Amelia Concourse

Community Development District

January 16, 2024



Amelia Concourse Community Development District

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

January 9, 2024

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

Dear Board Members:

The Amelia Concourse Community Development District Board of Supervisors Meeting is scheduled to be held Tuesday, January 16, 2024 at 11:00 a.m. at the Amelia Concourse Amenity Center, 85200 Amaryllis Court, Fernandina Beach, Florida 32034. Following is the agenda for the meeting:

- I. Call to Order
- II. Public Comment
- III. Organizational Matters
 - A. Acceptance of Resignation of Fred Eichmann
 - B. Consideration of Appointing a New Supervisor to Fill the Vacancy
 - C. Oath of Office for New Supervisors
 - D. Consideration of Resolution Designating Officers
- IV. Staff Reports (1)
 - A. District Engineer
 - B. Landscape Report
- V. Approval of Minutes of the November 14, 2023 Meeting
- VI. Consideration of Structural Engineering Proposals for Utility/Storage Building
- VII. Discussion of Dream Finders Easement Request
- VIII. Discussion of County Traffic Survey Results

- IX. Consideration of Resolution 2024-03, Amending the Fiscal Year 2024 Debt Service Fund Budgets and Authorizing a Corresponding Amendment in the Assessments Certified for Collection
- X. Staff Reports (2)
 - A. District Counsel Update on AT&T Utility Discussion
 - B. District Manager Update on Potholes
 - C. Field Operations Manager Report
- XI. Financial Reports
 - A. Financial Statements as of November 30, 2023
 - B. Approval of Check Register
- XII. Supervisors' Requests and Audience Comments
- XIII. Next Scheduled Meeting March 19, 2024 at 11:00 a.m. at the Amelia Concourse Amenity Center
- XIV. Adjournment



A.

Fred C. Eichmann 95134 Gladiolus Place

Fernandina Beach, FL 32034

January 6, 2024

Mr. Daniel Laughlin Government Management Services, LLC 475 West Town Place St. Augustine, FL 32092 Email: dlaughlin@gmsnf.com

Dear Daniel,

For some time I have been uncertain about the new requirement for Ethics Training and Public Disclosure of Financial Interests effective January 1, 2024. Yesterday, our legal counsel sent out a reminder of these new requirements which spurred me to carefully review the disclosure instructions. I consider the detail called for an invasion of my privacy which I cherish and preserve by not being on any social media.

Given the financial disclosure requirements I am writing this letter to resign, effective immediately, from my Seat 3 on the Board of Supervisors of the Amelia Concourse Community Development District.

Respectfully,

Fred C. Eichmann



RESOLUTION 2024-04

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

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

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

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

SECTION 1.	is appointed Chairman.
SECTION 2.	is appointed Vice Chairman.
SECTION 3.	is appointed Secretary and Treasurer.
	is appointed Assistant Secretary.
	is appointed Assistant Secretary.
	is appointed Assistant Secretary.
	is appointed Assistant Treasurer.
	is appointed Assistant Secretary.
SECTION 4.	his Resolution shall become effective immediately upon its adoption.
PASSED ANI	ADOPTED THIS, 2024.
ATTEST	AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT
Secretary/Assistant Se	retary Chairman/Vice Chairman



MINUTES OF MEETING AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT

A regular meeting of the Board of Supervisors of the Amelia Concourse Community Development District was held Tuesday, November 14, 2023 at 11:00 a.m. at the Amelia Concourse Amenity Center, 85200 Amaryllis Court, Fernandina Beach, Florida 32034.

Present and constituting a quorum were:

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

Also present were:

Daniel Laughlin	District Manager
Lauren Gentry	District Counsel
Mike Yuro	District Engineer
Chip Dellinger	Operations Manager

Terry Glynn GMS

The following is a summary of the discussions and actions taken at the November 14, 2023 meeting.

FIRST ORDER OF BUSINESS Roll Call

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

SECOND ORDER OF BUSINESS Public Comment

Duane Rust asked if everyone has had a chance to look at the damage to the AT&T building.

Mr. Laughlin stated that a few of the Board members have, and he has pictures available if needed.

THIRD ORDER OF BUSINESS Staff Reports (1)

A. District Engineer – Consideration of Requisitions 40 and 41

Mr. Laughlin noted that requisitions 40 and 41 are related to the close out, which is why they're being paid via requisition. Requisition 40 is payable to Kilinski Van Wyk in the amount of \$1,006.50 and requisition 41 is payable to Kilinski Van Wyk in the amount of \$610.

On MOTION by Ms. Chamerda seconded by Mr. Snow with all in favor requisition numbers 40 and 41 were approved.

Mr. Yuro stated that the outside of the AT&T building does not appear to be in bad shape. He also reported that he is working with Dream Finders on the as-built certification of Phase 3 and he has told them that at this time he is not comfortable certifying the as-builts because there are a number of items that need to be addressed including a control structure needing to be adjusted, some of the areas around the ponds needing to be properly graded and grassed, and there is a swale that needs to be regraded. Dream Finders has asked to hold off on the repairs until after the holidays and has also requested written approval to use some of the access easements for the repairs.

Mr. Greenberg suggested Dream Finders ask each of the homeowners for authorization in writing to use the access easements off their properties before the Board provides approval.

Mr. Toohey asked who would be responsible if resident's yards are torn up while the easements are being used.

Mr. Yuro responded that Dream Finders has acknowledged that would be their responsibility.

Mr. Greenberg added that he would not be comfortable providing approval to Dream Finders for anything without having it writing what is being done and timeframe for which it will be completed.

Mr. Yuro will ask Dream Finders to provide confirmation of the projects in writing.

Mr. Greenberg stated that it be put in writing that the County should not be releasing any construction or performance bond until everything is approved.

Ms. Gentry summarized that the County will be sent a letter notifying them of the community's concerns with Phase 3 and advising that they do a detailed review before releasing any bonds. Additionally, required of Dream Finders prior to the Board approving use of easements is a detailed schedule be provided, notification be provided to the homeowners that will be impacted by the work, Dream Finder's agrees to repair any damage done during the

repairs, the District be added as additional insured on any insurance, and to detail the work Dream Finders is allowed to complete.

