida. No delay or omission of any Party in the exercise of any right accruing upon any default of any Party shall impair such right or be construed to be a waiver thereof, and every such right may be exercised at any time during the continuance of such default. A waiver by any Party of a breach of, or a default in, any of the terms and conditions of this Agreement by any other Party shall not be construed to be a waiver of any subsequent breach of or default in the same or any other provision of this Agreement.

8. **NOTICES.** Any notices which may be permitted or required hereunder shall be in writing and shall be deemed to have been duly given (i) three (3) days after depositing with the United States Postal Service, postage prepaid, (ii) one day after depositing with a nationally recognized overnight courier service, or (iii) on the day of hand delivery (provided such delivery occurs prior to 5:00 pm, E.S.T. or E.D.T., as applicable), to the address listed above or to such other address as either Party may from time to time designate by written notice in accordance with this paragraph.

9. **USE OF EASEMENT AREA.** It is acknowledged and agreed that the Easement granted under this Agreement is not an exclusive easement and that Grantor shall have the right to use and enjoy the Easement Area in any manner not inconsistent with the easement rights created herein, and grant others the right to do so.

10. **LIENS.** Grantee shall not permit (and shall promptly satisfy or bond) any construction, mechanic's lien or encumbrance against the Easement Area in connection with the exercise of rights hereunder.

11. **EFFECTIVE DATE.** The Effective Date of the Agreement shall be the last day that this Agreement is signed by either Party.

12. **MISCELLANEOUS.**

A. This Agreement contains the entire understanding of the Parties with respect to the matters set forth herein and no other agreement, oral or written, not set forth herein, nor

any course of dealings of the Parties, shall be deemed to alter or affect the terms and conditions set forth herein.

- B.** If any provision of this Agreement, or portion thereof, or the application thereof to any person or circumstances, shall, to the extent be held invalid, inoperative or unenforceable, the remainder of this Agreement, or the application of such provision or portion thereof to any other persons or circumstances, shall not be affected thereby; it shall not be deemed that any such invalid provision affects the consideration for this Agreement; and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.
- C.** This Agreement shall be construed in accordance with the laws of the State of Florida. Venue for any proceeding brought hereunder shall be Nassau County, Florida.
- D.** In the event of any dispute hereunder or of any action to interpret or enforce this Agreement, any provision hereof or any matter arising herefrom, the predominantly prevailing party shall be entitled to recover its reasonable attorneys' fees, costs and expenses, whether suit be brought or not, and whether in settlement, in any declaratory action, at trial or on appeal.
- E.** The section headings in this Agreement are for convenience only, shall in no way define or limit the scope or content of this Agreement, and shall not be considered in any construction or interpretation of this Agreement or any part hereof. Where the sense of this Agreement requires, any reference to a term in the singular shall be deemed to include the plural of said term, and any reference to a term in the plural shall be deemed to include the singular of said term.
- F.** Nothing in this Agreement shall be construed to make the Parties hereto partners or joint venturers or render either of said Parties liable for the debts or obligations of the other.
- G.** This Agreement may be executed in counterparts, each of which shall constitute an original, but all taken together shall constitute one and the same Agreement.
- H.** This Agreement shall be binding upon and inure to the benefit of Grantor and Grantee and their respective successors and assigns.

[Signatures contained on following pages]

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed as of the day and year first written above.

“GRANTOR”

Signed, sealed and delivered
in the presence of:

**AMELIA CONCOURSE COMMUNITY
DEVELOPMENT DISTRICT**, a local unit
of special-purpose government established
pursuant to Chapter 190, *Florida Statutes*

Print Name:_____

By: Harvey Greenberg
Its: Chairman, Board of Supervisors

Date:_____

Print Name:_____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me ☐ physical presence or ☐ online
notarization this ____ day of _____, 2023, by Harvey Greenberg, as Chairman of the Board of
Supervisors of Amelia Concourse Community Development District, on behalf of the District.

(Official Notary Signature)

Name: _____

Personally Known _____

OR Produced Identification _____

Type of Identification _____

[notary seal]

[Continue onto next page]

“GRANTEE”

**AMELIA WALK COMMUNITY
DEVELOPMENT GRANTEE**, a local unit
of special-purpose government established
pursuant to Chapter 190, *Florida Statutes*

Signed, sealed and delivered
in the presence of:

Print Name: _____

Chairperson, Board of Supervisors

Date: _____

Print Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me ☐ physical presence or ☐ online
notarization this ____ day of _____, 2023, by Jeffrey Robinson, as Chairman of the Board of
Supervisors of Amelia Walk Community Development District, on behalf of the District.

(Official Notary Signature)

Name: _____

Personally Known _____

OR Produced Identification _____

Type of Identification _____

[notary seal]

EXHIBIT A
EASEMENT AREA

EIGHTH ORDER OF BUSINESS

Let Us Help You Weather the Storm.



2023 Hurricane season is upon us again. No matter what Mother Nature may bring, your BrightView team is looking out for you. To ensure we're able to provide you with a swift, seamless response following severe weather, we recommend the following:

- ▶ **Pre-Authorize Post-Storm Clean-up**
Pre-authorization of hurricane clean-up services allows us to immediately begin work post-storm, getting you back to business-as-usual as soon as possible. Learn more below about the action plan we mobilize on your behalf and indicate your authorization with a signature on the next page.
- ▶ **Keep Us Apprised of Your Insurance Requirements**
Let us know of any special needs or requirements your insurance carrier may have for documenting damages or corrective actions resulting from a storm. Our team will help make your job easier by taking photo documentation of representative damage and journaling manpower, equipment and the work provided in our repairs.
- ▶ **Let us Know How to Reach You**
Previous years' storms have shown us how vulnerable communications can be during and after severe weather. Please update your contact information below so we can keep you apprised during emergency response situations.
- ▶ **Prepare Your Trees**
Most maintenance contracts cover tree pruning to provide traffic clearance, but this doesn't prepare trees for hurricanes or excessive wind. Dramatically reduce the risk of damage and injury by structurally pruning weak or dead branches and opening canopies to reduce resistance. Schedule an assessment with our certified arborists to ensure your trees are ready.

Have Peace Of Mind With Pre-Authorized Storm Clean-Up.

Our BrightView team's action plan proactively addresses your needs in an emergency situation. With pre-authorized clean-up, we're on the ground canvassing your property to assess damage as soon as the storm passes and quickly dispatching the appropriate landscape and tree care services teams to address any issues, prioritizing safety first:

- ▶ Vehicle access is cleared, allowing emergency personnel access.
- ▶ Debris from structural dwellings that may pose immediate risk is cleared.
- ▶ Plant material that may have a chance of surviving is replanted.
- ▶ Hazardous damaged limbs remaining in trees are trimmed and removed.
- ▶ Tree limbs, rootballs, or large wood debris remaining on the ground is chipped and removed.
- ▶ Final restoration of any remaining damages or losses resulting from the storm is performed.

To expedite clean-up efforts, we leverage our national resources to bring in additional teams from outside the area. Normal maintenance operations can typically resume the following week for all but the most severely debris-impacted properties. If you would like to pre-approve BrightView to perform clean-up operations as detailed above, sign where indicated. Our emergency rates are also listed for your review. Dump expenses based on the material, size and weight.

Contact Us Today:

Jesse.knaust@brightview

.com

www.brightview.com

Approval for Clean-up Services:

Signature

Property Name

Print Name / Title

Date

Emergency Contact Number:

Name

Phone

Driver/ Foreman.....	\$125/hour
General Labor.....	\$80/hour
Chipper & Truck:.....	\$290/hour
Loader & Truck:	\$275/hour
Climber & Groundman 2-man crew	\$250/hour
Dump Fees, Stumps, & Other Services.....	To Be Quoted

NINTH ORDER OF BUSINESS

**Amelia Concourse
Community Development District**

ANNUAL FINANCIAL REPORT

September 30, 2022

Amelia Concourse Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2022

TABLE OF CONTENTS

FINANCIAL SECTION	<u>Page Number</u>
REPORT OF INDEPENDENT AUDITORS	1-3
MANAGEMENT’S DISCUSSION AND ANALYSIS	4-9
BASIC FINANCIAL STATEMENTS:	
Government-wide Financial Statements:	
Statement of Net Position	10
Statement of Activities	11
Fund Financial Statements:	
Balance Sheet – Governmental Funds	12
Reconciliation of Total Governmental Fund Balances to Net Position of Governmental Activities	13
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	14
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	15
Statement of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – General Fund	16
Statement of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – Special Purpose Entity	17
Notes to Financial Statements	18-33
INDEPENDENT AUDITORS’ REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	34-35
MANAGEMENT LETTER	36-39
INDEPENDENT ACCOUNTANTS’ REPORT/COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES	40



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120 // 461-1155
FAX: 772/468-9278

REPORT OF INDEPENDENT AUDITORS

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

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of Amelia Concourse Community Development District (the "District"), as of and for the year ended September 30, 2022, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Amelia Concourse Community Development District as of September 30, 2022, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

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



To the Board of Supervisors
Amelia Concourse Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users made on the basis of these financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.



To the Board of Supervisors
Amelia Concourse Community Development District

Required Supplementary Information

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated July 5, 2023 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Amelia Concourse Community Development District's internal control over financial reporting and compliance.

*Berger Toombs Elam
Gaines & Frank*

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

July 5, 2023

Amelia Concourse Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022

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

OVERVIEW OF THE FINANCIAL STATEMENTS

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

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

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

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

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

Amelia Concourse Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

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

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

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

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

Financial Highlights:

The following are the highlights of financial activity for the year ended September 30, 2022.

- The District's total assets exceeded total liabilities by \$3,733,592 (net position). Unrestricted net position was \$1,348,460. Restricted net position-debt service was \$4,079,447. Net investment in capital assets was \$(1,694,315).
- Governmental activities revenues totaled \$4,797,881 while governmental activities expenses totaled \$1,464,169.

**Amelia Concourse Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

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

Net Position

	Governmental Activities	
	<u>2022</u>	<u>2021</u>
Current assets	\$ 1,747,234	\$ 1,238,206
Restricted assets	4,328,788	5,712,745
Capital assets, net of depreciation	8,397,425	8,572,089
Total Assets	<u>14,473,447</u>	<u>15,523,040</u>
Current liabilities	799,855	2,998,160
Non-current liabilities	9,940,000	12,125,000
Total Liabilities	<u>10,739,855</u>	<u>15,123,160</u>
Net investment in capital assets	(1,694,315)	(1,519,651)
Net position-restricted	4,079,447	2,704,161
Net position-unrestricted	1,348,460	(784,630)
Total Net Position	<u>\$ 3,733,592</u>	<u>\$ 399,880</u>

The increase in current assets is related to the increase in cash in the Special Revenue Fund.

The decrease in restricted assets and current liabilities is related to the increase in payments made for matured interest and matured principal in the current year.

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

**Amelia Concourse Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

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

Change in Net Position

	Governmental Activities	
	<u>2022</u>	<u>2021</u>
Program Revenues		
Charges for services	\$ 2,242,386	\$ 3,024,911
Operating grants and contributions	21,809	18,000
General Revenues		
Investments earnings	8,686	480
Other revenues	2,525,000	2,562,714
Total Revenues	<u>4,797,881</u>	<u>5,606,105</u>
Expenses		
General government	210,044	168,675
Physical environment	218,525	206,475
Culture/recreation	108,430	122,746
Interest and other charges	927,170	839,996
Total Expenses	<u>1,464,169</u>	<u>1,337,892</u>
Change in Net Position	3,333,712	4,268,213
Net Position - Beginning of Year	<u>399,880</u>	<u>(3,868,333)</u>
Net Position - End of year	<u><u>\$ 3,733,592</u></u>	<u><u>\$ 399,880</u></u>

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

The increase in general government is related to the increase in engineering and legal fees in the current year.

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

**Amelia Concourse Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2022 and 2021.

<u>Description</u>	Governmental Activities	
	2022	2021
Land and improvements	\$ 719,533	\$ 719,533
Construction in progress	5,107,103	5,107,103
Improvements other than buildings	423,490	423,490
Infrastructure	2,315,537	2,315,537
Recreation facilities and amenities	1,526,077	1,526,077
Accumulated depreciation	(1,694,315)	(1,519,651)
Total Capital Assets (Net)	<u>\$ 8,397,425</u>	<u>\$ 8,572,089</u>

During the year, depreciation was \$174,664.

General Fund Budgetary Highlights

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

There were no amendments to the September 30, 2022 General Fund Budget.

Debt Management

Governmental Activities debt includes the following:

- In July 2007, the District issued \$7,350,000 Series 2007 Capital Improvement Revenue Bonds. The bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. The District has \$585,000 in matured bonds outstanding and the remaining balance outstanding at September 30, 2022 was \$5,150,000.
- In June 2016, the District issued \$3,385,000 Series 2016 Capital Improvement Revenue Bonds. The bonds were issued to finance the acquisition, construction, equipping and installation of certain improvement for the benefit of Phase II of the District improvements. The balance outstanding at September 30, 2022 was \$1,865,000.

**Amelia Concourse Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2022**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Debt Management (Continued)

- In March 2019, the District issued \$3,035,000 Series 2019A Capital Improvement Revenue Bonds. The bonds were issued to finance a portion of the cost of acquisition, construction, installation, and equipping of the Phase III Project. The balance outstanding at September 30, 2022 was \$2,520,000.
- In March 2019, the District issued \$1,920,000 Series 2019B-1 Capital Improvement Revenue Bonds. The bonds were issued to finance a portion of the cost of acquisition, construction, installation, and equipping of the Phase III Project. The balance outstanding at September 30, 2022 was \$395,000.
- In March 2019, the District issued \$1,415,000 Series 2019B-2 Capital Improvement Revenue Bonds. The bonds were issued to finance a portion of the cost of acquisition, construction, installation, and equipping of the Phase III Project. The balance outstanding at September 30, 2022 was \$295,000.

Economic Factors and Next Year's Budget

The District's financial condition has changed since last year. In June 2016, the District issued 2016 Capital Improvement Revenue Bonds amounting to \$3,385,000. However, the District is still in default on the Series 2007 Bonds outstanding balance, however, the majority of the matured principal and all of the matured interest was paid during the year. The District issued new debt in fiscal year 2019 and began a new capital project. The effect of the above on the September 30, 2023 budget cannot be determined.

Request for Information

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

Amelia Concourse Community Development District
STATEMENT OF NET POSITION
September 30, 2022

	Governmental Activities
ASSETS	
Current Assets	
Cash and cash equivalents	\$ 1,255,803
Investments	442,259
Assessments receivable	13,968
Due from other governments	2,447
Deposits	2,475
Prepaid expenses	30,282
Total Current Assets	<u>1,747,234</u>
Non-Current Assets	
Restricted assets	
Investments	4,328,788
Capital assets, not being depreciated	
Land and improvements	719,533
Construction in progress	5,107,103
Capital assets, being depreciated	
Improvements other than buildings	423,490
Recreation facilities and amenities	1,526,077
Infrastructure	2,315,537
Less: accumulated depreciation	<u>(1,694,315)</u>
Total Non-Current Assets	<u>12,726,213</u>
Total Assets	<u>14,473,447</u>
LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	28,595
Due to other governments	8,982
Accrued interest	252,278
Matured bonds payable	225,000
Bonds payable	285,000
Total Current Liabilities	<u>799,855</u>
Non-Current Liabilities	
Bonds payable	9,940,000
Total Liabilities	<u>10,739,855</u>
NET POSITION	
Net investment in capital assets	(1,694,315)
Restricted for debt service	4,079,447
Unrestricted	1,348,460
Total Net Position	<u><u>\$ 3,733,592</u></u>

See accompanying notes.

Amelia Concourse Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2022

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>		Net (Expense)
		<u>Charges for</u>	<u>Operating</u>	Revenues and
		<u>Services</u>	<u>Grants and</u>	Changes in
			<u>Contributions</u>	Net Position
Primary government				Governmental
				Activities
Governmental Activities				
General government	\$ (210,044)	\$ 207,383	\$ 21,809	\$ 19,148
Physical environment	(218,525)	112,379	-	(106,146)
Culture/recreation	(108,430)	36,008	-	(72,422)
Interest and other charges	(927,170)	1,886,616	-	959,446
Total Governmental Activities	<u>\$ (1,464,169)</u>	<u>\$ 2,242,386</u>	<u>\$ 21,809</u>	<u>800,026</u>
General Revenues				
Investment earnings				8,686
Miscellaneous revenues				<u>2,525,000</u>
Total General Revenues				<u>2,533,686</u>
Change in Net Position				3,333,712
Net Position - October 1, 2021				<u>399,880</u>
Net Position - September 30, 2022				<u>\$ 3,733,592</u>

See accompanying notes.

Amelia Concourse Community Development District
BALANCE SHEET -
GOVERNMENTAL FUNDS
September 30, 2022

	General	Special Purpose Entity	Debt Service	Capital Projects	Total Governmental Funds
ASSETS					
Cash and cash equivalents	\$ 60,408	\$ 1,195,395	\$ -	\$ -	\$ 1,255,803
Investments	324,127	-	-	118,132	442,259
Assessments receivable	-	-	13,968	-	13,968
Due from other governments	1,053	-	1,394	-	2,447
Due from other funds	30,582	-	1,184,996	-	1,215,578
Deposits	2,475	-	-	-	2,475
Prepaid expenses	30,282	-	-	-	30,282
Restricted assets					
Investments, at fair value	-	-	3,641,539	687,249	4,328,788
Total Assets	<u>\$ 448,927</u>	<u>\$ 1,195,395</u>	<u>\$ 4,841,897</u>	<u>\$ 805,381</u>	<u>\$ 7,291,600</u>
LIABILITIES AND FUND BALANCES					
Liabilities:					
Accounts payable and accrued expenses	\$ 24,042	\$ 4,553	\$ -	\$ -	\$ 28,595
Due to other funds	2,914	1,182,082	12,935	17,647	1,215,578
Due to other governments	-	8,982	-	-	8,982
Matured bonds payable	-	-	225,000	-	225,000
Total Liabilities	<u>26,956</u>	<u>1,195,617</u>	<u>237,935</u>	<u>17,647</u>	<u>1,478,155</u>
Fund Balances:					
Nonspendable					
Deposits and prepaid expenses	32,757	-	-	-	32,757
Restricted					
Debt service	-	-	4,603,962	-	4,603,962
Special purpose	-	-	-	-	-
Assigned-capital projects	-	-	-	4,797,881	4,797,881
Unassigned	389,214	(222)	-	(4,010,147)	(3,621,155)
Total Fund Balances	<u>421,971</u>	<u>(222)</u>	<u>4,603,962</u>	<u>787,734</u>	<u>5,813,445</u>
Total Liabilities and Fund Balances	<u>\$ 448,927</u>	<u>\$ 1,195,395</u>	<u>\$ 4,841,897</u>	<u>\$ 805,381</u>	<u>\$ 7,291,600</u>

See accompanying notes.

Amelia Concourse Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2022

Total Governmental Fund Balances	\$ 5,813,445
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets not being depreciated, land and improvements, \$719,533, and construction in progress, \$5,107,103, used in governmental activities are not current financial resources and, therefore, are not reported at the fund level.	5,826,636
Capital assets being depreciated, infrastructure, \$2,315,537, improvements other than buildings, \$423,490, and recreation facilities and amenities, \$1,526,077, net of accumulated depreciation, \$(1,694,315), used in governmental activities are not financial resources and therefore, are not reported at the fund level.	2,570,789
Long-term liabilities, including bonds payable, are not due and payable in the current period and; therefore, are not reported at the fund level.	(10,225,000)
Accrued interest expense for long-term debt is not a current financial use and; therefore, is not reported at the fund level.	<u>(252,278)</u>
Net Position of Governmental Activities	<u><u>\$ 3,733,592</u></u>

See accompanying notes.

Amelia Concourse Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
For the Year Ended September 30, 2022

	General	Special Purpose Entity	Debt Service	Capital Projects	Total Governmental Funds
Revenues					
Special assessments	\$ 355,770	\$ -	\$ 1,886,616	\$ -	\$ 2,242,386
Bondholder contributions	-	21,809	-	-	21,809
Investment earnings	230	-	5,403	3,053	8,686
Miscellaneous revenues	400	38	2,524,562	-	2,525,000
Total Revenues	<u>356,400</u>	<u>21,847</u>	<u>4,416,581</u>	<u>3,053</u>	<u>4,797,881</u>
Expenditures					
Current					
General government	185,026	22,140	2,878	-	210,044
Physical environment	100,264	-	-	19,901	120,165
Culture/recreation	32,126	-	-	-	32,126
Debt service					
Principal	-	-	2,170,000	-	2,170,000
Interest	-	-	996,735	-	996,735
Other	-	-	6,138	-	6,138
Total Expenditures	<u>317,416</u>	<u>22,140</u>	<u>3,175,751</u>	<u>19,901</u>	<u>3,535,208</u>
Excess of revenues over expenditures	<u>38,984</u>	<u>(293)</u>	<u>1,240,830</u>	<u>(16,848)</u>	<u>1,262,673</u>
Other financing sources/(uses)					
Operating transfers in	-	-	-	26,979	26,979
Operating transfers out	(26,754)	-	(225)	-	(26,979)
Total Other Financing Sources/(Uses)	<u>(26,754)</u>	<u>-</u>	<u>(225)</u>	<u>26,979</u>	<u>-</u>
Net change in fund balances	12,230	(293)	1,240,605	10,131	1,262,673
Fund Balances - October 1, 2021	<u>409,741</u>	<u>71</u>	<u>3,363,357</u>	<u>777,603</u>	<u>4,550,772</u>
Fund Balances - September 30, 2022	<u>\$ 421,971</u>	<u>\$ (222)</u>	<u>\$ 4,603,962</u>	<u>\$ 787,734</u>	<u>\$ 5,813,445</u>

See accompanying notes.

Amelia Concourse Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2022

Net Change in Fund Balances - Total Governmental Funds	\$ 1,262,673
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Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets are allocated over their estimated useful lives as depreciation. This is the amount of depreciation in the current year.	(174,664)
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Repayments of bond principal are expenditures at the fund level, but the repayments reduce long-term liabilities in the Statement of Net Position.	2,170,000
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In the Statement of Activities, interest is accrued on outstanding bonds; whereas in the fund level interest expenditures are reported when due. This is the change in accrued interest in the current period.	75,703
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Change in Net Position of Governmental Activities	<u><u>\$ 3,333,712</u></u>
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See accompanying notes.

Amelia Concourse Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND
For the Year Ended September 30, 2022

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Special assessments	\$ 348,677	\$ 348,677	\$ 355,770	\$ 7,093
Investment earnings	50	50	230	180
Miscellaneous revenues	500	500	400	(100)
Total Revenues	<u>349,227</u>	<u>349,227</u>	<u>356,400</u>	<u>7,173</u>
Expenditures				
Current				
General government	146,464	146,464	185,026	(38,562)
Physical environment	111,926	111,926	100,264	11,662
Culture/recreation	64,083	64,083	32,126	31,957
Total Expenditures	<u>322,473</u>	<u>322,473</u>	<u>317,416</u>	<u>5,057</u>
Excess of revenues over expenditures	<u>26,754</u>	<u>26,754</u>	<u>38,984</u>	<u>12,230</u>
Other Financing Sources/(Uses)				
Transfer out	<u>(26,754)</u>	<u>(26,754)</u>	<u>(26,754)</u>	<u>-</u>
Net change in fund balances	-	-	12,230	12,230
Fund Balances - October 1, 2021	<u>-</u>	<u>-</u>	<u>409,741</u>	<u>409,741</u>
Fund Balances - September 30, 2022	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 421,971</u>	<u>\$ 421,971</u>

See accompanying notes.

Amelia Concourse Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES – BUDGET AND ACTUAL – SPECIAL PURPOSE ENTITY
For the Year Ended September 30, 2022

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Bondholder contributions	\$ 25,650	\$ 25,650	\$ 21,809	\$ (3,841)
Miscellaneous revenues	-	-	38	38
Total Revenues	<u>25,650</u>	<u>25,650</u>	<u>21,847</u>	<u>(3,803)</u>
Expenditures				
Current				
General government	<u>25,650</u>	<u>25,650</u>	<u>22,140</u>	<u>3,510</u>
Net change in fund balances	-	-	(293)	(293)
Fund Balances - October 1, 2021	<u>-</u>	<u>-</u>	<u>71</u>	<u>71</u>
Fund Balances - September 30, 2022	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ (222)</u></u>	<u><u>\$ (222)</u></u>

See accompanying notes.

Amelia Concourse Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

1. Reporting Entity

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

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

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

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

Amelia Concourse Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

1. Reporting Entity (Continued)

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

2. Measurement Focus and Basis of Accounting

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

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

a. Government-wide Financial Statements

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

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

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

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

Amelia Concourse Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements

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

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

Governmental Funds

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

The District has various policies governing the fund balance classifications.

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

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

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

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

Amelia Concourse Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

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

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

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

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

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

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

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

Debt service expenditures are recorded only when payment is due.

Amelia Concourse Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation

a. Governmental Major Funds

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

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

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

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

b. Non-current Governmental Assets/Liabilities

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

4. Assets, Liabilities, and Net Position or Equity

a. Cash and Investments

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

Amelia Concourse Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

a. Cash and Investments (Continued)

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

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

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

b. Restricted Assets

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

c. Capital Assets

Capital assets, which include land and improvements, construction in progress, improvements other than buildings, recreational facilities and amenities, and infrastructure, are reported in the governmental activities column in the government-wide statements.

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

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

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

Amelia Concourse Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2022

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

c. Capital Assets (Continued)

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

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

d. Budgets

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

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

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

“Total fund balances” of the District’s governmental funds, \$5,813,445, differs from “net position” of governmental activities, \$3,733,592, reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the Governmental Fund Balance Sheet. The effect of the differences is illustrated below.

Capital related items

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

Land	\$ 719,533
Construction in progress	5,107,103
Improvements other than buildings	1,526,077
Infrastructure	2,315,537
Recreational facilities	423,490
Accumulated depreciation	(1,694,315)
Total	<u>\$ 8,397,425</u>

Amelia Concourse Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2022

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

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

Long-term debt transactions

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

Balances at September 30, 2022 were:

Bonds payable	\$ <u>(10,225,000)</u>
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Accrued interest

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

Accrued interest	\$ <u>(252,278)</u>
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2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The "net change in fund balances" for government funds, \$1,262,673, differs from the "change in net position" for governmental activities, \$3,333,712, reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below.

Capital related items

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

Depreciation	\$ <u>(174,664)</u>
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Amelia Concourse Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2022

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

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

Long-term debt transactions

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

Principal payments	\$ <u>2,170,000</u>
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Some expenses reported in the Statement of Activities do not require the use of current financial resources, therefore, are not reported as expenditures in governmental funds.

Change in accrued interest payable	\$ <u>75,703</u>
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NOTE C – CASH AND INVESTMENTS

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

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned. The investment policy of the District follows the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2022, the District's bank balance was \$1,258,524 and the carrying value was \$1,255,803. The District controls its exposure to custodial credit risk because it maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Amelia Concourse Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2022

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Investments

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes. The investment in Florida PRIME is measured at amortized cost. Florida PRIME has established policies and guidelines regarding participant transactions and the authority to limit or restrict withdrawals or impose a penalty for an early withdrawal. As of September 30, 2022, there were no redemption fees, maximum transaction amounts, or any other requirement that would limit daily access to 100 percent of the account value.

As of September 30, 2022, the District had the following investments and maturities:

<u>Investment</u>	<u>Maturity</u>	<u>Fair Value</u>
Florida PRIME	21 Days *	\$ 118,132
First American Treasury Obligation	18 Days *	607,191
First American Government Obligation	9 Days *	272
U.S. Bank Managed Money Market	N/A	4,045,452
Total		<u>\$ 4,771,047</u>

* Weighted Average Maturity

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

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

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

Amelia Concourse Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2022

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Interest Rate Risk

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

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2022, the District's investment in the First American Treasury Obligation, First American Government Obligation, and Florida PRIME were rated AAAM by Standard & Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one issuer. The investment in First American Treasury Obligation represents 13% of the District's total investments. The investment in Florida PRIME represents 2% of the District's total investments. The investments in U.S. Bank Managed Money Market Account represents 85% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2022 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary. In addition, the District has the ability to hold investments to maturity that have fair values less than cost. The District's investments are recorded at book value.

NOTE D – INTERFUND ACTIVITY

Interfund balances at September 30, 2022, consisted of the following:

	Payable Fund				Total
	General Fund	Special Purpose Entity	Debt Service Fund	Capital Projects Fund	
Receivable Fund					
General Fund	\$ -	\$ -	\$ 12,935	\$ 17,647	\$ 30,582
Debt Service Fund	2,914	1,182,082	-	-	1,184,996
	<u>\$ 2,914</u>	<u>\$ 1,182,082</u>	<u>\$ 12,935</u>	<u>\$ 17,647</u>	<u>\$ 1,215,578</u>

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

Amelia Concourse Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2022

NOTE D – INTERFUND ACTIVITY (CONTINUED)

Interfund transfers for the year ended September 30, 2022, consisted of the following:

Transfers In	Transfers Out		Total
	General Fund	Debt Service Fund	
Capital Projects Fund	<u>\$ 26,754</u>	<u>\$ 225</u>	<u>\$ 26,979</u>

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

NOTE E – SPECIAL ASSESSMENT REVENUES

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

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

Amelia Concourse Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2022

NOTE F – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2022 was as follows:

	Balance October 1, 2021	Additions	Deletions	Balance September 30, 2022
<u>Governmental Activities:</u>				
Capital assets, not being depreciated:				
Land and improvements	\$ 719,533	\$ -	\$ -	\$ 719,533
Construction in progress	5,107,103	-	-	5,107,103
Total Capital Assets, Not Being Depreciated	<u>5,826,636</u>	<u>-</u>	<u>-</u>	<u>5,826,636</u>
Capital assets, being depreciated:				
Improvements other than buildings	423,490	-	-	423,490
Infrastructure	2,315,537	-	-	2,315,537
Recreational facilities and amenities	1,526,077	-	-	1,526,077
Total Capital Assets, Being Depreciated	<u>4,265,104</u>	<u>-</u>	<u>-</u>	<u>4,265,104</u>
Less accumulated depreciation for:				
Improvements other than buildings	(84,700)	(21,175)	-	(105,875)
Infrastructure	(422,212)	(77,185)	-	(499,397)
Recreational facilities and amenities	(1,012,739)	(76,304)	-	(1,089,043)
Total Accumulated Depreciation	<u>(1,519,651)</u>	<u>(174,664)</u>	<u>-</u>	<u>(1,694,315)</u>
Total Capital Assets, Being Depreciated, net	<u>\$ 2,745,453</u>	<u>\$ (174,664)</u>	<u>\$ -</u>	<u>\$ 2,570,789</u>

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

Amelia Concourse Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2022

NOTE G – LONG-TERM DEBT

The following is a summary of activity in the long-term debt of the District for the year ended September 30, 2022:

Long-term debt at October 1, 2021	\$ 12,395,000
Principal payments	<u>(2,170,000)</u>
Long-term debt at September 30, 2022	<u>\$ 10,225,000</u>

Long-term debt is comprised of the following:

Capital Improvement Revenue Bonds

\$7,350,000 Series 2007 Capital Improvement Revenue Bonds due in annual principal installments beginning May 2009 and maturing May 1, 2038. Interest at a rate of 5.75% is due May and November beginning November 2007.	\$ 5,150,000
\$3,385,000 Series 2016 Capital Improvement Revenue Bonds due in annual principal installments beginning May 2018 and maturing May 1, 2047. Interest at a rate of 6.00% is due May and November beginning November 2016.	1,865,000
\$3,035,000 Series 2019A Capital Improvement Revenue Bonds due in annual principal installments beginning May 2020 and maturing May 1, 2049. Interest is at a rate of 5.650% is due May and November beginning May 2019.	2,520,000
\$1,920,000 Series 2019B-1 Capital Improvement Revenue Bonds due in one balloon payment May 2029. Interest at a rate of 5.250% is due May and November beginning May 2019.	395,000
\$1,415,000 Series 2019B-2 Capital Improvement Revenue Bonds due in one balloon payment May 2029. Interest at a rate of 7.250% is due May and November beginning May 2019.	<u>295,000</u>
Total Long-term Debt	<u>\$ 10,225,000</u>

Amelia Concourse Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2022

NOTE G – LONG-TERM DEBT (CONTINUED)

The annual requirements to amortize the principal and interest of long-term debt outstanding as of September 30, 2022 are as follows:

Year Ending September 30,	Principal	Interest	Total
2023	\$ 285,000	\$ 605,469	\$ 890,469
2024	305,000	589,034	894,034
2025	320,000	571,454	891,454
2026	340,000	552,999	892,999
2027	355,000	533,399	888,399
2028-2032	2,835,000	2,205,360	5,040,360
2033-2037	2,850,000	1,426,053	4,276,053
2038-2042	1,265,000	691,231	1,956,231
2043-2047	1,330,000	337,298	1,667,298
2048-2049	340,000	29,098	369,098
Totals	<u>\$ 10,225,000</u>	<u>\$ 7,541,395</u>	<u>\$ 17,766,395</u>

Summary of Significant Bonds Resolution Terms and Covenants

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

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

Amelia Concourse Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2022

NOTE G – LONG-TERM DEBT (CONTINUED)

The following is a schedule for the reserve requirements:

	Capital Improvement Revenue Bonds	
	Reserve Balance	Reserve Requirement
Series 2007 Capital Improvement Revenue Bonds	\$ 85,747	\$ 377,669
Series 2016 Capital Improvement Revenue Bonds	\$ 73,299	\$ 73,250
Series 2019A Capital Improvement Revenue Bonds	\$ 106,301	\$ 92,177
Series 2019B-1 Capital Improvement Revenue Bonds	\$ 14,831	\$ 10,369
Series 2019B-2 Capital Improvement Revenue Bonds	\$ 15,225	\$ 10,694

NOTE H – RISK MANAGEMENT

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

NOTE I – SUBSEQUENT EVENT

In November 2022, the District made the following prepayments: \$15,000 on the Capital Improvement Revenue Bonds, Series 2016, \$20,000 on the Capital Improvement Revenue Bonds, Series 2019A, \$155,000 on the Capital Improvement Revenue Bonds, Series 2019B-1, and \$115,000 on the Capital Improvement Revenue Bonds, Series 2019B-2.

In February 2023, the District made the following prepayments: \$170,000 on the Capital Improvement Revenue Bonds, Series 2019B-1, and \$125,000 on the Capital Improvement Revenue Bonds, Series 2019B-2.