The following item was taken out of order of the agenda.

EIGHTH ORDER OF BUSINESS Discussion of AT&T Building

Mr. Laughlin stated that the ownership of the building used by AT&T in the past was discussed at the last meeting and a comment was found in a set of meeting minutes that indicated the HOA worked out an agreement with AT&T to use the building in exchange for free service to the amenity center. Somewhere along the lines, that service ended along with the agreement that had been in place. The building is District owned and on District property. The building was inspected by District staff and it was found that the roof has collapsed on the building.

The Board discussed the options of demolishing or refurbishing the building and whether to pursue payments from AT&T for use of an easement.

On MOTION by Ms. Chamerda seconded by Mr. Eichmann with all in favor authorizing counsel to contact AT&T to negotiate easement rights and authorizing the Chair to work with staff on the negotiations was approved.

On MOTION by Mr. Greenberg seconded by Mr. Eichmann with all in favor authorizing staff to request proposals from structural engineers to evaluate the storage building was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the September 19, 2023 Meeting

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

On MOTION by Mr. Eichmann seconded by Ms. Chamerda with all in favor the minutes of the September 19, 2023 meeting were approved as presented.

THIRD ORDER OF BUSINESS

Landscape Report

Staff Reports (1 – Continued)

Mr. Dellinger stated that the landscape contractor has been doing a good job other than inconsistent days of service, however that does not seem to be a problem for the residents at this time. Staff is awaiting quotes to get the landscaping in the common areas along the Phase 3 road consistent with the rest of the community.

Mr. Glynn added that there is a drainage pond that backs up to the haul road and the western side of the easement of the lake is a common area and needs to be maintained, so BrightView will be submitting a quote to clean that up.

Mr. Greenberg stated that the District has not taken ownership of that property yet, so the District will not maintain it.

Mr. Laughlin stated that some of the quotes in progress will be sent to Dream Finders, such as the fence on the Concourse for Phase 3.

The Board also discussed the need for landscape reports to be submitted by BrightView as required by the contract.

Mr. Laughlin presented a proposal to add an 8'x12' auxiliary parking area at the amenity center for golf carts. The Board requested additional proposals that would include a larger parking area.

Mr. Snow reported that there are two plumbing fixtures at the storage building that is leaking water. He also stated that he spoke to a resident that owns a landscaping business regarding installing pine straw all along the Concourse on the other side of the fence.

Mr. Greenberg stated that the fence is scheduled to be pressure washed after the holidays, so the Board can consider laying pine straw after that project is complete.

Mr. Snow stated that some residents are dumping tree limbs over the fence to the Concourse side and it's visible when walking down the sidewalk. He asked for confirmation that dumping is not allowed on CDD property.

Mr. Laughlin responded that it is not allowed. He will get with Mr. Snow on the address so a letter can be sent to the resident.

Mr. Greenberg informed the Board that there are multiple electrical items that need to be addressed and Mr. Dellinger is putting a list together so an electrician can take care of them at the same time.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2024-01, Amending the Fiscal Year 2023 General Fund Budget

Mr. Laughlin stated that the purpose of Resolution 2024-01 is to balance out any budget line items that are over or under the adopted budgeted amounts.

On MOTION by Mr. Eichmann seconded by Mr. Snow with all in favor Resolution 2024-01, amending the Fiscal Year 2023 general fund budget was approved.

SIXTH ORDER OF BUSINESS

Public Hearing for the Purpose of Adopting Disciplinary Rules, Rates, Charges and Fees; Resolution 2024-02

Mr. Laughlin summarized the rates proposed to change including: the non-resident annual user fee increasing from \$1,800 to \$3,000, a replacement access card fee increasing from \$25 to \$35, rental fee for the gathering room changing from a range of \$15-\$75 to \$50 for four hours, revoking the ability for non-patrons to rent the gathering room, and adding a rate of \$20 per hour for additional gathering room rental hours.

Ms. Gentry added that the proposed suspension and termination of access rules are also being considered for approval. Those rules spell out in more detail the offenses can lead to a suspension and termination, gives discretion to staff to suspend individuals if there are violations, spells out the District's ability to collect damages for property damage, spells out an automatic suspension if there is non-payment of any damages and details the right to appeal a suspension.

Mr. Snow stated that there used to be a refundable deposit associated with a rental.

Mr. Laughlin stated that the last box in the fee column can be adjusted to say refundable rather than non-refundable.

The Board discussed depositing the deposit check prior to the rental rather than holding on to it until the rental is complete to protect the District.

On MOTION by Mr. Toohey seconded by Mr. Snow with all in favor the public hearing was opened.

A resident stated that they were in agreeance with the proposed changes.

On MOTION by Mr. Toohey seconded by Ms. Chamerda with all in favor the public hearing was closed.

On MOTION by Mr. Toohey seconded by Mr. Snow with all in favor Resolution 2024-02, adopting disciplinary rules, rates, charges and fees was approved with the change to the deposit verbiage.

SEVENTH ORDER OF BUSINESS Consideration of Proposals for Architectural Services for Amenity Improvements

Mr. Laughlin presented two proposals for architectural services for amenity improvements; one totaling \$1,500 from Urban Edge and one from Studio Horan totaling an amount not to exceed \$26,850 for multiple tasks.

Mr. Greenberg added that the intention in hiring a professional is to evaluate what the needs of the community are now and how the District can make the most use of the amenity space.

On MOTION by Mr. Toohey seconded by Ms. Chamerda with all in favor the proposal from Urban Edge was approved.

NINTH ORDER OF BUSINESS Staff Reports (2)

A. District Counsel

There being nothing to report, the next item followed.

B. District Manager

Mr. Laughlin informed the Board that Mr. Dellinger will begin sending newsletters to the community beginning in December during the months between meetings to provide any necessary updates.