In May 2023, the District made the following prepayments: \$20,000 on the Capital Improvement Revenue Bonds, Series 2016, \$35,000 on the Capital Improvement Revenue Bonds, Series 2019A, \$35,000 on the Capital Improvement Revenue Bonds, Series 2019B-1, and \$25,000 on the Capital Improvement Revenue Bonds, Series 2019B-2.



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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of Amelia Concourse Community Development District, as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated July 5, 2023.

Report on Internal Control Over Financial Reporting

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

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

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



To the Board of Supervisors
Amelia Concourse Community Development District

Report on Compliance and Other Matters

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

We noted certain matters that we reported to management of the District in a separate letter dated July 5 2023. (See pages 36-39)

Purpose of this Report

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

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

July 5, 2023



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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MANAGEMENT LETTER

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

Report on the Financial Statements

We have audited the financial statements of the Amelia Concourse Community Development District as of and for the year ended September 30, 2022, and have issued our report thereon dated July 5, 2023.

Auditor's Responsibility

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

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated July 5, 2023, should be considered in conjunction with this management letter.

Prior Audit Findings

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

Findings and Recommendations

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

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

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



To the Board of Supervisors
Amelia Concourse Community Development District

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

Current Status: This finding has not been corrected as of September 30, 2022.

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

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

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

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

Current Status: The District paid substantially all of the matured principal and all of the matured interest during the year.



To the Board of Supervisors
Amelia Concourse Community Development District

Financial Condition

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

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2022 for the Amelia Concourse Community Development District. It is management's responsibility to monitor the Amelia Concourse Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

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

Specific Information

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

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

- 1) The total number of district employees compensated in the last pay period of the District's fiscal year: 0
- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: 8
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$0
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$379,527
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2021, together with the total expenditures for such project: The District had no construction projects during the year.
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was not amended.



To the Board of Supervisors
Amelia Concourse Community Development District

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

- 1) The rate or rates of non-ad valorem special assessments imposed by the District: General Fund, \$818.61 and Debt Service Fund, \$571.74 - \$2,379.41
- 2) The amount of special assessments collected by or on behalf of the District: Total special assessments collected was \$2,242,386.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds: See page 31, Note G.

Additional Matters

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

Purpose of this Letter

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

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

July 5, 2023



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

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

We have examined Amelia Concourse Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2022. Management is responsible for Amelia Concourse Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Amelia Concourse Community Development District's compliance based on our examination.

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

In our opinion, Amelia Concourse Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2022.

*Berger Toombs Elam
Gaines & Frank*

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

July 5, 2023

ELEVENTH ORDER OF BUSINESS

Amelia Concourse Community Development District



**Approved 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 5/31/23	Projected Next 4 Months	Total Projected 9/30/23	Approved Budget FY 2024
Revenues					
Assessments - Tax Roll	\$ 421,342	\$ 427,252	\$ -	\$ 427,252	\$ 439,044
Interest Income	\$ 100	\$ 8,074	\$ 1,926	\$ 10,000	\$ 5,000
Rental Revenue/Miscellaneous Revenue	\$ 500	\$ 44	\$ 100	\$ 144	\$ 500
TOTAL REVENUES	\$ 421,942	\$ 435,370	\$ 2,026	\$ 437,396	\$ 444,544
Expenditures					
Administrative					
Supervisors	\$ 6,000	\$ 3,400	\$ 2,600	\$ 6,000	\$ 6,000
FICA Expense	\$ 459	\$ 260	\$ 199	\$ 459	\$ 459
Travel	\$ 300	\$ -	\$ 300	\$ 300	\$ 300
Engineering	\$ 17,000	\$ 5,130	\$ 2,370	\$ 7,500	\$ 7,500
Attorney Fees	\$ 25,000	\$ 35,792	\$ 9,208	\$ 45,000	\$ 30,000
Annual Audit	\$ 4,350	\$ -	\$ 4,350	\$ 4,350	\$ 4,350
Dissemination	\$ 10,500	\$ 7,600	\$ 2,900	\$ 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	\$ 600	\$ 1,200	\$ 1,800	\$ 1,800
Management Fees	\$ 47,250	\$ 31,512	\$ 15,752	\$ 47,264	\$ 50,085
Information Technology	\$ 2,000	\$ 1,333	\$ 667	\$ 2,000	\$ 2,120
Website Maintenance	\$ 1,000	\$ 667	\$ 333	\$ 1,000	\$ 1,060
Telephone	\$ 500	\$ 93	\$ 407	\$ 500	\$ 500
Postage	\$ 1,000	\$ 273	\$ 727	\$ 1,000	\$ 1,000
Insurance	\$ 11,353	\$ 10,171	\$ -	\$ 10,171	\$ 11,189
Printing and Binding	\$ 1,500	\$ 345	\$ 405	\$ 750	\$ 750
Legal Advertising	\$ 2,500	\$ -	\$ 2,500	\$ 2,500	\$ 2,500
Other Current Charges	\$ 550	\$ 600	\$ 220	\$ 820	\$ 1,000
Office Supplies	\$ 150	\$ 9	\$ 50	\$ 59	\$ 100
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
TOTAL ADMINISTRATIVE	\$ 153,062	\$ 115,116	\$ 48,625	\$ 163,741	\$ 154,968
FIELD:					
Contract Services:					
Landscape Maintenance	\$ 25,000	\$ 17,496	\$ 10,472	\$ 27,968	\$ 32,988
Lake Maintenance	\$ 7,354	\$ 2,944	\$ 2,472	\$ 5,416	\$ 7,000
Management Company	\$ 7,639	\$ 4,760	\$ 2,380	\$ 7,140	\$ 30,000
Subtotal Contract Services	\$ 39,993	\$ 25,200	\$ 15,324	\$ 40,524	\$ 69,988
Repairs & Maintenance:					
Repairs & Maintenance	\$ 16,800	\$ 11,226	\$ 5,574	\$ 16,800	\$ 18,000
Irrigation Repairs	\$ 1,000	\$ 2,886	\$ 1,114	\$ 4,000	\$ 4,000
Landscape Contingency	\$ 10,000	\$ 6,200	\$ 3,800	\$ 10,000	\$ 10,000
Subtotal Repairs and Maintenance	\$ 27,800	\$ 20,311	\$ 10,489	\$ 30,800	\$ 32,000

Amelia Concourse

Community Development District

General Fund

Description	Adopted Budget FY 2023	Actual Thru 5/31/23	Projected Next 4 Months	Total Projected 9/30/23	Approved Budget FY 2024
Utilities:					
Electric	\$ 30,800	\$ 20,256	\$ 10,238	\$ 30,494	\$ 35,000
Water & Sewer	\$ 19,250	\$ 8,278	\$ 10,222	\$ 18,500	\$ 19,000
Subtotal Utilities	\$ 50,050	\$ 28,534	\$ 20,460	\$ 48,994	\$ 54,000
Amenity Center:					
Insurance	\$ 16,156	\$ 14,548	\$ -	\$ 14,548	\$ 21,822
Pool Maintenance	\$ 16,000	\$ 9,600	\$ 6,400	\$ 16,000	\$ 16,000
Pool Chemicals	\$ 13,728	\$ 4,721	\$ 9,007	\$ 13,728	\$ 13,000
Pool Permits	\$ 530	\$ 515	\$ -	\$ 515	\$ 530
Cable	\$ 2,000	\$ 307	\$ 600	\$ 1,608	\$ 2,000
Janitorial	\$ 5,600	\$ 3,144	\$ 1,572	\$ 4,716	\$ 6,300
Facility Maintenance	\$ 10,000	\$ 1,089	\$ 3,911	\$ 5,000	\$ 5,000
Pest Control	\$ 1,500	\$ 622	\$ 378	\$ 1,000	\$ 1,000
Refuse	\$ 660	\$ 482	\$ 178	\$ 660	\$ 660
Holiday Decorations	\$ 5,500	\$ -	\$ 2,000	\$ 2,000	\$ 2,000
Subtotal Amenity Center	\$ 71,674	\$ 35,027	\$ 24,047	\$ 59,775	\$ 68,312
Reserves:					
Capital Outlay	\$ 4,363	\$ -	\$ 1,000	\$ 1,000	\$ -
Capital Reserve Fund	\$ 75,000	\$ 75,000	\$ -	\$ 75,000	\$ 65,276
Subtotal Reserves	\$ 79,363	\$ 75,000	\$ 1,000	\$ 76,000	\$ 65,276
TOTAL FIELD EXPENDITURES	\$ 268,880	\$ 184,072	\$ 71,320	\$ 256,093	\$ 289,576
TOTAL EXPENDITURES	\$ 421,942	\$ 299,188	\$ 119,945	\$ 419,834	\$ 444,544
EXCESS REVENUE	\$ -	\$ 136,182	\$ (117,919)	\$ 17,562	\$ -

	FY 2023	FY 2024
Net Assessment	\$421,342	\$439,044
Collection & Discounts (7%)	\$31,716	\$33,049
Gross Assessment	\$453,058	\$472,093
No. of Units	458	458
Gross Per Unit Assessment	\$989.21	\$1,030.77

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	\$2,500	\$30,000
Total			\$30,000

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	Approved 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 5/31/23	Projected Next 4 Months	Total Projected 9/30/23	Approved Budget FY 2024
Revenues					
Special Assessments	\$149,500	\$150,168	\$0	\$150,168	\$148,091
Special Assessments- Prepayments	\$0	\$14,373	\$0	\$14,373	\$0
Interest Income	\$50	\$3,441	\$1,800	\$5,241	\$2,000
Carry Forward Surplus	\$97,143	\$95,847	\$0	\$95,847	\$82,740
TOTAL REVENUES	\$246,693	\$263,829	\$1,800	\$265,629	\$232,831
Expenditures					
Series 2016					
Interest - 11/1	\$55,950	\$55,950	\$0	\$55,950	\$53,850
Principal Prepayment-11/1	\$10,000	\$15,000	\$0	\$15,000	\$0
Interest - 5/1	\$55,500	\$55,500	\$0	\$55,500	\$53,850
Principal - 5/1	\$35,000	\$35,000	\$0	\$35,000	\$35,000
Principal Prepayment - 5/1	\$10,000	\$20,000	\$0	\$20,000	\$0
TOTAL EXPENDITURES	\$166,450	\$181,450	\$0	\$181,450	\$142,700
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	\$80,940	\$1,800	\$82,740	\$90,131

Interest 11/1/2024 \$ 52,800

Amelia Concourse

Community Development District

Amortization Schedule

Series 2016 Capital Improvement Bonds

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/23	\$ 1,795,000	6.0%	\$ -	\$ 53,850	\$ 164,350
05/01/24	\$ 1,795,000	6.0%	\$ 35,000	\$ 53,850	
11/01/24	\$ 1,760,000	6.0%	\$ -	\$ 52,800	\$ 141,650
05/01/25	\$ 1,760,000	6.0%	\$ 35,000	\$ 52,800	
11/01/25	\$ 1,725,000	6.0%	\$ -	\$ 51,750	\$ 139,550
05/01/26	\$ 1,725,000	6.0%	\$ 40,000	\$ 51,750	
11/01/26	\$ 1,685,000	6.0%	\$ -	\$ 50,550	\$ 142,300
05/01/27	\$ 1,685,000	6.0%	\$ 40,000	\$ 50,550	
11/01/27	\$ 1,645,000	6.0%	\$ -	\$ 49,350	\$ 139,900
05/01/28	\$ 1,645,000	6.0%	\$ 45,000	\$ 49,350	
11/01/28	\$ 1,600,000	6.0%	\$ -	\$ 48,000	\$ 142,350
05/01/29	\$ 1,600,000	6.0%	\$ 45,000	\$ 48,000	
11/01/29	\$ 1,555,000	6.0%	\$ -	\$ 46,650	\$ 139,650
05/01/30	\$ 1,555,000	6.0%	\$ 50,000	\$ 46,650	
11/01/30	\$ 1,505,000	6.0%	\$ -	\$ 45,150	\$ 141,800
05/01/31	\$ 1,505,000	6.0%	\$ 55,000	\$ 45,150	
11/01/31	\$ 1,450,000	6.0%	\$ -	\$ 43,500	\$ 143,650
05/01/32	\$ 1,450,000	6.0%	\$ 55,000	\$ 43,500	
11/01/32	\$ 1,395,000	6.0%	\$ -	\$ 41,850	\$ 140,350
05/01/33	\$ 1,395,000	6.0%	\$ 60,000	\$ 41,850	
11/01/33	\$ 1,335,000	6.0%	\$ -	\$ 40,050	\$ 141,900
05/01/34	\$ 1,335,000	6.0%	\$ 65,000	\$ 40,050	
11/01/34	\$ 1,270,000	6.0%	\$ -	\$ 38,100	\$ 143,150
05/01/35	\$ 1,270,000	6.0%	\$ 70,000	\$ 38,100	
11/01/35	\$ 1,200,000	6.0%	\$ -	\$ 36,000	\$ 144,100
05/01/36	\$ 1,200,000	6.0%	\$ 70,000	\$ 36,000	
11/01/36	\$ 1,130,000	6.0%	\$ -	\$ 33,900	\$ 139,900
05/01/37	\$ 1,130,000	6.0%	\$ 75,000	\$ 33,900	
11/01/37	\$ 1,055,000	6.0%	\$ -	\$ 31,650	\$ 140,550
05/01/38	\$ 1,055,000	6.0%	\$ 80,000	\$ 31,650	
11/01/38	\$ 975,000	6.0%	\$ -	\$ 29,250	\$ 140,900
05/01/39	\$ 975,000	6.0%	\$ 85,000	\$ 29,250	
11/01/39	\$ 890,000	6.0%	\$ -	\$ 26,700	\$ 140,950
05/01/40	\$ 890,000	6.0%	\$ 90,000	\$ 26,700	
11/01/40	\$ 800,000	6.0%	\$ -	\$ 24,000	\$ 140,700
05/01/41	\$ 800,000	6.0%	\$ 95,000	\$ 24,000	
11/01/41	\$ 705,000	6.0%	\$ -	\$ 21,150	\$ 140,150
05/01/42	\$ 705,000	6.0%	\$ 105,000	\$ 21,150	
11/01/42	\$ 600,000	6.0%	\$ -	\$ 18,000	\$ 144,150
05/01/43	\$ 600,000	6.0%	\$ 110,000	\$ 18,000	
11/01/43	\$ 490,000	6.0%	\$ -	\$ 14,700	\$ 142,700
05/01/44	\$ 490,000	6.0%	\$ 115,000	\$ 14,700	
11/01/44	\$ 375,000	6.0%	\$ -	\$ 11,250	\$ 140,950
05/01/45	\$ 375,000	6.0%	\$ 125,000	\$ 11,250	
11/01/45	\$ 250,000	6.0%	\$ -	\$ 7,500	\$ 143,750
05/01/46	\$ 250,000	6.0%	\$ 130,000	\$ 7,500	
11/01/46	\$ 120,000	6.0%	\$ -	\$ 3,600	\$ 141,100
05/01/47	\$ -	6.0%	\$ 120,000	\$ 4,200	
11/01/47					\$ 124,200
Total			\$ 1,795,000	\$ 1,639,200	\$ 3,544,700

Amelia Concourse

Community Development District

Debt Service Fund
Series 2019A

Description	Adopted Budget FY 2023	Actual Thru 5/31/23	Projected Next 4 Months	Total Projected 9/30/23	Approved Budget FY 2024
Revenues					
Special Assessments	\$212,603	\$186,199	\$0	\$186,199	\$137,013
Special Assessments- Prepayments	\$0	\$32,340	\$0	\$32,340	\$0
Interest Income	\$50	\$4,093	\$1,500	\$5,593	\$2,500
Carry Forward Surplus	\$88,970	\$94,599	\$0	\$94,599	\$77,937
TOTAL REVENUES	\$301,623	\$317,231	\$1,500	\$318,731	\$217,450
Expenditures					
Series 2019A					
Interest - 11/1	\$71,190	\$71,190	\$0	\$71,190	\$68,506
Principal Prepayment - 11/1	\$45,000	\$20,000	\$0	\$20,000	\$0
Interest - 5/1	\$70,625	\$70,625	\$0	\$70,625	\$68,506
Principal - 5/1	\$40,000	\$40,000	\$0	\$40,000	\$45,000
Principal Prepayment - 5/1	\$0	\$35,000	\$0	\$35,000	\$0
TOTAL EXPENDITURES	\$226,815	\$236,815	\$0	\$236,815	\$182,013
Other Sources and Uses					
Property Appraiser	\$1,246	\$1,784	\$0	\$1,784	\$0
Interfund Transfer	\$0	\$1,645	\$550	\$2,195	\$0
TOTAL OTHER SOURCES AND USES	\$1,246	\$3,429	\$550	\$3,979	\$0
EXCESS REVENUES	\$73,562	\$76,987	\$950	\$77,937	\$217,450

Interest 11/1/2024 \$ 67,235.00

Amelia Concourse
Community Development District

Amortization Schedule
Series 2019A Capital Improvement Revenue Bonds

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/23	\$ 2,425,000	5.65%	\$ -	\$ 68,506.25	
05/01/24	\$ 2,425,000	5.65%	\$ 45,000	\$ 68,506.25	\$ 180,741.25
11/01/24	\$ 2,380,000	5.65%	\$ -	\$ 67,235.00	
05/01/25	\$ 2,380,000	5.65%	\$ 45,000	\$ 67,235.00	\$ 178,198.75
11/01/25	\$ 2,335,000	5.65%	\$ -	\$ 65,963.75	
05/01/26	\$ 2,335,000	5.65%	\$ 50,000	\$ 65,963.75	\$ 180,515.00
11/01/26	\$ 2,285,000	5.65%	\$ -	\$ 64,551.25	
05/01/27	\$ 2,285,000	5.65%	\$ 50,000	\$ 64,551.25	\$ 177,690.00
11/01/27	\$ 2,235,000	5.65%	\$ -	\$ 63,138.75	
05/01/28	\$ 2,235,000	5.65%	\$ 55,000	\$ 63,138.75	\$ 179,723.75
11/01/28	\$ 2,180,000	5.65%	\$ -	\$ 61,585.00	
05/01/29	\$ 2,180,000	5.65%	\$ 55,000	\$ 61,585.00	\$ 176,616.25
11/01/29	\$ 2,125,000	5.65%	\$ -	\$ 60,031.25	
05/01/30	\$ 2,125,000	5.65%	\$ 60,000	\$ 60,031.25	\$ 178,367.50
11/01/30	\$ 2,065,000	5.65%	\$ -	\$ 58,336.25	
05/01/31	\$ 2,065,000	5.65%	\$ 65,000	\$ 58,336.25	\$ 179,836.25
11/01/31	\$ 2,000,000	5.65%	\$ -	\$ 56,500.00	
05/01/32	\$ 2,000,000	5.65%	\$ 65,000	\$ 56,500.00	\$ 176,163.75
11/01/32	\$ 1,935,000	5.65%	\$ -	\$ 54,663.75	
05/01/33	\$ 1,935,000	5.65%	\$ 70,000	\$ 54,663.75	\$ 177,350.00
11/01/33	\$ 1,865,000	5.65%	\$ -	\$ 52,686.25	
05/01/34	\$ 1,865,000	5.65%	\$ 75,000	\$ 52,686.25	\$ 178,253.75
11/01/34	\$ 1,790,000	5.65%	\$ -	\$ 50,567.50	
05/01/35	\$ 1,790,000	5.65%	\$ 80,000	\$ 50,567.50	\$ 178,875.00
11/01/35	\$ 1,710,000	5.65%	\$ -	\$ 48,307.50	
05/01/36	\$ 1,710,000	5.65%	\$ 85,000	\$ 48,307.50	\$ 179,213.75
11/01/36	\$ 1,625,000	5.65%	\$ -	\$ 45,906.25	
05/01/37	\$ 1,625,000	5.65%	\$ 90,000	\$ 45,906.25	\$ 179,270.00
11/01/37	\$ 1,535,000	5.65%	\$ -	\$ 43,363.75	
05/01/38	\$ 1,535,000	5.65%	\$ 95,000	\$ 43,363.75	\$ 179,043.75
11/01/38	\$ 1,440,000	5.65%	\$ -	\$ 40,680.00	
05/01/39	\$ 1,440,000	5.65%	\$ 100,000	\$ 40,680.00	\$ 178,535.00
11/01/39	\$ 1,340,000	5.65%	\$ -	\$ 37,855.00	
05/01/40	\$ 1,340,000	5.65%	\$ 105,000	\$ 37,855.00	\$ 177,743.75
11/01/40	\$ 1,235,000	5.65%	\$ -	\$ 34,888.75	
05/01/41	\$ 1,235,000	5.65%	\$ 110,000	\$ 34,888.75	\$ 176,670.00
11/01/41	\$ 1,125,000	5.65%	\$ -	\$ 31,781.25	
05/01/42	\$ 1,125,000	5.65%	\$ 120,000	\$ 31,781.25	\$ 180,172.50
11/01/42	\$ 1,005,000	5.65%	\$ -	\$ 28,391.25	
05/01/43	\$ 1,005,000	5.65%	\$ 125,000	\$ 28,391.25	\$ 178,251.25
11/01/43	\$ 880,000	5.65%	\$ -	\$ 24,860.00	
05/01/44	\$ 880,000	5.65%	\$ 130,000	\$ 24,860.00	\$ 176,047.50
11/01/44	\$ 750,000	5.65%	\$ -	\$ 21,187.50	
05/01/45	\$ 750,000	5.65%	\$ 140,000	\$ 21,187.50	\$ 178,420.00
11/01/45	\$ 610,000	5.65%	\$ -	\$ 17,232.50	
05/01/46	\$ 610,000	5.65%	\$ 150,000	\$ 17,232.50	\$ 180,227.50
11/01/46	\$ 460,000	5.65%	\$ -	\$ 12,995.00	
05/01/47	\$ 460,000	5.65%	\$ 155,000	\$ 12,995.00	\$ 176,611.25
11/01/47	\$ 305,000	5.65%	\$ -	\$ 8,616.25	
05/01/48	\$ 305,000	5.65%	\$ 165,000	\$ 8,616.25	\$ 177,571.25
11/01/48	\$ 140,000	5.65%	\$ -	\$ 3,955.00	
05/01/49	\$ 140,000	5.65%	\$ 140,000	\$ 3,955.00	\$ 143,955.00
Total			\$ 2,425,000	\$ 2,247,570.00	\$ 4,604,063.75

Amelia Concourse

Community Development District

Capital Reserve

Description	Adopted Budget FY 2023	Actual Thru 5/31/23	Projected Next 4 Months	Total Projected 9/30/23	Approved Budget FY 2024
Revenues:					
Interest	\$500	\$2,986	\$1,500	\$4,486	\$2,500
Capital Reserve Funding - Transfer In	\$75,000	\$75,000	\$0	\$75,000	\$65,276
Carry Forward Surplus	\$97,869	\$109,345	\$0	\$109,345	\$133,830
Total Revenues	\$173,369	\$187,330	\$1,500	\$188,830	\$201,606
Expenditures					
Capital Outlay	\$20,000	\$0	\$10,000	\$10,000	\$20,000
Repair and Replacements	\$0	\$19,707	\$25,293	\$45,000	\$50,000
Total Expenditures	\$20,000	\$19,707	\$35,293	\$55,000	\$70,000
Excess Revenues (Expenditures)	\$153,369	\$167,623	(\$33,793)	\$133,830	\$131,606

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	\$133,830	\$65,276	\$1,227	(\$62,601)	\$137,732	\$243,662	57%
2025	\$137,732	\$35,719	\$1,745	(\$2,388)	\$172,808	\$278,749	62%
2026	\$172,808	\$36,434	\$2,200	(\$7,871)	\$203,571	\$310,148	66%
2027	\$203,571	\$37,162	\$2,543	(\$16,481)	\$226,795	\$334,555	68%

A.

1.

RESOLUTION 2023-03

THE ANNUAL APPROPRIATION RESOLUTION OF THE AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2023, submitted to the Board of Supervisors (“**Board**”) of the Amelia Concourse Community Development District (“**District**”) proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Amelia Concourse Community Development District for the Fiscal Year Ending September 30, 2024."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

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

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024 or within 60 days following the end of the Fiscal Year 2023/2024 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line-item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line-item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

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

PASSED AND ADOPTED this 18th day of July 2023.

ATTEST:

**AMELIA CONCOURSE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

B.

1.

RESOLUTION 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("**Fiscal Year 2023/2024**"), attached hereto as **Exhibit "A"** and incorporated by reference herein; and

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

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

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

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

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2023/2024; and

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

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Amelia

Concourse Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B”** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

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

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

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

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

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits “A” and “B”**. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B”**, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

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

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

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption

of this Resolution by the Board.

PASSED AND ADOPTED this 18th day of July 2023.

ATTEST:

**AMELIA CONCOURSE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget
Exhibit B: Assessment Roll

THIRTEENTH ORDER OF BUSINESS

B.

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

The Board of Supervisors of the **Amelia Concourse Community Development District** will hold their regular meetings for **Fiscal Year 2023-2024** at 11:00 a.m. at the Amelia Concourse Amenity Center, 85200 Amaryllis Court, Fernandina Beach, Florida 32034 on the third Tuesday of each month listed (*unless notated otherwise) as follows:

November 15, 2023

January 17, 2024

March 20, 2024

April 16, 2024 (Budget Workshop Only)

May 21, 2024

July 16, 2024

September 17, 2024

C.



Amelia Concourse CDD

Field Report July 2023

First Coast CMS LLC

Swimming Pools

At this time, we have no mechanical issues regarding the pools. We have not received any written report from the manufacturer of the Activity Pool Marcite, in regards to the warranty.

The pool water shut off valve broke and needed to be replaced to prevent the pool from overflowing.

Maintenance and Facility

The fire inspector visited the facility and noted several items that need to be addressed. Staff were able to replace multiple emergency lights, batteries, etc in order to satisfy the inspector and receive the passing report.

Someone set the garbage can in the playground on fire after it was filled with dog feces. The can was removed by staff and a new one ordered.

The broken light globe by the drinking fountain was replaced.

Landscaping

There has been a change in Account Managers at Brightview and have not but updated on who the new account manager is.

We have requested a proposal for playground mulch and will forward once provided

FOURTEENTH ORDER OF BUSINESS

A.

Amelia Concourse

Community Development District

Unaudited Financial Reporting
May 31, 2023



AMELIA CONCOURSE
Community Development District
Combined Balance Sheet
May 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	\$470,093	---	---	---	---	\$470,093
Cash-Regions	---	\$5,997	---	---	---	\$5,997
Investments:						
<u>2007 Series</u>						
Reserve	---	---	\$87,555	---	---	\$87,555
Revenue	---	---	\$4,746,642	---	---	\$4,746,642
Prepayment	---	---	\$75,741	---	---	\$75,741
Construction	---	---	---	\$73,873	---	\$73,873
Cost of Issuance	---	---	---	\$1	---	\$1
Deferred Cost	---	---	---	\$9,193	---	\$9,193
<u>2016 Series</u>						
Reserve	---	---	\$73,075	---	---	\$73,075
Revenue	---	---	\$82,014	---	---	\$82,014
Prepayment	---	---	\$82	---	---	\$82
<u>2019A Series</u>						
Reserve	---	---	\$106,301	---	---	\$106,301
Revenue	---	---	\$76,176	---	---	\$76,176
Prepayment	---	---	\$169	---	---	\$169
Construction	---	---	---	\$1,939	---	\$1,939
<u>2019B Series</u>						
Reserve	---	---	\$3,831	---	---	\$3,831
Revenue	---	---	\$2,690	---	---	\$2,690
Interest	---	---	\$8	---	---	\$8
Prepayment	---	---	\$8,189	---	---	\$8,189
Construction	---	---	---	\$609,962	---	\$609,962
Investmnet - SBA	\$56,656	---	---	---	\$167,623	\$224,279
Investment - Custody	\$42,711	---	---	---	---	\$42,711
Due from Other	\$5	---	---	---	---	\$5
Electric Deposits	\$2,475	---	---	---	---	\$2,475
Prepaid Expenses	\$2,480	---	---	---	---	\$2,480
Assessment Receivable	\$1,474	---	\$1,554	---	---	\$3,029
TOTAL ASSETS	\$575,894	\$5,997	\$5,264,029	\$694,967	\$167,623	\$6,708,511
Liabilities:						
Accounts Payable	\$13,462	---	---	---	---	\$13,462
Accrued Expenses	\$4,281	---	---	---	---	\$4,281
Accrued Interest Payable	---	---	\$2,587	---	---	\$2,587
Accrued Principal Payable	---	---	\$225,000	---	---	\$225,000
Fund Balances:						
Restricted for Debt Service	---	---	\$5,036,442	---	---	\$5,036,442
Restricted for Capital Projects	---	---	---	\$694,967	---	\$694,967
Nonspendable	\$2,480	---	---	---	---	\$2,480
Unassigned	\$555,671	\$5,997	---	---	\$167,623	\$729,291
Total Liabilities, Fund Equity, Other	\$575,894	\$5,997	\$5,264,029	\$694,967	\$167,623	\$6,708,511

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

Adopted Budget	Prorated Budget 5/31/23	Actual 5/31/23	VARIANCE
-------------------	----------------------------	-------------------	----------

REVENUES:

Assessment - Tax Roll	\$421,342	\$421,342	\$427,252	\$5,910
Interest Income	\$100	\$100	\$8,074	\$7,974
Rental Revenue/Miscellaneous Income	\$500	\$333	\$44	(\$289)
TOTAL REVENUES	\$421,942	\$421,775	\$435,370	\$13,594

EXPENDITURES:

ADMINISTRATIVE:

Supervisors	\$6,000	\$4,000	\$3,400	\$600
FICA Expense	\$459	\$306	\$260	\$46
Travel	\$300	\$200	\$0	\$200
Engineering	\$17,000	\$11,333	\$5,130	\$6,203
Attorney Fees	\$25,000	\$25,000	\$35,792	(\$10,792)
Annual Audit	\$4,350	\$2,900	\$0	\$2,900
Dissemination	\$10,500	\$7,000	\$7,600	(\$600)
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	\$1,200	\$600	\$600
Management Fees	\$47,250	\$31,500	\$31,512	(\$12)
Information Technology	\$2,000	\$1,333	\$1,333	(\$0)
Website Maintenance	\$1,000	\$667	\$667	\$0
Telephone	\$500	\$333	\$93	\$241
Postage	\$1,000	\$667	\$273	\$394
Insurance	\$11,353	\$11,353	\$10,171	\$1,182
Printing and Binding	\$1,500	\$1,000	\$345	\$655
Legal Advertising	\$2,500	\$1,667	\$0	\$1,667
Other Current Charges	\$550	\$550	\$600	(\$50)
Office Supplies	\$150	\$100	\$9	\$92
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$153,062	\$116,522	\$115,116	\$1,406

FIELD:

Contract Services:

Landscape Maintenance	\$25,000	\$16,667	\$17,496	(\$829)
Lake Maintenance	\$7,354	\$4,903	\$2,944	\$1,959
Management Company	\$7,639	\$5,093	\$4,760	\$333
Subtotal Contract Services	\$39,993	\$26,662	\$25,200	\$1,463

Repairs & Maintenance:

Repairs & Maintenance	\$16,800	\$11,200	\$11,226	(\$26)
Irrigation Repairs	\$1,000	\$1,000	\$2,886	(\$1,886)
Landscape Contingency	\$10,000	\$6,667	\$6,200	\$467
Subtotal Repairs and Maintenance	\$27,800	\$18,867	\$20,311	(\$1,445)

AMELIA CONCOURSE

Community Development District

GENERAL FUND

Statement of Revenues & Expenditures

For The Period Ending May 31, 2023

	Adopted Budget	Prorated Budget 5/31/23	Actual 5/31/23	VARIANCE
Utilities:				
Electric	\$30,800	\$20,533	\$20,256	\$278
Water & Sewer	\$19,250	\$12,833	\$8,278	\$4,555
Subtotal Utilities	\$50,050	\$33,367	\$28,534	\$4,833
Amenity Center:				
Insurance	\$16,156	\$16,156	\$14,548	\$1,608
Pool Maintenance	\$16,000	\$10,667	\$9,600	\$1,067
Pool Chemicals	\$13,728	\$9,152	\$4,721	\$4,431
Pool Permits	\$530	\$530	\$515	\$15
Cable	\$2,000	\$1,333	\$307	\$1,026
Janitorial	\$5,600	\$3,733	\$3,144	\$589
Facility Maintenance	\$10,000	\$6,667	\$1,089	\$5,578
Pest Control	\$1,500	\$1,000	\$622	\$378
Refuse	\$660	\$440	\$482	(\$42)
Holiday Decorations	\$5,500	\$3,667	\$0	\$3,667
Subtotal Amenity Center	\$71,674	\$53,345	\$35,027	\$18,317
Reserves:				
Capital Outlay	\$4,363	\$2,909	\$0	\$2,909
Capital Reserve Fund	\$75,000	\$75,000	\$75,000	\$0
Subtotal Amenity Center	\$79,363	\$77,909	\$75,000	\$2,909
TOTAL FIELD	\$268,880	\$210,149	\$184,072	\$26,077
TOTAL EXPENDITURES	\$421,942	\$326,670	\$299,188	\$27,482
EXCESS REVENUES (EXPENDITURES)	\$0		\$136,182	
FUND BALANCE - Beginning	\$0		\$421,969	
FUND BALANCE - Ending	\$0		\$558,151	