Mr. Laughlin and Mr. Dellinger stepped out of the meeting at this time and the Board discussed bonuses for the District Manager and Community Manager.

On MOTION by Ms. Chamerda seconded by Mr. Snow with all in favor bonuses in the amount of \$300 for Mr. Laughlin and \$200 for Mr. Dellinger was approved.

Mr. Greenberg stated that he was disappointed in the engineer's efforts when he was asked to inspect the AT&T building and asked if the Board would be amenable to looking for another firm once the work with Dream Finders has concluded.

Mr. Toohey stated that he would prefer to go down the coaching path rather than the path of termination.

Mr. Snow suggested having a conversation in which the engineer is told if there is a task outside of his abilities that he should express that.

C. Field Operations Manager – Report

Mr. Dellinger presented the operations report, a copy of which was included in the agenda package.

Mr. Greenberg stated that a lot of the multi-colored holiday lights need to be replaced and asked if there is any sort of permanent lighting that can be installed on the palm trees.

Mr. Snow stated that Gemstone, the vendor who installed the current permanent lighting, offers an option for flood lights to shine up on the palm trees on various colors for under \$4,000. He added that the lights are generally run off Wi-Fi, so he will speak with Mr. Dellinger about options such as a Wi-Fi extender.

Mr. Greenberg asked Mr. Laughlin to reach out to the various HOAs regarding a \$500 donation.

TENTH ORDER OF BUSINESS Financial Reports

A. Financial Statements as of September 30, 2023

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

B. Approval of Check Register

A copy of the check register totaling \$55,589.47 was included in the agenda package.

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

ELEVENTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

Supervisor Requests

Mr. Snow asked if anything has been reported on the traffic study.

Mr. Greenberg responded that he and Joe Gay met with Commissioner Huppington who acknowledged that a traffic study had been done on Amaryllis and the commissioner was supposed to check on the results of the study and the recommendation based on those results.

Mr. Laughlin stated that he would reach out to the commissioner.

Ms. Chamerda asked if before the speed humps are considered if the residents are aware of what the speed limit is.

Mr. Greenberg responded that the District has asked for speed limit signs to be posted, however a traffic study is needed for that as well.

Mr. Snow stated that Mr. Dellinger noticed some of the fabric on the chairs has been cut, so he contacted Horizon Casual and was quoted around \$65 for replacement fabric for just the seat part for one chair, or \$240 total plus \$45 for shipping for three chairs.

Mr. Toohey suggested purchasing extra fabric to keep on hand for future replacements due to the shipping cost.

Mr. Snow asked if there a process in place for a resident required to file with the sex offender registry in terms of amenity center usage.

Ms. Gentry responded that there is no obligation for the CDD to get involved and it typically doesn't as it is the burden on each person to make sure they are complying with the terms of whatever release they are under. If the District finds out a person is violating those terms and around children at the facilities, she recommended reporting it to law enforcement.

Audience Comments

Ann Bachand stated that she thinks the community would benefit more from tearing down the AT&T building and using that area as golf cart parking and if the District is going to spend money improving the amenity center, a shed can be installed for storage purposes.

Duane Rust asked where the money that was paid under the agreement with the HOA for the AT&T building.

Mr. Laughlin responded that the agreement stated that the amenity center got free internet and that agreement was approved by the CDD board at the time.

Mr. Toohey stated that he recalls a conversation in which he was told the HOA received \$35 for every new service installed at the time, however he believes the agreement has expired.

TWELFTH ORDER OF BUSINESS	Next Scheduled Meeting – January 16, 2024 at 11:00 a.m. at the Amelia Concourse Amenity Center
THIRTEENTH ORDER OF BUSINESS	Adjournment
On MOTION by Mr. Toohe in favor the meeting was adjoint of the meeting was	ey seconded by Ms. Chamerda with all ourned.
Secretary / Assistant Secretary	Chairman / Vice Chairman



8 Dec 2023

Amelia Concourse Amenity and Operations Manager 85200 Amaryllis Court Fernandina Beach, Florida, 32034

Attn: Chip Dillinger

Re: Amelia Concourse CDD Building Re-roof

Subject: Proposal for Professional Services

Dear Chip:

Attached is a Floor Plan Sketch along with a front elevation and a Building Section of the above captioned structure. These freehand sketches were documentation of my site visit of 29 Nov 2023 and the basis of this proposal for services. Also attached is a fee proposal from structural engineer, Mark Keister.

VRL will work with Keister to produce permit drawings for restoring this structure to a usable status as a storage building for your pool environment. The flat roof will be changed to a steep sloped hip roof with asphalt shingles to match the adjacent buildings.

VRL will prepare the following documents:

- 1. Demolition Plan and Partial Site Plan.
- 2. Floor Plan.
- 3. Roof Plan.
- 4. Building Section.
- 5. Exterior Elevations.

KW Structural Engineers will produce a roof framing plan with connections to the existing CMU wall.

An additional field trip will be required to conduct inspection of the CMU tie beam at the top of the exterior wall.

For the above outlined Scope of Work, our fees will be as follows:

Keister Webb Structural Engineers	\$ 4,750.00
VRL Architects, Inc.	\$ 6,900.00
Total Fee:	\$11,650.00



Stephen F. Lazar, AlA, LEED®AP

10609 Old St. Augustine Road Jacksonville, Florida 32257

904-723-3895

Additional Services: Hourly rate \$200/hr.

- Assistance with Contractor Costs.
- Construction visits.
- Response to Contractor's RFIs.
- Responses to Nassau County Permitting.

Not included in Services:

- · Mechanical, Electrical and Plumbing Engineering.
- · Civil Engineering.
- · Surveying.

If this proposal is acceptable, our signatures below will constitute an agreement.