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	\$2,156	\$4,835	\$0	\$0	\$0	\$0	\$427,252
Interest Income	\$507	\$884	\$933	\$1,745	\$2,113	\$1,204	\$319	\$368	\$0	\$0	\$0	\$0	\$8,074
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	\$2,475	\$5,203	\$0	\$0	\$0	\$0	\$435,370
Expenditures:													
Administrative													
Supervisors	\$0	\$800	\$0	\$600	\$0	\$800	\$600	\$600	\$0	\$0	\$0	\$0	\$3,400
FICA Expense	\$0	\$61	\$0	\$46	\$0	\$61	\$46	\$46	\$0	\$0	\$0	\$0	\$260
Travel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Engineering	\$1,148	\$878	\$0	\$473	\$270	\$675	\$1,013	\$675	\$0	\$0	\$0	\$0	\$5,130
Attorney Fees	\$8,347	\$10,330	\$2,331	\$3,019	\$5,892	\$3,204	\$0	\$2,671	\$0	\$0	\$0	\$0	\$35,792
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dissemination	\$875	\$875	\$875	\$875	\$875	\$875	\$1,475	\$875	\$0	\$0	\$0	\$0	\$7,600
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	\$600	\$0	\$0	\$0	\$0	\$0	\$600
Management Fees	\$3,938	\$3,938	\$3,938	\$3,938	\$3,938	\$3,950	\$3,938	\$3,938	\$0	\$0	\$0	\$0	\$31,512
Information Technology	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$0	\$0	\$0	\$0	\$1,333
Website Maintenance	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$667
Telephone	\$6	\$39	\$0	\$26	\$0	\$0	\$0	\$22	\$0	\$0	\$0	\$0	\$93
Postage	\$21	\$15	\$47	\$62	\$16	\$74	\$23	\$14	\$0	\$0	\$0	\$0	\$273
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	\$47	\$21	\$0	\$0	\$0	\$0	\$345
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	\$9
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	\$9,932	\$7,992	\$9,111	\$0	\$0	\$0	\$0	\$115,116
FIELD													
Landscape Maintenance	\$1,469	\$1,469	\$1,469	\$2,618	\$2,618	\$2,618	\$2,618	\$2,618	\$0	\$0	\$0	\$0	\$17,496
Landscape Contingency	\$820	\$2,761	\$0	\$0	\$0	\$0	\$0	\$2,619	\$0	\$0	\$0	\$0	\$6,200
Lake Maintenance	\$368	\$368	\$368	\$368	\$368	\$368	\$368	\$368	\$0	\$0	\$0	\$0	\$2,944
Management Company	\$595	\$595	\$595	\$595	\$595	\$595	\$595	\$595	\$0	\$0	\$0	\$0	\$4,760
Repairs & Maintenance	\$119	\$1,090	\$2,541	\$538	\$674	\$65	\$765	\$5,433	\$0	\$0	\$0	\$0	\$11,226
Irrigation Repairs	\$0	\$0	\$363	\$0	\$2,047	\$0	\$0	\$476	\$0	\$0	\$0	\$0	\$2,886
Electric	\$2,608	\$2,438	\$2,377	\$2,585	\$2,698	\$2,889	\$2,972	\$1,689	\$0	\$0	\$0	\$0	\$20,256
Water & Sewer	\$1,236	\$1,055	\$821	\$731	\$1,285	\$1,028	\$1,094	\$1,028	\$0	\$0	\$0	\$0	\$8,278
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	\$1,200	\$1,200	\$0	\$0	\$0	\$0	\$9,600
Pool Chemicals	\$788	\$0	\$618	\$799	\$0	\$0	\$1,023	\$1,492	\$0	\$0	\$0	\$0	\$4,721
Pool Permits	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$515	\$0	\$0	\$0	\$0	\$515
Cable	\$146	\$145	\$0	\$0	\$0	\$0	\$0	\$16	\$0	\$0	\$0	\$0	\$307
Janitorial	\$393	\$393	\$393	\$393	\$393	\$393	\$393	\$393	\$0	\$0	\$0	\$0	\$3,144
Facility Maintenance	\$110	\$110	\$110	\$110	\$259	\$110	\$170	\$110	\$0	\$0	\$0	\$0	\$1,089
Pest Control	\$77	\$77	\$77	\$77	\$77	\$79	\$79	\$79	\$0	\$0	\$0	\$0	\$622
Refuse	\$56	\$90	\$55	\$59	\$55	\$55	\$55	\$57	\$0	\$0	\$0	\$0	\$482
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	\$9,400	\$11,333	\$18,687	\$0	\$0	\$0	\$0	\$109,072
Total Expenses	\$62,587	\$33,090	\$18,459	\$19,409	\$24,188	\$19,332	\$19,325	\$27,798	\$0	\$0	\$0	\$0	\$224,188
Excess Revenues (Expenditures)	(\$62,079)	(\$1,653)	\$350,917	(\$13,856)	(\$4,618)	(\$18,084)	(\$16,849)	(\$22,596)	\$0	\$0	\$0	\$0	\$211,182

AMELIA CONCOURSE
Community Development District

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

	Adopted Budget	Prorated Budget 5/31/23	Actual 5/31/23	VARIANCE
<u>REVENUES:</u>				
Bondholders Contributions	\$25,650	\$25,650	\$17,532	(\$8,118)
TOTAL REVENUES	\$25,650	\$25,650	\$17,532	(\$8,118)
<u>EXPENDITURES:</u>				
Annual Corporate Fees	\$150	\$100	\$139	(\$39)
Bank Charges/Other Current	\$1,500	\$1,000	\$310	\$690
Contingency/Miscellaneous	\$2,500	\$1,667	\$500	\$1,167
Insurance - Liability	\$1,500	\$1,500	\$1,365	\$135
Management Fees	\$20,000	\$13,333	\$9,000	\$4,333
TOTAL EXPENDITURES	\$25,650	\$17,600	\$11,314	\$6,286
EXCESS REVENUES (EXPENDITURES)	\$0		\$6,218	
FUND BALANCE - Beginning	\$0		(\$221)	
FUND BALANCE - Ending	\$0		\$5,997	

AMELIA CONCOURSE
Community Development District

2007A DEBT SERVICE FUND
Statement of Revenues & Expenditures
For The Period Ending May 31, 2023

	Adopted Budget	Prorated Budget 5/31/23	Actual 5/31/23	VARIANCE
<u>REVENUES:</u>				
Assessment - Tax Roll	\$116,683	\$116,683	\$113,999	(\$2,684)
Interest Income	\$500	\$500	\$87,539	\$87,039
Other Revenue Sources	\$394,893	\$0	\$0	\$0
True Up Revenue	\$0	\$0	\$1,396,209	\$1,396,209
TOTAL REVENUES	\$512,076	\$117,183	\$1,597,747	\$1,480,564
<u>EXPENDITURES:</u>				
<u>Series 2007A</u>				
Debt Service Obligation	\$511,375	\$154,531	\$154,531	\$0
TOTAL EXPENDITURES	\$511,375	\$154,531	\$154,531	\$0
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer Out	\$0	\$0	\$1,584	(\$1,584)
Property Appraiser	\$701	\$701	\$1,092	(\$391)
TOTAL OTHER SOURCES AND USES	\$701	\$701	\$2,676	(\$1,975)
EXCESS REVENUES (EXPENDITURES)	\$1,402		\$1,440,540	
FUND BALANCE - Beginning	\$0		\$3,242,205	
FUND BALANCE - Ending	\$1,402		\$4,682,745	

Reserve	\$87,555
Revenue	\$4,746,642
Prepayment	\$75,741
Assessments Receivable	\$393
Accrued Interest Payable	(\$2,587)
Accrued Principal Payable	(\$225,000)
	<u>\$4,682,745</u>

AMELIA CONCOURSE
Community Development District

2016 DEBT SERVICE FUND
Statement of Revenues & Expenditures
For The Period Ending May 31, 2023

	Adopted Budget	Prorated Budget 5/31/23	Actual 5/31/23	VARIANCE
REVENUES:				
Assessment - Tax Roll	\$149,500	\$149,500	\$150,168	\$668
Assessments - Prepayments	\$0	\$0	\$14,373	\$14,373
Interest Income	\$50	\$50	\$3,441	\$3,391
TOTAL REVENUES	\$149,550	\$149,550	\$167,982	\$18,432
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	\$55,950	\$55,500	\$450
Principal Expense - 5/1	\$35,000	\$35,000	\$35,000	\$0
Principal Expense - 5/1 (Prepayment)	\$10,000	\$10,000	\$20,000	(\$10,000)
TOTAL EXPENDITURES	\$166,900	\$166,900	\$181,450	(\$14,550)
OTHER SOURCES/(USES)				
Property Appraiser	\$931	\$931	\$1,439	(\$508)
TOTAL OTHER SOURCES AND USES	\$931	\$931	\$1,439	(\$508)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$14,907)	\$32,474
FUND BALANCE - Beginning	\$109,972		\$170,597	
FUND BALANCE - Ending	\$109,972		\$155,690	

Reserve	\$73,075
Revenue	\$82,014
Prepayment	\$82
Assessments Receivables	\$518
	<u>\$155,690</u>

AMELIA CONCOURSE
Community Development District

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

	Proposed Budget	Prorated Budget 5/31/23	Actual 5/31/23	VARIANCE
REVENUES:				
Assessment - Tax Roll	\$212,603	\$212,603	\$186,199	(\$26,404)
Assessments - Prepayments	\$0	\$0	\$32,340	\$32,340
Interest Income	\$50	\$50	\$4,093	\$4,043
TOTAL REVENUES	\$212,653	\$212,653	\$222,632	\$9,979
EXPENDITURES:				
Series 2019A				
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	\$71,190	\$70,625	\$565
Principal Expense - 5/1	\$40,000	\$40,000	\$40,000	\$0
Principal Expense - 5/1 (Prepayment)	\$0	\$0	\$35,000	(\$35,000)
TOTAL EXPENDITURES	\$227,380	\$227,380	\$236,815	(\$9,435)
OTHER SOURCES/(USES)				
Property Appraiser	\$1,246	\$1,246	\$1,784	(\$538)
Interfund Transfer Out	\$0	\$0	\$1,645	(\$1,645)
TOTAL OTHER SOURCES AND USES	\$1,246	\$1,246	\$3,429	(\$2,183)
EXCESS REVENUES (EXPENDITURES)	(\$14,727)		(\$17,612)	
FUND BALANCE - Beginning	\$85,939		\$200,900	
FUND BALANCE - Ending	\$71,212		\$183,288	

Reserve	\$106,301
Revenue	\$76,176
Prepayment	\$169
Assessments Receivables	\$643
	<u>\$183,288</u>

AMELIA CONCOURSE
Community Development District

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

	Adopted Budget	Prorated Budget 5/31/23	Actual 5/31/23	VARIANCE
<u>REVENUES:</u>				
Assessments - Direct	\$38,500	\$38,500	\$1,743	(\$36,757)
Assessments - Prepayments	\$0	\$0	\$338,369	\$338,369
Assessments - Prepayment Interest	\$0	\$0	\$7,705	\$7,705
Interest Income	\$100	\$100	\$2,721	\$2,621
TOTAL REVENUES	\$38,600	\$38,600	\$350,538	\$311,938
<u>EXPENDITURES:</u>				
<u>Series 2019B-1</u>				
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	\$10,369	\$1,838	\$8,531
Principal Expense - 5/1 (Prepayment)	\$0	\$0	\$35,000	(\$35,000)
<u>Series 2019B-2</u>				
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	\$8,881	\$1,994	\$6,888
Principal Expense - 5/1 (Prepayment)	\$0	\$0	\$25,000	(\$25,000)
TOTAL EXPENDITURES	\$38,500	\$38,500	\$654,391	(\$615,891)
<u>OTHER SOURCES/(USES)</u>				
Interfund Transfer In/ (Out)	\$0	\$0	\$291	\$291
TOTAL OTHER SOURCES AND USES	\$38,500	\$0	\$291	\$291
EXCESS REVENUES (EXPENDITURES)	\$100		(\$304,144)	
FUND BALANCE - Beginning	\$41,426		\$318,862	
FUND BALANCE - Ending	\$41,526		\$14,719	

Reserve	\$3,831
Interest	\$8
Revenue	\$2,690
Prepayment	\$8,189
	<u>\$14,719</u>

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

	Adopted Budget	Prorated 5/31/23	Actual 5/31/23	Variance
<u>Revenues:</u>				
Interest	\$500	\$500	\$2,986	\$2,486
Capital Reserve Funding - Transfer In	\$75,000	\$75,000	\$75,000	\$0
Total Revenues	\$75,500	\$75,500	\$77,986	\$2,486
<u>Expenditures</u>				
Capital Outlay	\$20,000	\$13,333	\$0	\$13,333
Repair and Replacements	\$0	\$0	\$19,707	(\$19,707)
Total Expenditures	\$20,000	\$13,333	\$19,707	(\$6,373)
EXCESS REVENUE (EXPENDITURES)	\$55,500		\$58,279	
FUND BALANCE - Beginning	\$89,253		\$109,345	
FUND BALANCE - Ending	\$144,753		\$167,623	

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

	Series 2007	Series 2019A	Series 2019B
<u>REVENUES:</u>			
Interest Income	\$1,697	\$22	\$14,313
Total Revenues	\$1,697	\$22	\$14,313
<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	\$1,584	\$5,882	\$291
Interfund Transfer Out	\$0	\$0	(\$4,237)
Total Other Sources/(Uses)	\$1,584	\$5,882	(\$3,946)
EXCESS REVENUES (EXPENDITURES)	\$3,281	\$5,904	\$7,393
FUND BALANCE - Beginning	\$79,786	(\$3,965)	\$602,569
FUND BALANCE - Ending	\$83,067	\$1,939	\$609,962

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:		\$87,555.44
Reserve Balance:		\$87,555.44
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)
Less: May 1, 2023 (Prepayment)		(\$20,000)
Less: May 1, 2023 (Mandatory)		(\$35,000)
Current Bonds Outstanding		\$1,795,000

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)
Less: May 1, 2023 (Prepayment)	(\$35,000)
Less: May 1, 2023 (Mandatory)	(\$40,000)
Current Bonds Outstanding	\$2,425,000

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)
Less: May 1, 2023 (Prepayment)	(\$35,000)
Current Bonds Outstanding	\$35,000

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)
Less: May 1, 2023 (Prepayment)	(\$25,000)
Current Bonds Outstanding	\$30,000

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	(12,135.69)	113,999.31	150,167.62	186,199.06	427,252.14	877,618.13
TOTAL DUE / RECEIVED	(12,135.69)	113,999.31	150,167.62	186,199.06	427,252.14	877,618.13

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
8	04/07/23	4,429.53	575.38	757.93	939.79	2,156.43
9	05/08/23	6,902.58	896.62	1,181.09	1,464.48	3,360.39
10	06/07/23	-	-	-	-	-
TAX CERTIFICATES	06/08/23	2,654.38	344.79	454.19	563.16	1,292.24
INTEREST	06/15/23	374.35	48.63	64.05	79.42	182.25
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
TOTAL TAX ROLL RECEIPTS		877,618.13	113,999.31	150,167.62	186,199.06	427,252.14

PERCENT COLLECTED TAX ROLL		101.40%	101.40%	101.40%	101.40%	101.40%
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B.

Amelia Concourse
Community Development District
Check Register Summary
May 1, 2023 through June 30, 2023

Fund	Date	Check #'s	Amount
<i>Payroll</i>	5/19/23	50198-50200	\$ 554.10
			<hr/>
			Sub-Total \$ 554.10
<i>General Fund</i>	5/19/23	2194-2203	\$ 18,890.75
	5/19/23	2204	\$ 600.00
	6/5/23	2205-2209	\$ 15,082.36
	6/9/23	2210-2211	\$ 5,297.08
	6/16/23	2212-2213	\$ 1,309.89
	6/30/23	2214-2218	\$ 4,928.15
			<hr/>
			Sub-Total \$ 46,108.23
Total			\$ 46,662.33

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50198	14	FRED C EICHMANN	184.70	5/19/2023
50199	12	JEFFRY A SNOW	184.70	5/19/2023
50200	13	KIMBERLY CHAMERDA	184.70	5/19/2023
TOTAL FOR REGISTER			554.10	

ACON AMELIA CONCOUR DLAUGHLIN

Attendance Sheet

District Name: Amelia Concourse CDD

Board Meeting Date: May 16, 2023 Meeting

	Name	In Attendance	Fee
1	Fred Eichmann	✓	\$ 200
2	Harvey Greenberg	✓	N/A
3	Bill Toohey	NO	\$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

5/16/23
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 #
6/05/23	00049	6/01/23 7682	202306 320-57200-46000		*	393.00	
			JUN JANITORIAL SERVICE				
		6/01/23 7682	202306 320-57200-45300		*	1,200.00	
			JUN POOL SERVICE				
		6/01/23 7682	202306 320-57200-34000		*	595.00	
			JUN SITE MANAGEMENT				
		6/01/23 7695	202305 320-57200-62000		*	1,773.00	
			ROTO-ROOTER - CALL OUT				
		6/01/23 7695	202305 320-57200-45400		*	880.84	
			HAWKINS INVOICE #6460214				
		6/01/23 7695	202305 320-57200-35000		*	30.00	
			NASSAU CO - FIRE INSPECT				
		6/01/23 7695	202305 320-57200-62000		*	38.33	
			AMZN-MAGNETIC DOOR LATCH				
		6/01/23 7695	202305 320-57200-62000		*	14.74	
			AMZN-SPRING WOUND TIMERS				
		6/01/23 7695	202305 320-57200-45400		*	611.29	
			HAWKINS INVOICE #6469774				
		6/01/23 7695	202305 320-57200-35000		*	30.00	
			NASSAU CO BOARD-FIRE INSP				
		6/01/23 7695	202305 320-57200-62000		*	1,387.52	
			AMZN-32 DE FILTERS POOL				
		6/01/23 7695	202305 320-57200-62000		*	1,860.36	
			OAK WELLS-POOL PIPE RPR				
		6/01/23 7695	202305 320-57200-62000		*	198.78	
			3% PURCHASE FEE				
				FIRST COAST CMS, LLC			9,012.86 002206
6/05/23	00127	6/01/23 386157	202306 320-57200-34500		*	110.00	
			JUN SECURITY SERVICES				
				HI-TECH SYSTEM			110.00 002207
6/05/23	00129	6/01/23 7424	202306 320-57200-46800		*	368.00	
			JUN LAKE MAINTENANCE				
				SITEX AQUATICS			368.00 002208
6/05/23	00112	5/26/23 3305	202304 310-51300-31100		*	1,012.50	
			APR ENGINEERING SRVCS				
				YURO & ASSOCIATES, LLC			1,012.50 002209
6/09/23	00049	5/31/23 7663	202305 320-57200-62000		*	25.00	
			MISC LABOR				
		5/31/23 7663	202305 320-57200-62000		*	135.00	
			MISC LABOR				
				FIRST COAST CMS, LLC			160.00 002210
				ACON AMELIA CONCOUR OKUZMUK			