Sincerely

VRL Architects

Stephen F. Lazar, AIA

Accepted for Amelia Concourse

1449 Palm Avenue Jacksonville, Florida 3 2 2 0 7 License AAC001735 904---723---3895

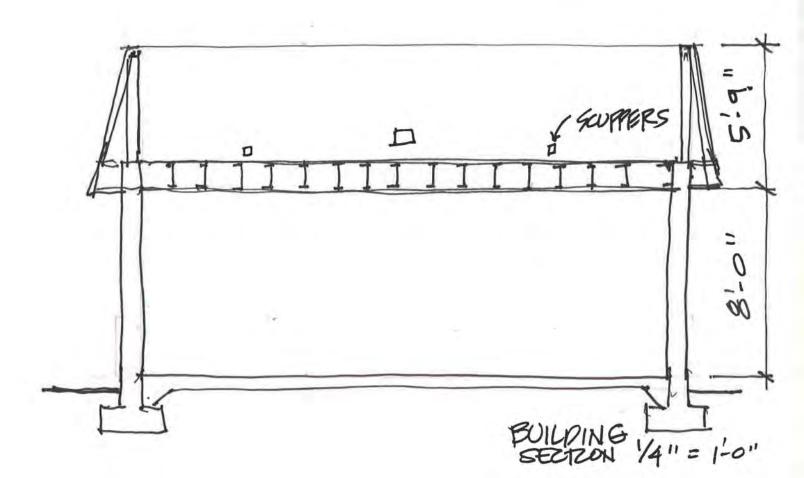


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FRONT EVENTON

SCALE





December 6, 2023 K W Project: 23181

Mr. Stephen F. Lazar, AIA, LEED AP VRL Architects, Inc. 10609 Old St. Augustine Road Jacksonville, Florida 32257

Re: Amelia Concourse Storage Building Re-Roof

Amelia Island, Florida

Dear Steve:

I am writing, at your request, to submit this proposal for consulting structural engineering services on the above-referenced project. This proposal is based upon an e-mail from you on November 30, 2023, which included a DropBox link to a preliminary plan and section and a telephone conversation with Mr. Chip Dellinger the property manager.

The Amelia Concourse Storage Building is a one-story building of approximately 480 sf with a wood framed roof and perimeter CMU walls. The roof supported AT&T ballasted equipment created a ponding situation and a partial roof collapse. As I understand it, the project will consist of constructing a new wood framed steep sloped roof structure with proper drainage. AT&T equipment will no longer be placed on this roof structure.

The services to be provided by Keister Webb Structural Engineers LLC (K | W) shall be:

- 1) Review existing documents that may be available including, but not limited to, construction drawings, specifications, agreements, and change orders.
- 2) One (1) site visit to observe and record the existing structural conditions.
- 3) In the Construction Documents Phase (CD Phase), based on the DD Phase documents approved by the Architect, perform structural analysis and design and prepare drawings setting forth in detail the structural requirements of the project.
- 4) In the CD Phase, prepare outline structural sections of the contract specifications presented on the structural drawings.
- 5) In the Construction Phase, review and take other appropriate action on the structural shop drawings only for conformance with the design concept of the project and compliance with the information given in the Contract Documents.
- 6) Perform site visits, at intervals appropriate to the various stages of the construction to observe the progress and the quality of the work of the contractor(s) and prepare a written report of each site visit.

The total fee for the above services 1) through 5) shall be Four Thousand Seven Hundred Fifty Dollars (\$4,750.00) plus expenses.

Construction site visits, item 6) above, and any services authorized by you, in addition to those set forth above, shall be billed in addition to the above total fee at the following rates:

Principal	\$ 225.00/hour
Senior Project Engineer/Senior Project Manager	\$ 190.00/hour
Project Engineer/Project Manager	\$ 165.00/hour
Engineer/Structural Designer	\$ 155.00/hour
CADD/BIM Technician	\$ 120.00/hour
Administrative	\$ 80.00/hour
Construction Site Visit	\$1,200.00/visit including expenses
Expenses	

The professional services fee quoted above has been established based on K W providing a level of structural information consistent with Best Practices Guidelines as established by the AIA during each design phase of the project. K W recognizes that it is becoming more common for the project owner or construction manager to request detailed structural information during the early design phases of a project, usually so that an early construction cost can be developed. When this request is made, it requires K W to spend additional time to develop a greater level of structural information beyond what is conventional in the early design phases. If such a request is made after submission of this proposal, K W reserves the right to change the portion of our total fee allocated to each individual phase of the project and you agree to abide by K W's proposed changes so long as the total project fee remains unchanged. You also agree that any substantial changes to the structural design arising from decisions made in the early design phases after the development of a greater level of structural information may therefore entitle K W to additional total project fee to reorganize, remodel, and/or redesign the project to incorporate such proposed design changes.

Additional services include, but are not limited to, the following:

- Providing SD documentation.
- Attending a pre-bid meeting with potential contractors.
- Responding to contractor inquiries prior to the awarding of the contract to a contractor.
- Making construction site visits.
- Making revisions to the drawings, specifications, or other documents after approval of information from the Architect.
- Providing Opinions of Probable Cost.
- Additional site visits to observe and document existing structural conditions because of a lack of available documentation.
- Providing for the design of reinforcement or repairs to existing structures because of discovered conditions where existing structure to remain is found to be non-compliant with applicable building codes.
- Development of alternate framing schemes on Construction Documents.
- Providing redesign services for Contractor's proposed design modifications or for Contractor's proposed substitutions for materials or structural systems.
- Design of building elements whose design is normally delegated to their supplier(s), including, but not limited to, rooftop equipment.
- Preparation of component and/or cladding design which is normally provided by the manufacturer such as cold-formed framing or curtain wall framing.
- Preparing a set of record drawings.

• "Fast-tracking" of structural design documents which requires the issuance of structural construction documents prior to the issuance of architectural construction documents.

Expenses include travel, meals, parking, photographic processing, copying and printing costs, postage and special shipping costs, costs of tools or special equipment. Rental or leasing of scaffolding equipment, along with the costs of construction personnel to install, erect, or operate this equipment shall be billed as project expenses and are not included in the fee indicated above.

During the course of the investigative work, we will require access to the building. We may also require that minor demolition of finish materials be accomplished so that we can observe concealed conditions. We will coordinate these with you and the owner to minimize disruption to the facility.

As part of our work, we may use one or more of the following: cameras with telephoto lenses, telescope, drone, stationary access scaffolding, and ladders. In the event that we decide to use scaffolding to facilitate the observation of portions of the building, and K|W subcontracts that equipment directly, we will acquire, or coordinate with the contractor to acquire, the necessary permits, coordinate the equipment's use with local authorities, and review the schedule for its use with you.

K | W shall submit monthly statements for services rendered. Payment is due within 30 days of the date of the invoice. A service charge of 1 1/2 percent per month of the outstanding balance may be charged on all balances outstanding more than 60 days. K | W reserves the right to stop work on its work when the balance for invoiced services is outstanding more than 60 days.

In providing services under this Agreement, K W shall perform in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances at the same time and in the same or similar locality.

To the fullest extent permitted by law, and notwithstanding any other provision of this agreement, the total liability, in the aggregate, of K W and K W's officers, directors, partners, employees, and subconsultants, and any of them, to you and anyone claiming by or through you, for any and all claims, losses, costs, or damages, including attorneys' fees and costs and expert-witness fees and costs of any nature whatsoever or claims expenses resulting from or in any way related to the project or the agreement from any cause or causes shall not exceed One Million Dollars (\$1,000,000.00). It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, unless otherwise prohibited by law.

PURSUANT TO SECTION 558.0035 OF THE FLORIDA STATUTES, AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

K W shall not be responsible for the means, methods, techniques, sequences, or procedures of construction selected by contractor(s) or the safety precautions and programs incident to the work of contractor(s). K W's efforts in the Construction Phase will be directed toward providing a greater degree of confidence for you that the completed work of contractor(s) will conform to the Contract Documents, but K W shall not be responsible for the failure of contractor(s) to perform work in accordance with the Contract Documents.

In the event that you make a claim or bring an action against K | W, its officers and/or its employees arising from the performance of our professional services and such action is dismissed or you fail to prove such a

K W Project: 23181 December 6, 2023

claim, then you agree to pay all legal and other costs (including attorneys' fees) incurred by K|W in its defense of such claim.

The contract drawings and reports are instruments of service in respect of the project and K W shall retain ownership and property interest therein whether or not the project is completed. Any reuse without written verification from K W shall be at your own risk and you hereby indemnify and hold harmless K W, its officers and employees from all claims, damages, losses, and expenses arising out of or resulting therefrom. Any such reuse or adaptation will entitle K W to further compensation to be agreed upon by you and K W.

Please indicate your acceptance of this proposal by signing and returning one copy.

Very truly yours, Keister Webb Structural Engineers LLC	ACCEPTED BY	
Mark J Keister, PE Principal	Client Signature	
	Printed Name and Title	
	Date	
	Client Project/PO Number	

1449 Palm Avenue Jacksonville, Florida 3 2 2 0 7 License AAC001735 904---723---3895



AWBUA CONCOURSE STORAGE BUILDING

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 DATE

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From: Courtney Hogge chogge@gmsnf.com & Subject: Fwd: Amelia Concourse subdivision

Date: January 8, 2024 at 1:32 PM

To:



Begin forwarded message:

From: "A.M. \"Hupp\" Huppmann" < <u>ahuppmann@nassaucountyfl.com</u>>

Date: January 8, 2024 at 12:11:03PM EST **To:** charles gay < charlesgay1@hotmail.com>

Cc: ac.cdd.hg@gmail.com

Subject: FW: Amelia Concourse subdivision

Dear Joe,

Attached please find the traffic survey The County conducted from 18-25 September 2023.

19 to 25 mph = 6805 vehicles total = 98.88% of all vehicles measured for the week (Monday to Monday) were within the 19-25 mph window.

Above 25 mph = 77 vehicles = 1.119% of all traffic measured

Below 25 mph = 636 vehicles = 9.21% of all traffic measured

Of the 6,882 cars total that were recorded for the study the maximum speed recorded was 30.1 mph. This happened two times (twice) during the study.

The minimum speed recorded was 6.2mph. The overall average speed was 20.56 mph

Please feel free to give me a call if you desire a lengthier discussion on this or any issue.

Respectfully,

Hupp

A.M. "Hupp" Huppmann BoCC, District 2 (904)319-0686

From: Robert Companion < rcompanion@nassaucountyfl.com>

Sent: Monday, January 08, 2024 11:34 AM

To: A.M. "Hupp" Huppmann < ahuppmann@nassaucountyfl.com >

Subject: RE: Amelia Concourse subdivision

See the speed and volume counts, attached.

Robert T. Companion, PE

Deputy County Manager - County Engineer

Nassau County, FL | Board of County Commissioners 96135 Nassau Place | Yulee, Florida 32097 P: (904) 530-6010 | rcompanion@nassaucountyfl.com

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, please do not send electronic mail to this entity. Instead, please contact this office by phone or in writing.

Amaryllis Ct. in Amelia Concourse SpeedStat ...



Amaryllis Ct. in Amelia Concourse VehicleCount...



Nassau County Traffic Report Speed Statistics

SpeedStat-76 -- English (ENU)

Datasets:

Site: [C-313] Amaryllis Ct. (bewtween Periwinkle & Snapdragon)

Attribute:

Direction: 6 - West bound A>B, East bound B>A. **Lane:** 2

Survey Duration: 11:48 Monday, September 18, 2023 => 14:35 Monday, September 25, 2023,

Zone:

File: C-313 0 2023-09-25 1435.EC2 (Plus)

Identifier: TY45HE9R MC5900-X13 (c)MetroCount 09Nov16

Algorithm: Factory default axle (v5.08)

Data type: Axle sensors - Paired (Class/Speed/Count)

Profile:

Filter time: 11:49 Monday, September 18, 2023 => 14:35 Monday, September 25, 2023

(7.11589)

Included classes: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13

Speed range: 6 - 99 mph.