CHECK DATE	VEND#	.....INVOICE..... DATE	EXPENSED TO... INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	#
6/09/23	00005	6/01/23	263	202306	310-51300-34000					*	3,937.50		
			JUN MANAGEMENT FEES										
		6/01/23	263	202306	310-51300-52000					*	83.33		
			JUN WEBSITE ADMIN										
		6/01/23	263	202306	310-51300-35100					*	166.67		
			JUN INFO TECH										
		6/01/23	263	202306	310-51300-32400					*	875.00		
			JUN DISSEM AGENT SRVCS										
		6/01/23	263	202306	310-51300-51000					*	.39		
			OFFICE SUPPLIES										
		6/01/23	263	202306	310-51300-42000					*	8.04		
			POSTAGE										
		6/01/23	263	202306	310-51300-42500					*	66.15		
			COPIES										
									GOVERNMENTAL MANAGEMENT SERVICES			5,137.08	002211
6/16/23	00085	6/16/23	144429	202306	310-51300-42000					*	820.89		
			INCRS ASMT POSTAGE										
									ADVANCED DIRECT MARKETING SERVICES			820.89	002212
6/16/23	00082	4/05/23	51134486	202304	320-53800-45513					*	79.00		
			APR FIRE ANT SERVICE										
		5/03/23	51544151	202305	320-53800-45513					*	79.00		
			MAY FIRE ANT SERVICE										
		6/01/23	51798494	202306	320-53800-45513					*	331.00		
			JUN SENTRICON GUARANTEE										
									NADERS PEST CONTROL			489.00	002213
6/30/23	00132	6/22/23	8461026	202306	320-57200-46300					*	660.00		
			PRUNE PALM TREES										
									BRIGHTVIEW LANDSCAPE SERVICES, INC.			660.00	002214
6/30/23	00011	6/22/23	23-00107	202306	310-51300-48000					*	866.00		
			NOTICE OF MEETING										
									JACKSONVILLE DAILY RECORD			866.00	002215
6/30/23	00135	6/14/23	6710	202305	310-51300-31500					*	2,670.50		
			MAY GENERAL COUNSEL										
									KILINSKI VAN WYK PLLC			2,670.50	002216
6/30/23	00128	6/15/23	3586267	202306	320-57200-46100					*	56.65		
			JUN TRASH SERVICE										
									MERIDIAN WASTE FLORIDA,LLC			56.65	002217
6/30/23	00112	6/21/23	3326	202305	310-51300-31100					*	675.00		
			MAY ENGINEERING SRVCS										
									YURO & ASSOCIATES, LLC			675.00	002218
									TOTAL FOR BANK A		46,108.23		
									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										46,108.23	



INVOICE

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

Customer #: 24578747
Invoice #: 8385076
Invoice Date: 5/1/2023
Cust PO #:

Job Number	Description	Amount
346700408	Amelia Concourse CDD Exterior Maintenance For May <div>RECEIVED APR 25 2023 BY: _____</div> <div>1,320,572.462</div>	2,618.00
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 #: 8385076
Invoice Date: 5/1/2023

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



Customer #: 24578747
Invoice #: 8414679
Invoice Date: 5/11/2023
Sales Order: 8111682
Cust PO #:

Job Number	Description	Amount
346700408	Amelia Concourse CDD Installation of the new flower rotation 504 annuals <div style="text-align: center;"> <p>1,320.572.464</p> <p>RECEIVED</p> <p>MAY 11 2023</p> <p>BY: _____</p> </div>	1,134.00
	<div style="text-align: right;"> Total Invoice Amount Taxable Amount Tax Amount Balance Due </div>	<div style="text-align: right;"> 1,134.00 1,134.00 </div>

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

Proposal for Extra Work at Amelia Concourse CDD

Property Name	Amelia Concourse CDD	Contact	Tony Shiver
Property Address	85200 Amaryllis Ct Fernandina Beach, FL 32034	To	Amelia Concourse CDD
		Billing Address	GMS North Florida LLC 475 W Town Place Ste 114 St Augustine, FL 32092

Project Name Annual Change Out
Project Description Installation of the new flowers

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
504.00	EACH	Installation of the new flower rotation 504 annuals	\$2.25	\$1,134.00

For internal use only

SO# 8111682
JOB# 346700408
Service Line 140

Total Price \$1,134.00

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
1854 West Road, Jacksonville FL 32216 ph. (904) 725-2552 fax (904) 725-0188

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. License and Permits: Contractor shall maintain a Landscape Contractor's license if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders and will become an extra charge over and above the estimate.
10. Access to Jobsite: Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. Payment Terms: Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise agreed to in writing.
12. Termination: This Work Order may be terminated by the either party with or without cause upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. Assignment: The Customer and the Contractor respectively bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means at or about the time this proposal was prepared. The price quoted in this proposal for the work described is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15. Cancellation: Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

16. Tree & Stump Removal: Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to, concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible for damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. Waiver of Liability: Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboriculture) standards will require a signed waiver of liability.

Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY.

Customer:

	Property Manager
Signature _____	Title _____
Tony Shiver	May 10, 2023
Printed Name	Date

BrightView Landscape Services, Inc. "Contractor"

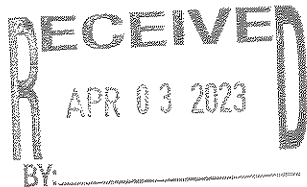
	Account Manager
Signature _____	Title _____
Jesse Knaust	May 10, 2023
Printed Name	Date

Job #: 346700408

SO #:	8111682	Proposed Price:	\$1,134.00
-------	---------	-----------------	------------

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

Invoice 7535



BILL TO

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

DATE
04/01/2023

PLEASE PAY
\$2,188.00

DUE DATE
05/31/2023

P.O. NUMBER
Monthly Service

MONTH OF SERVICE
May 2023

DATE	ACTIVITY	QTY	RATE	AMOUNT
①	Amelia Concourse Contract:Janitorial Service Janitorial Services	1	393.00	393.00
②	Amelia Concourse Contract:Pool Service Pool cleaning service, three days a week for all three swimming pools	1	1,200.00	1,200.00
③	Amelia Concourse Contract:Site Management Amenity Center site management	1	595.00	595.00

TOTAL DUE

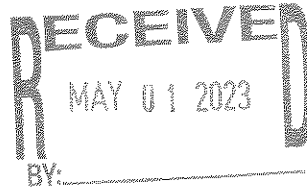
\$2,188.00

THANK YOU.

① 1,320.572.460
② 1.320.572.453
③ 1.320.572.340

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

Invoice 7610



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

DATE
05/01/2023

PLEASE PAY
\$2,188.00

DUE DATE
06/30/2023

P.O. NUMBER
Monthly Service

MONTH OF SERVICE
June 20232023

DATE	ACTIVITY	QTY	RATE	AMOUNT
	① Amelia Concourse Contract:Janitorial Service Janitorial Services	1	393.00	393.00
	② Amelia Concourse Contract:Pool Service Pool cleaning service, three days a week for all three swimming pools	1	1,200.00	1,200.00
	③ Amelia Concourse Contract:Site Management Amenity Center site management	1	595.00	595.00

TOTAL DUE

\$2,188.00

THANK YOU.

① 1,320.572.460

② 1,320.572.453

③ 1.320.572.340

HEALTH

Permit Number

45-60-00153

For: Swimming Pools - Public Pool <= 25000 Gallons

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2023).

**Florida Department of Health
in Nassau County
Notification of Fees Due**

45-BID-6480090

Fee Amount: \$125.00

Previous Balance: \$0.00

Total Amount Due: \$125.00

Payment Due Date: 06/30/2023 or Upon Receipt

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

1,320,572.500

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

Account Information:

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

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



Owner Information:

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

Circle One: Visa MC Disc Amer Expr

Name on Card: _____

Account #: _____

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

Card's Billing Address: _____

City: _____ State: ____ Zip: _____

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

Payment Amount: \$_____ For: _____

Signature _____ Date _____

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

Permit Number: 45-60-00153 Bill ID: 45-BID-6480090

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

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

[Please RETURN Invoice with your payment]

Batch Billing ID:66994

PERMIT HOLDERS CAN NOW

pay invoices online!

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

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

Pay this invoice online at www.myfloridaehpermit.com

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

HEALTH



Florida Department of Health
in Nassau County
Notification of Fees Due



45-BID-6480091

Permit Number

45-60-00152

For: Swimming Pools - Public Pool > 25000 Gallons

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2023).

Fee Amount: \$265.00

Previous Balance: \$0.00

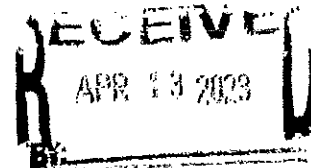
Total Amount Due: \$265.00

Payment Due Date: 06/30/2023 or Upon Receipt

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

1,320,572.500

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



Account Information:

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

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

Owner Information:

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

Circle One: Visa MC Disc Amer Expr

Name on Card: _____

Account #: _____

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

Card's Billing Address: _____

City: _____ State: ____ Zip: _____

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

Payment Amount: \$ ____ For: _____

Signature _____ Date _____

Please go online to pay fee at:

www.MyFloridaEHPermit.com

Permit Number: 45-60-00152 Bill ID: 45-BID-6480091

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

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

[Please RETURN invoice with your payment]

Batch Billing ID: 66994



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

Pay this invoice online at www.myfloridaehpermit.com

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



HEALTH

Permit Number

45-60-00154

For: Swimming Pools - Public Pool <= 25000 Gallons

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2023).

**Florida Department of Health
in Nassau County
Notification of Fees Due**



45-BID-6480092

Fee Amount: \$125.00

Previous Balance: \$0.00

Total Amount Due: \$125.00

Payment Due Date: 06/30/2023 or Upon Receipt

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

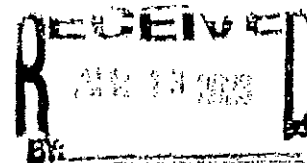
1,320,572.500

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

Account Information:

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

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



Owner Information:

Name: Amelia Concourse Development
Address: 475 W Town Place, Suite 114
(Mailing) Saint Augustine, FL 32092
Home Phone: (904) 557-9034 Work Phone: (904) 537-9034

Circle One: Visa MC Disc Amer Expr

Name on Card: _____

Account #: _____

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

Card's Billing Address: _____

City: _____ State: ____ Zip: _____

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

Payment Amount: \$_____ For: _____

Signature _____ Date _____

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

Permit Number: **45-60-00154** Bill ID: **45-BID-6480092**

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

If you do not pay online, make checks payable to and mail invoice WITH payment to:
Florida Department of Health in Nassau County
98135 Nassau Place, Suite 8
Yulee, FL 32097

[Please RETURN Invoice with your payment]

Batch Billing ID:66994

PERMIT HOLDERS CAN NOW

pay invoices online!

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

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

Pay this invoice online at www.myfloridaehpermit.com

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

HEALTH

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 262**Invoice Date:** 5/1/23**Due Date:** 5/1/23**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 - May 2023	1,310.513.340	3,937.50	3,937.50
Website Administration - May 2023	520	83.33	83.33
Information Technology - May 2023	351	166.67	166.67
Dissemination Agent Services - May 2023	324	875.00	875.00
Office Supplies	510	0.27	0.27
Postage	420	14.42	14.42
Copies	425	20.55	20.55
Telephone	410	21.88	21.88

RECEIVED
MAY 16 2023
BY: _____

Total \$5,119.62**Payments/Credits** \$0.00**Balance Due** \$5,119.62

Grau and Associates

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

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 23984
Date 04/26/2023

1,310,513.321

SERVICE

AMOUNT

Project: Arbitrage - Series 2019 FYE 2/28/2023

Arbitrage Services

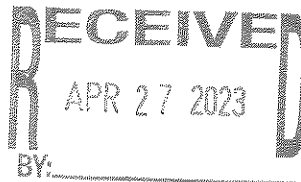
Arbitrage

\$ 600.00

Subtotal: 600.00

Total 600.00

Current Amount Due \$ 600.00



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

Payment due upon receipt.



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 384389
Invoice Date: 05/01/2023
Completed: 05/01/2023
Terms: Due on Aging Date
Bid#:

Bill to:

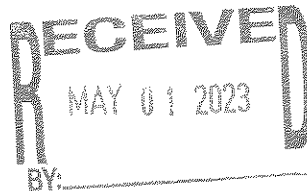
Amelia Concourse CDD
475 W Town Place
Suite 114
Saint Augustine, FL 32092
[Click Here to Pay Online!](#)

475 W Town Place

1.320.572.345

HiTechFlorida.com

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



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



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: 384389
Due Date: Due Upon Receipt
P.O. Number:

Important Messages

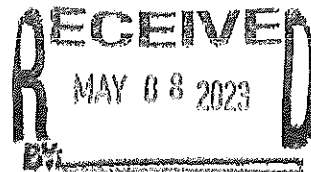
Service or billing questions:

Invoice memo:
Thank you for choosing Hi-Tech!

Summary of Charges

Description	Quantity	Rate	Amount
Amelia Concourse CDD, 85200 Anayllis Court, Fernandina Beach, FL			
Alarm.com Cloud Access Control 11578, 05/01/2023 - 05/31/2023	1.00	20.00	20.00
ADC-Access-Door-Addon 11578, 05/01/2023 - 05/31/2023	1.00	40.00	40.00
Service Plan 11578, 05/01/2023 - 05/31/2023	1.00	50.00	50.00
Sales Tax			0.00
Payments/Credits Applied			0.00
Invoice Balance Due:			\$110.00

Date	Invoice #	Description	Current Invoice	Balance Due
05/01/2023	384389	Security Services	\$110.00	\$110.00



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

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

INVOICE / STATEMENT

Customer Number: 14212
Invoice Number: 384389
Date: 05/01/2023
Due Date: Due Upon Receipt
Amount Due: \$110.00

Amount Enclosed: \$ _____

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

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

14941

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 # 6282
Date: 04/11/2023
Due On: 05/11/2023



ACCDD-01

Amelia Concourse CDD - General

1,310,513.315

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	LG	03/08/2023	Attend conference call regarding agenda items.	0.40	\$295.00	\$118.00
Service	LG	03/13/2023	Review injunction case status and prepare for status hearing.	0.30	\$295.00	\$88.50
Service	LG	03/13/2023	Review status of developer action items.	0.40	\$295.00	\$118.00
Service	MG	03/13/2023	Review docket regarding Homans case; preparation for hearing	0.20	\$170.00	\$34.00
Service	JK	03/13/2023	Confer re: roadway ordinance and impacts on CDD roadways	0.30	\$305.00	\$91.50
Service	LG	03/17/2023	Review supervisor list of developer deficiencies and provide feedback on CDD items.	0.30	\$295.00	\$88.50
Service	LG	03/20/2023	Prepare for Board meeting.	0.40	\$295.00	\$118.00
Service	LG	03/21/2023	Travel to and attend Board meeting.	5.70	\$295.00	\$1,681.50
Expense	AL	03/21/2023	Mileage: Mileage for Lauren to attend BOS	222.00	\$0.625	\$138.75
Service	JK	03/22/2023	Confer re: County ordinance on roadway ownership and confer with Gentry on same; review Phase III ownership transfer	0.40	\$305.00	\$122.00
Service	JK	03/30/2023	Confer/review litigation threat and options related to same	0.30	\$305.00	\$91.50

Service	LG	03/30/2023	Review and revise Sitex termination notice and Solitude agreement.	0.40	\$295.00	\$118.00
Service	LG	03/30/2023	Confer with District staff regarding pond bank grading.	0.30	\$295.00	\$88.50
Service	RVW	03/30/2023	Research legislative bills impacting special districts.	0.10	\$365.00	\$36.50
Service	LG	03/31/2023	Prepare response to resident request for pond bank repairs.	0.90	\$295.00	\$265.50
Expense	AL	03/31/2023	Certified Mail: Certified mail to Homans.	1.00	\$4.78	\$4.78
					Total	\$3,203.53

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6282	05/11/2023	\$3,203.53	\$0.00	\$3,203.53
Outstanding Balance				\$3,203.53
Total Amount Outstanding				\$3,203.53

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

Please pay within 30 days.



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

Invoice

Date	Invoice #
03/15/2023	3346390

Bill To:
C/O GMS INC AMELIA CONCOURSE CDD 85128 AMARYLLIS CT FERNANDINA BEACH FL 32034

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

DATE PAID _____ CHECK NO. _____ AMOUNT _____

Due Date 03/30/2023
Account No. 30-1201917 7
Service Dates 04/01/23--04/30/23

For proper credit please return top portion.

DATE	DESCRIPTION	QTY	TOTAL
03/15/23	95GL TRASH SERVICE # P/U: 1	1.00	27.50
03/15/23	95GL TRASH SERVICE # P/U: 1	1.00	27.50
1,320,572.461			
<div>RECEIVED APR 26 2023 BY: _____</div>			
Your next invoice may reflect a change in rates. Online bill pay is available 24/7 visit www.MeridianWaste.com your access code is: 0640464			
Total Invoice			55.00

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



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



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

Invoice

Date	Invoice #
04/15/2023	3421990

Bill To:

C/O GMS INC AMELIA CONCOURSE CDD
85128 AMARYLLIS CT
FERNANDINA BEACH FL 32034

Location:

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

DATE PAID _____

CHECK NO. _____

AMOUNT _____

Due Date 05/02/2023

Account No. 30-1201917 7

Service Dates 05/01/23--05/31/23

For proper credit please return top portion.