Direction: North, East, South, West (bound), P = <u>East</u>, Lane = 0-16

Separation: Headway > 2 sec, Span 0 - 328.084 ft

Name: Default Profile

Scheme: Vehicle classification (Scheme F3)
Units: Non metric (ft, mi, ft/s, mph, lb, ton)
In profile: Vehicles = 6882 / 7031 (97.88%)

Speed Statistics

SpeedStat-76

Site: C-313.2.3WE

Description: Amaryllis Ct. (bewtween Periwinkle & Snapdragon)

Filter time: 11:49 Monday, September 18, 2023 => 14:35 Monday, September 25, 2023

Scheme: Vehicle classification (Scheme F3)

Filter: Cls(1-13) Dir(NESW) Sp(6,99) Headway(>2) Span(0 - 328.084) Lane(0-16)

Vehicles = 6882

Posted speed limit = 30 mph, Exceeding = 2 (0.029%), Mean Exceeding = 30.09 mph

Maximum = 30.1 mph, Minimum = 6.2 mph, Mean = 15.1 mph

85% Speed = 17.78 mph, **95% Speed** = 20.56 mph, **Median** = 14.76 mph

12 mph Pace = 9 - 21, **Number in Pace** = 6493 (94.35%)

Variance = 9.36, Standard Deviation = 3.06 mph

Speed Bins (Partial days)

Speed	Bin	Below	Above	Energy	vMult n *	vMult
0 - 6	0 0.000%	0 0.000%	6882 100.0%	0.00	0.00	0.00
6 - 12	1073 15.59%	1073 15.59%	5809 84.41%	0.00	0.00	0.00
12 - 19	5096 74.05%	6169 89.64%	713 10.36%	0.00	0.00	0.00
19 - 25	636 9.241%	6805 98.88%	77 1.119%	0.00	0.00	0.00
25 - 31	77 1.119%	6882 100.0%	0 0.000%	0.00	0.00	0.00
31 - 37	0 0.000%	6882 100.0%	0 0.000%	0.00	0.00	0.00
37 - 43	0 0.000%	6882 100.0%	0 0.000%	0.00	0.00	0.00
43 - 50	0 0.000%	6882 100.0%	0 0.000%	0.00	0.00	0.00
50 - 56	0 0.000%	6882 100.0%	0 0.000%	0.00	0.00	0.00
56 - 62	0 0.000%	6882 100.0%	0 0.000%	0.00	0.00	0.00
62 - 68	0 0.000%	6882 100.0%	0 0.000%	0.00	0.00	0.00
68 - 75	0 0.000%	6882 100.0%	0 0.000%	0.00	0.00	0.00
75 - 81	0 0.000%	6882 100.0%	0 0.000%	0.00	0.00	0.00
81 - 87	0 0.000%	6882 100.0%	0 0.000%	0.00	0.00	0.00
87 - 93	0 0.000%	6882 100.0%	0 0.000%	0.00	0.00	0.00
93 - 99	0 0.000%	6882 100.0%	0 0.000%	0.00	0.00	0.00
99 - 106	0 0.000%	6882 100.0%	0 0.000%	0.00	0.00	0.00
106 - 112	0 0.000%	6882 100.0%	0 0.000%	0.00	0.00	0.00
112 - 118	0 0.000%	6882 100.0%	0 0.000%	0.00	0.00	0.00
118 - 124	0 0.000%	6882 100.0%	0 0.000%	0.00	0.00	0.00

Total Speed Rating = 0.00

Total Moving Energy (Estimated) = 0.00

Speed limit fields (Partial days)

	Limit	Below		Above
0	30 (PSL)	6880 100.0%	Π	2 0.0%

Nassau County Traffic Report Vehicle Counts

VehicleCount-75 -- English (ENU)

Datasets:

Site: [C-313] Amaryllis Ct. in Amelia Concourse (Periwinkle & Snapdragon)

Attribute:

Direction: 6 - West bound A>B, East bound B>A. **Lane:** 2

Survey Duration: 11:48 Monday, September 18, 2023 => 14:35 Monday, September 25, 2023,

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(7.11589)

Included classes: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13

Speed range: 6 - 99 mph.

Direction: North, East, South, West (bound), P = <u>East</u>, Lane = 0-16

Separation: Headway > 2 sec, Span 0 - 328.084 ft

Name: Default Profile

Scheme: Vehicle classification (Scheme F3)
Units: Non metric (ft, mi, ft/s, mph, lb, ton)
In profile: Vehicles = 6882 / 7031 (97.88%)

* Monday, September 18, 2023 - Total=659 (Incomplete) , 15 minute drops

230		00 02	200 03	500 04	100 03	000 00	00 07	00 081	0900	1000	1100	120	0 1300) 1400	J 1500	1001) 1/00	1800	1900	2000	2100	2200
	_	-	-	-	-	-	-	-	-	-	-	-	51	61	85	72	100	83	67	61	42	15
12	10																					
		-	-	-	-	-	-	-	-	-	-	-	10	13	25	23	13	31	23	14	16	6
4	4	4								_	_	_	15	13	16	23	32	16	21	16	9	4
4	- 3	1	_	_	_	_	_	_	_	_	_	_	13	13	Τ 0	23	32	10	21	10	9	4
-	-	-	-	-	_	-	_	_	-	_	-	_	11	16	26	12	21	15	13	16	5	4
3	2	2																				
	-	-	-	-	-	-	-	-	-	-	-	9	15	19	18	14	34	21	10	15	12	1
1	1	2																				

PM Peak 1615 - 1715 (118), PM PHF=0.87

* Tuesday, September 19, 2023 - Total=1022, 15 minute drops

0.0	00 01	00 02	00 03	00 04	00 05	500 0	600 07	700 08	300 09	00 10	000 1	100 1	200	1300	1400	1500	1600	1700	1800	1900	2000	2100	2200
230	0																						
	9	2	2	1	7	14	46	60	75	55	50	56	6	1	68	53	67	83	97	67	60	50	21
11	7																						
	4	0	1	0	2	3	7	17	28	22	14	14	1	4	15	7	16	21	29	17	16	16	5
5	2	2																					
	1	2	0	0	2	4	9	16	23	10	5	9	1	.5	18	12	14	18	26	20	14	11	7
5	2	1																					
	2	0	0	1	1	5	16	14	4	15	16	18	1	.2	19	17	21	21	24	12	14	14	5
1	2	0																					
	2	0	1	0	2	2	14	13	20	8	15	15	2	0	16	17	16	23	18	18	16	9	4
0	1	0																					