DATE	DESCRIPTION	QTY	TOTAL
04/15/23	95GL TRASH SERVICE # P/U: 1	1.00	27.50
04/15/23	95GL TRASH SERVICE # P/U: 1	1.00	27.50
04/15/23	LATE FEE		1.65
1,320,572.461			
<div>RECEIVED</div> <div>APR 26 2023</div> <div>BY: _____</div>			
Your next invoice may reflect a change in rates. Online bill pay is available 24/7 visit www.MeridianWaste.com your access code is: 0640464			
Total Invoice			56.65

AGE	CURRENT	30 DAYS	60 DAYS	90 DAYS	Please Pay
AMOUNT	56.65	55.00	0.00	0.00	\$111.65



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



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

Invoice

Date	Invoice #
05/15/2023	3497005

Bill To:

C/O GMS INC AMELIA CONOURSE CDD
85128 AMARYLLIS CT
FERNANDINA BEACH FL 32034

Location:

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

DATE PAID _____

CHECK NO. _____

AMOUNT _____

Due Date 05/30/2023

Account No. 30-1201917 7

Service Dates 06/01/23-06/30/23

For proper credit please return top portion.

DATE	DESCRIPTION	QTY	TOTAL
05/15/23	LATE FEE		3.30
05/15/23	95GL TRASH SERVICE # P/U: 1	1.00	29.15
05/15/23	95GL TRASH SERVICE # P/U: 1	1.00	27.50
1,320.572.461			
Total Invoice			59.95

Your next invoice may reflect
a change in rates.
Online bill pay is available 24/7
visit www.MeridianWaste.com
your access code is: 0640464

RECEIVED
MAY 16 2023
BY: _____

AGE	CURRENT	30 DAYS	60 DAYS	90 DAYS	Please Pay
AMOUNT	59.95	56.65	55.00	0.00	\$171.60



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



Invoice

PO Box 917
Parrish, FL 34219

Date	Invoice #
5/1/2023	7304

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-May 1,320,572.468 RECEIVED MAY 01 2023 BY: _____	368.00	368.00
		Balance Due	\$368.00

****Please note that our address has changed.**
Please remit payments to:
PO Box 917 Parrish, FL 34219



Engineering / Permitting
Development Services
Property Management
Construction Management
ADA Consulting

Invoice

Date	Invoice #
4/10/23	3268

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

1.310.513.311

Comments	Contract Amount	Quantity	Previous Billed	Effort to Date	Amount Due
March 2023 - Engineering Efforts					
agenda conference call	135.00	0.5			67.50
CDD meeting	135.00	3.5			472.50
Review ph3 punchlist items	135.00	0.5			67.50
Amarillys Ct Conference call	135.00	0.5			67.50
			<div>RECEIVED APR 10 2023 BY: _____</div>		
Total					\$675.00

1005 Bradford Way
Kingston, TN 37763

Date	Invoice #
4/10/2023	16

Bill To
Amelia Concourse CDD C/O GMS

RECEIVED
APR 20 2023
BY: BY: _____

Terms	Due Date
Net 30	5/10/2023

[illegible]

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info



INVOICE

Sold To: 24578747
Amelia Concourse CDD
GMS North Florida LLC
475 W Town Place Ste 114
St Augustine FL 32092

Customer #: 24578747
Invoice #: 8422583
Invoice Date: 5/23/2023
Sales Order: 8124820
Cust PO #:

Project Name: Storm Clean-up
Project Description: clean up from storm

Job Number	Description	Amount
346700408	Amelia Concourse CDD labor to clean up debris left from storm; disposal of debris	1,485.00
<div>RECEIVED MAY 25 2023 BY: _____</div>		
Total Invoice Amount		1,485.00
Taxable Amount		
Tax Amount		
Balance Due		1,485.00

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 #: 8422583
Invoice Date: 5/23/2023

Amount Due: \$ 1,485.00

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

Proposal for Extra Work at Amelia Concourse CDD

Property Name	Amelia Concourse CDD	Contact	Tony Shiver
Property Address	85200 Amaryllis Ct Fernandina Beach, FL 32034	To	Amelia Concourse CDD
		Billing Address	GMS North Florida LLC 475 W Town Place Ste 114 St Augustine, FL 32092

Project Name Storm Clean-up
Project Description clean up from storm

Scope of Work

QTY	UoM/Size	Material/Description
1.00	EACH	labor to clean up debris left from storm; disposal of debris included

For internal use only

SO# 8124820
JOB# 346700408
Service Line 130

Total Price \$1,485.00

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
1854 West Road, Jacksonville, FL 32216 ph (904) 725-2552 fax (904) 725-0188

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license if required by State or local law and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET) where applicable.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of the Contract within sixty (60) days.
7. Any illegal (trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. **Access to Jobsite:** Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. **Payment Terms:** Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise agreed to in writing.
12. **Termination:** This Work Order may be terminated by the either party with or without cause upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. **Assignment:** The Customer and the Contractor respectively bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities consolidation, change of control or corporate reorganization.
14. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means at or about the time this proposal was prepared. The price quoted in this proposal for the work described is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

16. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to, concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as, but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. **Waiver of Liability:** Requests for crown thinning in excess of twenty five percent (25%) or work not in accordance with ISA (International Society of Arboriculture) standards will require a signed waiver of liability.

Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY.

Customer:

Property Manager

Signature: _____ Title: _____

Tony Shivar

May 19, 2023

Printed Name: _____

Date: _____

BrightView Landscape Services, Inc. "Contractor"

Branch Manager

Signature: _____ Title: _____

Richard Craig

May 19, 2023

Printed Name: _____

Date: _____

Job #: 346700408

SO #: 8124820

Proposed Price: \$1,485.00



INVOICE

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

Customer #: 24578747
Invoice #: 8429273
Invoice Date: 6/1/2023
Cust PO #:

Job Number	Description	Amount
346700408	Amelia Concourse CDD Exterior Maintenance For June	2,618.00
<div>RECEIVED MAY 25 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 #: 8429273
Invoice Date: 6/1/2023

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

BrightView

Landscape Services

INVOICE

Sold To: 24578747
Amelia Concourse CDD
GMS North Florida LLC
475 W Town Place Ste 114
St Augustine FL 32092

Customer #: 24578747
Invoice #: 8450175
Invoice Date: 5/31/2023
Sales Order: 8129384
Cust PO #:

Project Name: Repairs from the May Irrigation Inspection

Project Description: Repairs needed from the May irrigation inspection

Job Number	Description	Amount
346700408	Amelia Concourse CDD Replace 2 broken 6" Pop-up Spray Heads Replace 6 broken 6"- Rotor heads Replace 2 spray nozzles	476.00
<div>RECEIVED MAY 31 2023 BY: _____</div>		
Total Invoice Amount		476.00
Taxable Amount		
Tax Amount		
Balance Due		476.00

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 #: 8450175
Invoice Date: 5/31/2023

Amount Due: \$ 476.00

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

Proposal for Extra Work at Amelia Concourse CDD

Property Name	Amelia Concourse CDD	Contact	Tony Shiver
Property Address	85200 Amaryllis Ct Fernandina Beach, FL 32034	To	Amelia Concourse CDD
		Billing Address	GMS North Florida LLC 475 W Town Place Ste 114 St Augustine, FL 32092

Project Name Repairs from the May Irrigation Inspection
Project Description Repairs needed from the May irrigation inspection

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
2.00	EACH	Replace 2 broken 6" Pop-up Spray Heads	\$42.00	\$84.00
6.00	EACH	Replace 6 broken 6" Rotor heads	\$62.00	\$372.00
2.00	EACH	Replace 2 spray nozzles	\$10.00	\$20.00

For internal use only

SO# 8129384
JOB# 346700408
Service Line 150

Total Price \$476.00

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
1854 West Road, Jacksonville, FL 32216 ph: (904) 725-2552 fax (904) 725-0188

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified and shall be legally authorized to work in the U.S.
3. License and Permits: Contractor shall maintain a Landscape Contractor's license if required by State or local law and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders and will become an extra charge over and above the estimate.
10. Access to Jobsite: Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. Payment Terms: Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise agreed to in writing.
12. Termination: This Work Order may be terminated by the either party with or without cause upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. Assignment: The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

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Acceptance of this Contract:

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 15% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY.

Customer:

Property Manager

Signature _____ Title _____

Tony Shiver _____ May 26, 2023
Printed Name _____ Date _____

BrightView Landscape Services, Inc. "Contractor"

Account Manager

Signature _____ Title _____

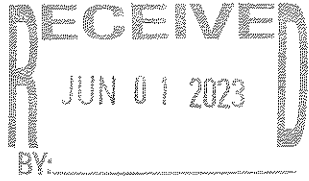
Jesse Knaust _____ May 26, 2023
Printed Name _____ Date _____

Job #: 348700408

SO #: 8129384 Proposed Price: \$476.00

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

Invoice 7682



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

P.O. NUMBER
Monthly Service

DATE 06/01/2023	PLEASE PAY \$2,188.00	DUE DATE 07/31/2023
---------------------------	---------------------------------	-------------------------------

MONTH OF SERVICE
July 2023

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

TOTAL DUE	\$2,188.00
------------------	-------------------

THANK YOU.

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



BILL TO

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

INVOICE 7695

DATE 06/01/2023 TERMS Net 60

DUE DATE 07/31/2023

P.O. NUMBER

Reimbursables

MONTH OF SERVICE

May 2023

DATE	ACTIVITY	QTY	RATE	AMOUNT
04/29/2023	Roto-Rooter - call out			1,773.00
05/03/2023	Hawkins invoice #6460214			880.84
05/04/2023	Nassau Co - Fire Inspection (2020)			30.00
05/11/2023	Amzn - magnetic door latch			38.33
05/11/2023	Amzn - spring wound timers			14.74
05/17/2023	Hawkins invoice #6469774			611.29
05/18/2023	Nassau Co Board - Fire Inspection			30.00
05/30/2023	Amzn - 32 DE filters for pool			1,387.52
05/31/2023	Oak Wells - Pool pipe repair invoice number 23-191			1,860.36
	Purchasing Fee	6,626.08	0.03	198.78
	3% purchase fee			

TOTAL DUE

\$6,824.86

Ticket	23220237	<u>Ticket Revenue</u>	Branch 046
Cust#	148085822 TONY@FIRSTCOASTCMS.COM	TRANSFRD	4/28/23
Name	AMELIA CONCOURSE	Credit Hist.	
Address	85200 AMARYLLIS CT FERNANDINA BEAC FL 320343787	Agreement #	00000000
		Call Type	SERV.-FULL PAY
		Guarantee	1D 1 DAY
Phones	904 506-8410	How Pay	CCARD
(Cell)		Credit Card#	3717*****1009
Contact	TONY-WOW	Exp:	9/24 Auth: 130753
Group		Map Area	
PO/WO	N/A	\$.00	Problem Subcode 01|05 71

REVENUE Detail Listing

Rev. Type Charge		Revenues		Revenue	Guar	Comments
Cde	Svc. Code	Rate	Type Qty	Amount	Code	Revenue Line
						Comments
3	34 TECH DIS		DSC	150.00	90D	aced with new toilet
	CCARD			1773.00		field and check sys
						tem all working at t
						h is time

F3-End Job F8-Select Rev Sequence F12-Previous Bottom

Original



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

INVOICE

Total Invoice	\$880.84
Invoice Number	6460214
Invoice Date	5/1/23
Sales Order Number/Type	4228800 SO
Branch Plant	74
Shipment Number	4987319

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 #
5/1/23	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	41930	Azone - EPA Reg. No. 7870-1	N	270.0000	GA	\$2.8200	GA	2,610.9 LB	\$761.40
		1 LB BLK (Mini-Bulk)		270.0000	GA			2,610.9 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	

***** 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	Invoice Total	\$880.84
	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 §50-1.4(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# 3262150

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



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



Invoice #	200820179052500
Invoice Date	8/20/2020
Balance Due	\$28.00
Due Date	10/4/2020

This invoice is 941 day(s) overdue.

This invoice is overdue. Please remit payment immediately. Failure to make payment could result in collections, liens and/or legal action. **Make checks payable to Nassau County Board of County Commissioners, mail check(s) to: 96160 Nassau Place, Yulee, FL 32097.**

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

Amelia Concourse Amenity Center
85200 Amaryllis Court
Yulee FL 32097

Amelia Concourse Amenity Center
85200 Amaryllis Court
Yulee FL 32097

Invoice #200820179052500
8/20/2020

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

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

PLEASE MAKE SURE THIS NUMBER IS IN THE MEMO FIELD: YOUR INVOICE NUMBER.

MAILING ADDRESS: 96160 NASSAU PL, YULEE, FL 32097

Nassau Co Board of Co Commissioners

Thank you for your payment!

Confirmation Number 0066386281

Invoice Number	2305123500
Payment Date	May 17, 2023 07:17 PM EST
Payment Method	American Express **1009
Confirmation Email	tony@firstcoastcms.com
Payment Amount	\$28.00
Convenience Fee	\$2.00

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

[Close](#)

ANGELA CONCOURSE

FIRE INSPECTION BY
COUNTY



Final Details for Order #113-9807692-2678656

Order Placed: May 10, 2023

PO number : Amelia

Amazon.com order number: 113-9807692-2678656

Order Total: \$38.33

Shipped on May 11, 2023	
Items Ordered	Price
1 of: COUNS Single Door 12V 600lbs Electric Magnetic Electromagnetic Lock Holding Force for Access Control Sold by: COUNS (seller profile) Condition: New	\$35.99
Shipping Address: First Coast CMS, LLC 352 PERDIDO ST SAINT JOHNS, FL 32259-8756 United States	Item(s) Subtotal: \$35.99 Shipping & Handling: \$0.00 ----- Total before tax: \$35.99 Sales Tax: \$2.34 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$38.33 -----

Payment information	
Payment Method: American Express | Last digits: 1009	Item(s) Subtotal: \$35.99 Shipping & Handling: \$0.00 -----
Billing address Tony Shiver 352 Perdido Street Saint Johns, Florida 32259 United States	Total before tax: \$35.99 Estimated Tax: \$2.34 ----- Grand Total: \$38.33
Credit Card transactions	American Express ending in 1009: May 11, 2023: \$38.33

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

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

Order Placed: May 9, 2023

PO number : Amelia

Amazon.com order number: 113-8777153-8281019

Order Total: \$14.74

Not Yet Shipped

Items Ordered

2 of: *Intermatic 146MT579 Knob for FF Series Commercial Spring Wound Timers - Black*

Sold by: Stuff 2 Buy LLC (seller profile)

Condition: New

Price

\$6.99

Shipping Address:

First Coast CMS, LLC

352 PERDIDO ST

SAINT JOHNS, FL 32259-8756

United States

Shipping Speed:

Amazon Day Delivery

Payment Information

Payment Method:

American Express | Last digits: 1009

Item(s) Subtotal: \$13.98

Shipping & Handling: \$0.00

Promotion applied: -\$0.14

Billing address

Tony Shiver

352 Perdido Street

Saint Johns, Florida 32259

United States

Total before tax: \$13.84

Estimated Tax: \$0.90

Grand Total: \$14.74

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

Original



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

INVOICE

Total Invoice **\$611.29**
Invoice Number 6469774
Invoice Date 5/15/23
Sales Order Number/Type 4246211 SO
Branch Plant 74
Shipment Number 5010079

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 #			
5/15/23	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	41930	Azone - EPA Reg. No. 7870-1	N	60.0000	GA	\$2.8200	GA	580.2 LB	\$169.20
		1 LB BLK (Mini-Bulk)		60.0000	GA			580.2 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00
2.000	42756	Filter Media	N	3.0000	BG	\$26.8600	BG	36.0 LB	\$80.58
		12 LB BG 1.6 cft Cela/Perlite		3.0000	BG			39.0 GW	
3.000	935	Hydrochloric Acid 20'	N	3.0000	DD	\$101.5045	DD	435.0 LB	\$304.51
		145 LB DLD ACID MURIATIC 20'		3.0000	DD			477.0 GW	
		Lot/SN: 713774							
3.001	699922	15 GA Blu/Black Deldrum	N	3.0000	DD	\$15.0000	RD	30.0 LB	\$45.00
		DELDRM 1H1/X1.9/250		3.0000	RD			30.0 GW	

Related Order #: 04246211

***** 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 **\$611.29**

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 §§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# 3309327

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

Nassau Co Board of Co Commissioners

Thank you for your payment!