AM Peak 0730 - 0830 (78), AM PHF=0.70 PM Peak 1645 - 1745 (102), PM PHF=0.88

* Wednesday, September 20, 2023 - Total=1095, 15 minute drops

00	00 01	00 02	00 03	30Ō 04	00 05	500 06	500 07	00 08	00 09	00 10	00 11	00 120	0 1300	1400	1500	1600	1700	1800	1900	2000	2100	2200
230	2300																					
	3	2	2	2	4	10	51	59	63	60	43	77	60	63	67	82	87	119	84	63	36	28
19	11																					
	2	1	0	0	1	4	8	16	22	13	10	18	19	13	15	17	23	24	25	14	10	11
6	4	0																				
	1	0	1	1	1	2	8	19	11	12	6	24	14	22	16	22	18	37	18	18	15	10
7	4	1																				
	0	1	0	1	1	1	12	12	12	16	9	14	15	9	16	23	22	34	26	13	5	5
5	3	0																				
	0	0	1	0	1	3	23	12	18	19	18	21	12	19	20	20	24	24	15	18	6	2
1	0	1																				

AM Peak 1115 - 1215 (78), AM PHF=0.81 PM Peak 1715 - 1815 (120), PM PHF=0.81

* Thursday, September 21, 2023 - Total=1054, 15 minute drops

00	00 01	00 02	00 03	00 04	00 05	00 06	00 07	00 08	00 09	00 10	00 11	00 120	0 1300	1400	1500	1600	1700	1800	1900	2000	2100	2200
230	0																					
	2	5	0	1	4	14	45	69	53	47	43	70	57	64	67	68	85	107	84	73	32	39
15	10																					
	0	2	0	0	1	4	11	18	17	11	10	14	17	15	13	18	21	33	22	13	3	7
9	5	2																				
	1	2	0	1	1	3	10	20	15	15	11	24	18	20	17	21	17	28	23	19	11	7
4	2	2																				
	0	0	0	0	1	5	11	19	11	10	12	15	12	13	22	16	21	22	19	18	5	15
0	1	1																				
	1	1	0	0	1	2	13	12	10	11	10	17	10	16	15	13	26	24	20	23	13	10
2	2	1																				

AM Peak 1115 - 1215 (73), AM PHF=0.76 PM Peak 1645 - 1745 (109), PM PHF=0.83

* Friday, September 22, 2023 - Total=1082, 15 minute drops

00	00 01	00 02	00 03	00 04	00 05	500 06	500 07	00 08	00 09	00 10	00 11	00 120	00 130	0 1400	1500	1600	1700	1800	1900	2000	2100	2200
230	<u>2300</u>																					
	6	1	2	1	3	11	53	52	74	45	55	65	76	50	71	87	89	79	65	78	46	38
21	14																					
	2	0	0	0	0	3	6	16	17	8	14	14	17	11	15	17	12	24	18	18	13	10
4	4	3																				
	2	1	0	0	1	3	11	10	25	14	11	14	21	15	17	28	26	20	15	17	14	16
6	3	2																				
	1	0	1	0	1	2	19	15	17	17	18	22	21	9	17	14	27	20	14	21	10	8
2	3	1																				
	1	0	1	1	1	3	17	11	15	6	12	15	17	15	22	28	24	15	18	22	9	4
9	4	1																				

AM Peak 1130 - 1230 (75), AM PHF=0.85 PM Peak 1615 - 1715 (101), PM PHF=0.94

* Saturday, September 23, 2023 - Total=924, 15 minute drops
0000 0100 0200 0300 0400 0500 0600 0700 0800 0900 1000 1100 1200 1300 1400 1500 1600 1700 1800 1900 2000 2100 2200

230	10																					
-	7	3	1	1	3	5	10	11	45	67	52	75	76	61	53	49	79	59	67	69	35	40
38	18																					
	3	0	0	0	2	0	0	2	9	16	14	17	20	24	15	13	20	13	18	22	12	9
16	4	3																				
	2	1	0	0	0	2	3	4	7	23	15	29	19	17	11	9	21	16	21	16	7	10
12	3	3																				
	1	2	0	0	0	2	3	2	10	13	16	17	22	9	15	16	15	18	14	17	10	12
6	6	5																				
	1	0	1	1	1	1	4	3	19	15	7	12	15	11	12	11	23	12	14	14	6	9
4	5	3																				