Confirmation Number 0065905105

Invoice Number	200820179052500
Payment Date	May 03, 2023 08:38 PM EST
Payment Method	American Express **1009
Confirmation Email	tony@firstcoastcms.com
Payment Amount	\$28.00
Convenience Fee	\$2.00

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

[Close](#)

Arena Concourse

Free inspection for 2023

Order Placed: May 30, 2023

PO number : Amelia

Amazon.com order number: 113-3632550-8217812

Seller's order number: 7482900

Order Total: \$1,387.52

Shipped on May 30, 2023

Items Ordered	Price
32 of: <i>Filbur DE Grid, Anthony Flowmaster, 24 x 17-1/2"</i>	\$43.36
Sold by: PST Pool Supplies (seller profile) | Product question? (Ask Seller)	
Business Price	
Condition: New	
Shipping Address:	
First Coast CMS, LLC	Item(s) Subtotal: \$1,387.52
352 PERDIDO ST	Shipping & Handling: \$0.00
SAINT JOHNS, FL 32259-8756	-----
United States	Total before tax: \$1,387.52
	Sales Tax: \$0.00

Shipping Speed:	
Economy Shipping	Total for This Shipment: \$1,387.52

Payment information

Payment Method:	Item(s) Subtotal: \$1,387.52
American Express | Last digits: 1009	Shipping & Handling: \$0.00

Billing address	Total before tax: \$1,387.52
First Coast CMS, LLC	Estimated Tax: \$0.00
352 PERDIDO ST	-----
SAINT JOHNS, FL 32259-8756	
United States	Grand Total: \$1,387.52

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

Balance Due This Invoice \$1,860.36



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 386157
Invoice Date: 06/01/2023
Completed: 06/01/2023
Terms: Due on Aging Date
Bid#:

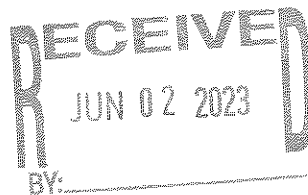
Bill to:

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

475 W Town Place

HiTechFlorida.com

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



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



Invoice

PO Box 917
Parrish, FL 34219

Date	Invoice #
6/1/2023	7424

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

RECEIVED
JUN 01 2023
BY: _____

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
	Monthly Lake Maintenance-4 Ponds-June	368.00	368.00
**Please note that our address has changed. Please remit payments to: PO Box 917 Parrish, FL 34219			
		Balance Due	\$368.00



Civil Engineering
Land Surveying & Mapping
Permitting
ADA Consulting

Invoice

Date	Invoice #
5/26/23	3305

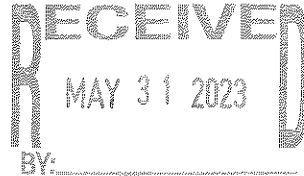
Bill To
Governmental Management Services Daniel Laughlin Amelia Concourse CDD - District Manager 475 West Town Place, Suite 114 St. Augustine, FL 32092
P.O. No

Yuro & Asssoc. - Job No.
Y20-910

Item	Date	Description	Hours	Rate	Amount
AMELIA CONCOURSE - APRIL ENGINEERING EFFORTS					
Amelia Conc...	4/3/23	review correspondence between resident at 85456 Amaryllis & staff	0.5	135.00	67.50
Amelia Conc...	4/18/23	obtain detailed topo survey at 85456 Amaryllis	4	135.00	540.00
Amelia Conc...	4/25/23	create CADD exhibit for grading plans & section for 85456 Amaryllis	3	135.00	405.00
<div>RECEIVED MAY 26 2023 BY: _____</div>					

Total \$1,012.50

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 7663

DATE 05/31/2023 TERMS Net 60

DUE DATE 07/30/2023

P.O. NUMBER
Misc Repairs

MONTH OF SERVICE
May

DATE	ACTIVITY	QTY	RATE	AMOUNT
05/31/2023	Misc. Labor Repair towing sign damaged by storm wind	1	25.00	25.00
05/31/2023	Misc. Labor Installation of paver barrier to prevent mulch from flowing into pool (labor charge)	1	135.00	135.00

TOTAL DUE

\$160.00

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 263**Invoice Date:** 6/1/23

Due Date: 6/1/23

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 - June 2023		3,937.50	3,937.50
Website Administration - June 2023		83.33	83.33
Information Technology - June 2023		166.67	166.67
Dissemination Agent Services - June 2023		875.00	875.00
Office Supplies		0.39	0.39
Postage		8.04	8.04
Copies		66.15	66.15

RECEIVED
JUN 02 2023
BY: _____

RECEIVED
JUN 02 2023
BY: _____

Total	\$5,137.08
Payments/Credits	\$0.00
Balance Due	\$5,137.08

Advanced Direct Marketing Services

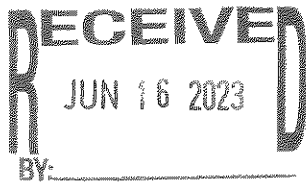
3733 Adirolf Rd.
Jacksonville, FL 32207-4719
(V) 904.396.3028 (F) 396.6328

Invoice

DATE	INVOICE #
6/16/2023	144429

BILL TO

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

P.O. NO.	TERMS		PROJECT	
	With Order			
SERVICE DESCRIPTION		QTY	RATE	AMOUNT
Amelia Concourse CDD				
Load, read, convert files; CASS Certify addresses to enable automation based postage rates; Create automation based sack/tray tags & postal documents; format for inkjet addressing		458	0.16376	75.00
Form layout and preparation		1	37.50	37.50
Laser 2 sheet - 1 front and back & 1 single sided		916	0.215	196.94
Fold customer materials		916	0.05459	50.00
Insert 2 pieces into #10 envelope, seal, sort and mail, Standard Rate		458	0.10917	50.00
#10 Window Envelopes printed one color black ink		478	0.25713	122.91
Postage		458	0.63	288.54
				
Subtotal				\$820.89
Sales Tax (7.5%)				\$0.00
Total				\$820.89



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

INVOICE: 51134486
DATE: 4/5/2023
ORDER: 51134486

[1328696]

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

[1328696] 904-537-9034

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

4/5/2023

10:01 AM

JAEMORY

Joseph Emory

6/8/2023

RPC-FIRE ANT

Fire Ant Service

\$79.00

Access Code to Pool Area- 7946#

Today I performed a treatment for fire ants around perimeter of center.

Thanks you for choosing Naders Pest Raiders as your service provider! We truly appreciate your business!

SUBTOTAL	\$79.00
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$79.00

AMOUNT DUE \$79.00



TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE



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

INVOICE: 51544151
DATE: 5/3/2023
ORDER: 51544151

[1328696]

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

[1328696] 904-537-9034

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

5/3/2023

11:54 AM

JAEMORY

Joseph Emory

6/8/2023

RPC-FIRE ANT

Fire Ant Service

\$79.00

Access Code to Pool Area- 7946#

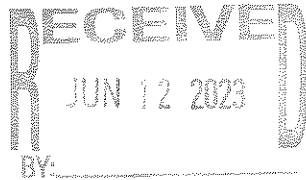
Performed a fire ant treatment around exterior perimeter of center. You may see dead or dying pests following service. This is normal.

Thank you for choosing Naders Pest Raiders as your service provider. We truly appreciate your business.

Thanks, Joseph.

SUBTOTAL	\$79.00
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$79.00

AMOUNT DUE \$79.00



TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE



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

INVOICE: 51798494
DATE: 6/1/2023
ORDER:

[1328696]

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

[1328696] 904-537-9034

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

6/1/2023 12:00 AM TER JAX REN Jacksonville Renewal Route

6/8/2023

R-SEN-REN-R/T

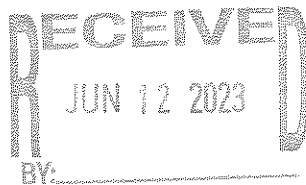
Sentricon Guarantee/Coverage

\$331.00

lockbox 7946# to left. There is a key and a card to let you in other places

SUBTOTAL	\$331.00
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$331.00

AMOUNT DUE \$331.00



BrightView

Landscape Services

INVOICE

Sold To: 24578747
Amelia Concourse CDD
GMS North Florida LLC
475 W Town Place Ste 114
St Augustine FL 32092

Customer #: 24578747
Invoice #: 8461026
Invoice Date: 6/14/2023
Sales Order: 8129899
Cust PO #:

Project Name: Palm Pruning

Project Description: Prune 10 Washingtonians and 6 Sabal Palms on site

Job Number	Description	Amount
346700408	Amelia Concourse CDD Tree Subcontractor to prune the 10 Washingtonians and 6 Saba	660.00
<div>RECEIVED JUN 19 2023 BY: _____</div>		
Total Invoice Amount		660.00
Taxable Amount		
Tax Amount		
Balance Due		660.00

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 #: 8461026
Invoice Date: 6/14/2023

Amount Due: \$ 660.00

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

Proposal for Extra Work at Amelia Concourse CDD

Property Name	Amelia Concourse CDD	Contact	Tony Shiver
Property Address	85200 Amaryllis Ct Fernandina Beach, FL 32034	To	Amelia Concourse CDD
		Billing Address	GMS North Florida LLC 475 W Town Place Ste 114 St Augustine, FL 32092

Project Name Palm Pruning

Project Description Prune 10 Washingtonians and 6 Sabal Palms on site

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	Tree Subcontractor to prune the 10 Washingtonians and 6 Sabals Palms on site	\$660.00	\$660.00

For Internal use only

SO# ✓ 8129899

JOB# 346700408

Service Line 300

Total Price \$660.00

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
1854 West Road, Jacksonville FL 32216 ph (904) 725-2552 fax (904) 725-0188

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. License and Permits: Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders and will become an extra charge over and above the estimate.
10. Access to Jobsite: Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. Payment Terms: Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise agreed to in writing.
12. Termination: This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. Assignment: The Customer and the Contractor respectively bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls is controlled by or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities consolidation, change of control or corporate reorganization.
14. Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means at or about the time this proposal was prepared. The price quoted in this proposal for the work described is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15. Cancellation: Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

16. Tree & Stump Removal: Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to, concrete back filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. Waiver of Liability: Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboriculture) standards will require a signed waiver of liability.

Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY.

Customer:

	Property Manager
Signature	Title
Tony Shiver	May 26, 2023
Printed Name	Date

BrightView Landscape Services, Inc. "Contractor"

	Account Manager
Signature	Title
Jesse Knaust	May 26, 2023
Printed Name	Date

Job #:	346700408		
SO #:	8129899	Proposed Price:	\$660.00

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

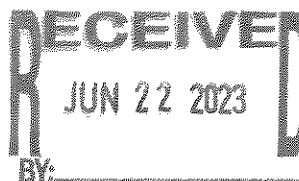
P.O. Box 1769
Jacksonville, FL 32201
(904) 356-2466

INVOICE

June 22, 2023

Date

Attn: Courtney Hogge
GMS, LLC
475 WEST TOWN PLACE, STE 114
SAINT AUGUSTINE FL 32092



Serial #	23-00107N	PO/File #		\$866.00
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Payment Due

Notice of Public Hearing, etc.; and Notice of Regular Board of
Supervisors' Meeting

\$866.00

Publication Fee

Amelia Concourse Community Development District

Case Number

Amount Paid

Publication Dates 6/22,29

County Nassau

Payment Due Upon Receipt

For your convenience, you
may remit payment online at
[www.jaxdailyrecord.com/
send-payment](http://www.jaxdailyrecord.com/send-payment).

*Payment is due before
the Proof of Publication
is released.*

If your payment is being
mailed, please reference
Serial # 23-00107N on your
check or remittance advice.

Your notice was published on both jaxdailyrecord.com and floridapublicnotices.com.

Terms: Net 30 days from date of invoice. Past due items will accrue a finance charge of 1.5% per month thereafter.
Please remit any payment due upon receipt of this invoice.

Preliminary Proof Of Legal Notice
(This is not a proof of publication.)

Please read copy of this advertisement and advise us of any necessary corrections before further publications.

AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Amelia Concourse Community Development District ("District") will hold the following two public hearings and a regular meeting on:

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

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2023, and ending September 30, 2024 ("Fiscal Year 2023/2024"). The second public hearing is being held pursuant to Chapters 170, 190 and 197, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2023/2024; to consider the adoption of an assessment roll, and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. Pursuant to Section 170.07, *Florida Statutes*, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Unit Type/Land Use	Total # of Units / Acres	EAU Factor	Proposed Gross O&M Assessment (including collection costs/ early payment discounts)
Single-Family	458	1	\$1,030.77

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Nassau County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2023/2024.

For Fiscal Year 2023/2024, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2023. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

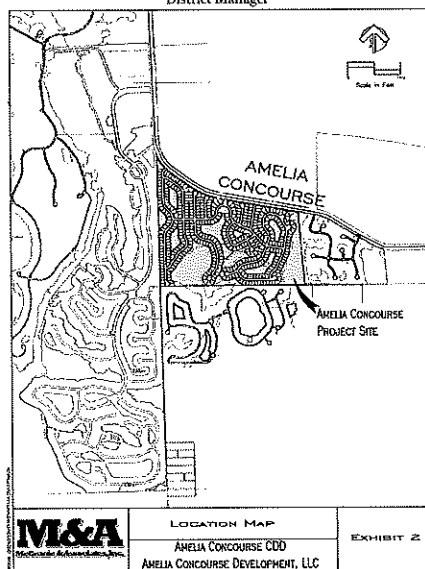
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: 904-940-5850 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager



Jun. 23/29

00 (23-00107N)



KILINSKI | VAN WYK

Kilinski | Van Wyk, PLLC

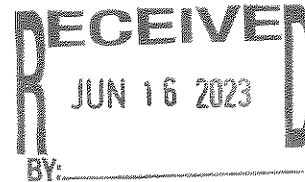
P.O. Box 6386
Tallahassee, Florida 32314
United States

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

ACCDD-01

INVOICE

Invoice # 6710
Date: 06/14/2023
Due On: 07/14/2023



Amelia Concourse CDD - General

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	GK	05/02/2023	Review Florida Statutes Section 189.069 and District website for compliance with the same.	0.40	\$280.00	\$112.00
Service	LG	05/03/2023	Attend conference call regarding agenda items.	0.50	\$305.00	\$152.50
Service	MG	05/03/2023	Prepare budget approval resolution.	0.20	\$170.00	\$34.00
Service	LG	05/04/2023	Prepare documents for meeting.	0.20	\$305.00	\$61.00
Service	JK	05/12/2023	Confer re: status of court case and options for same	0.20	\$305.00	\$61.00
Service	MG	05/15/2023	Prepare budget approval resolution.	0.30	\$170.00	\$51.00
Service	JK	05/15/2023	Review agenda materials; confer re: Yuro report on grading and status of injunctions	0.70	\$305.00	\$213.50
Service	LG	05/16/2023	Attend Board meeting.	2.60	\$305.00	\$793.00
Service	LG	05/23/2023	Confer with District Manager regarding pond bank work and field/amenity RFP; initiate amenity RFP documents.	0.40	\$305.00	\$122.00
Service	MG	05/23/2023	Prepare mailed and published notices, affidavit of mailing and budget/assessment resolutions.	0.70	\$170.00	\$119.00
Service	MG	05/23/2023	Prepare RFP for Amenity Management Services.	1.10	\$170.00	\$187.00

Service	LG	05/24/2023	Confer with District staff regarding scope of amenity/facility management RFP.	0.40	\$305.00	\$122.00
Service	GK	05/24/2023	Confer with District Manager regarding fence removal at 95310 Snapdragon Drive.	0.30	\$280.00	\$84.00
Service	LG	05/26/2023	Revise informal RFP documents for facility and field services.	0.90	\$305.00	\$274.50
Service	GK	05/30/2023	Review Order Granting Injunctive Relief to Remove Fence Placed by Defendant.	0.10	\$280.00	\$28.00
Service	JK	05/31/2023	Review injunction order; confer re: timeline associated therewith; confer re: attorneys fees provisions; confer re: pond bank repair requirements for same	0.60	\$305.00	\$183.00
Service	RVW	05/31/2023	Review final legislative activities for impacts on special districts. Draft final legislative summary for Board.	0.20	\$365.00	\$73.00
Non-billable entries						
Service	MG	05/16/2023	Draft license agreement for Lending Library.	0.60	\$170.00	\$102.00
Service	LG	05/30/2023	Receive and review court order regarding fence injunction.	0.30	\$305.00	\$91.50
Total					\$2,670.50	

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6596	06/14/2023	\$764.50	\$0.00	\$764.50

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6710	07/14/2023	\$2,670.50	\$0.00	\$2,670.50
Outstanding Balance				\$3,435.00
Total Amount Outstanding				\$3,435.00

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

Please pay within 30 days.



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

Invoice

Date	Invoice #
06/15/2023	3586267

Bill To:

C/O GMS INC AMELIA CONCOURSE CDD
85128 AMARYLLIS CT
FERNANDINA BEACH FL 32034

Location:

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

DATE PAID _____

CHECK NO. _____

AMOUNT _____

Due Date 07/03/2023**Account No.** 30-1201917 7**Service Dates** 07/01/23-07/31/23

For proper credit please return top portion.

DATE	DESCRIPTION	QTY	TOTAL
06/15/23	95GL TRASH SERVICE # P/U: 1	1.00	29.15
06/15/23	95GL TRASH SERVICE # P/U: 1	1.00	27.50
<div>RECEIVED JUN 16 2023 BY: _____</div> <p>Your next invoice may reflect a change in rates. Online bill pay is available 24/7 visit www.MeridianWaste.com your access code is: 0640464</p>			
Total Invoice			56.65

AGE	CURRENT	30 DAYS	60 DAYS	90 DAYS	Please Pay
AMOUNT	56.65	0.00	0.00	0.00	\$56.65



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



Civil Engineering
Land Surveying & Mapping
Permitting
ADA Consulting

Invoice

Date	Invoice #
6/21/23	3326

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	

RECEIVED
JUN 23 2023
BY: _____

Yuro & Assoc. - Job No.
Y20-910

Item	Date	Description	Hours	Rate	Amount
		May Engineering Services			
Amelia Conc...	5/3/23	agenda conference call	0.5	135.00	67.50
Amelia Conc...	5/9/23	85456 Amaryllis grading exhibits to Daniel for agenda pkg	0.5	135.00	67.50
Amelia Conc...	5/16/23	CDD Meeting	4	135.00	540.00
			Total		\$675.00