AM Peak 1115 - 1215 (78), AM PHF=0.67 PM Peak 1215 - 1315 (80), PM PHF=0.83

* Sunday, September 24, 2023 - Total=766, 15 minute drops

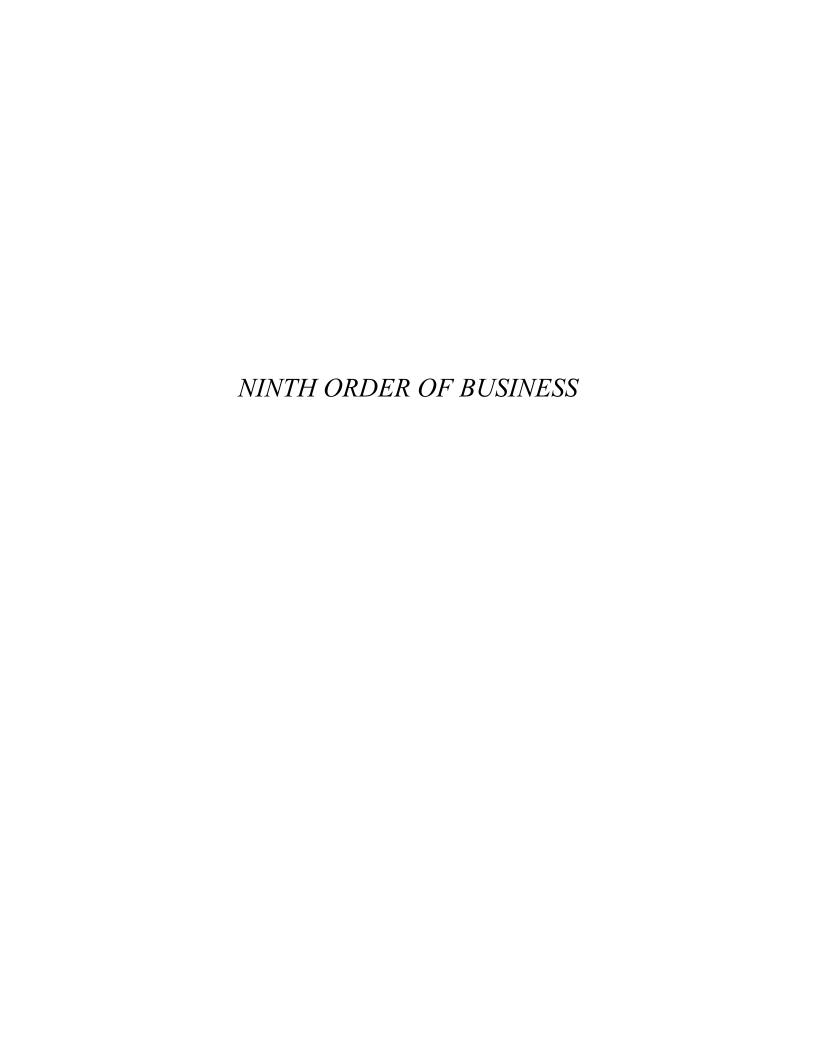
_ 0 (000 01	.00 0	200	0300	0400	0500	0600	0700	0800	0900	1000	1100	1200	1300	1400	1500	1600	1700	1800	1900	2000	2100	2200
230	0 (
	14	6	0	1	3	4	3	19	2	6 4	0	59	50	64	78	53	61	48	63	57	36	25	19
19	18																						
	3	3	0	0	3	1	1	3	3	4 1	5	11	14	17	19	16	16	13	15	10	9	8	8
9	3	6																					
	3	1	0	1	0	2	0	4		3	2	17	11	20	21	10	12	14	16	16	6	10	3
3	6	0																					
	5	2	0	0	0	1	0	6	5	9 1	2	14	10	16	19	14	19	9	15	16	15	1	2
3	6	0																					
	3	0	0	0	0	0	2	6	1	0 1	1	17	15	11	19	13	14	12	17	15	6	6	6
4	3	0																					

AM Peak 1145 - 1245 (68), AM PHF=0.85 PM Peak 1300 - 1400 (78), PM PHF=0.93

* Monday, September 25, 2023 - Total=271 (Incomplete) , 15 minute drops

	0000	0100	0200	0300	0400	0500	0600 0	700	0800 0	900	1000	0 1100	1200	1300	1400	1500	1600	1700	1800	1900	2000	2100	2200
2	300																						
	6	1	2	3	5	17	48	63	53	52	2	21	0	0	0	-	-	-	-	-	-	-	-
Ξ	-																						
	6	1	0	1	2	2 2	8	19	13	1	4	7	0	0	0	0	-	-	-	-	-	-	-
-	-	-	-																				
	0	0	0	1	1	. 5	8	14	13	1	3	14	0	0	0	0	-	-	-	-	-	-	-
-	-	-	-																				
	0	0	0	1	1	. 1	. 19	16	11	1	3	0	0	0	0	-	-	-	-	-	-	-	-
-	-	-	-																				
	0	0	2	0	1	. 9	13	14	16	1:	2	0	0	0	0	-	-	-	-	-	-	-	-
_	_	-	_																				

AM Peak 0630 - 0730 (65), AM PHF=0.86



RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT AMENDING THE FISCAL YEAR 2023/2024 DEBT SERVICE FUND BUDGETS; AUTHORIZING A CORRESPONDING AMENDMENT IN THE ASSESSMENTS CERTIFIED FOR COLLECTION; RATIFYING ACTIONS; AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of the District ("Board") previously adopted final Operations and Maintenance and Debt Service Fund Budgets ("Budget") for the Fiscal Year beginning October 1, 2023, and ending September 30, 2024 ("Fiscal Year 2023/2024"); and

WHEREAS, the Board previously adopted Resolution No. 2023-04, imposing special assessments for operations and maintenance and certifying an assessment roll for collection of the Fiscal Year 2023/2024 operations and maintenance assessments and previously levied debt service assessments; and

WHEREAS, the Board desires to amend the Fiscal Year 2023/2024 Budget to reflect changes to budgeted revenues and expenses in the Debt Service Fund(s) for Fiscal Year 2023/2024 and to authorize a corresponding amendment to the debt service assessments certified for collection; and

WHEREAS, the Board finds that it is in the best interest of the District and its landowners to amend the Fiscal Year 2023/2024 Budget, to authorize a corresponding amendment to the operations and maintenance assessments certified for collection, and to ratify any and all actions taken by District staff, officers, and Supervisors in connection therewith.

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

SECTION 1. BUDGET AMENDMENT.

- a. The Board has reviewed the proposed amended Budget, copies of which are on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The amended Budget attached hereto as **Exhibit A** and incorporated herein by reference as further amended by the Board is hereby adopted in accordance with the provisions of Sections 190.008(2)(a) and 189.016(6), *Florida Statutes*.

- c. The amended Budget shall be maintained in the office of the District Manager and the District Records Office and identified as "The Adopted Budget for the Amelia Concourse Community Development District for the Fiscal Year Ending September 30, 2024, as amended and adopted by the Board of Supervisors effective January 16, 2024."
- d. The Adopted Annual Budget shall be posted on the District's website within five (5) days after adoption and remain on the website for at least two (2) years

SECTION 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the District, the fiscal year beginning October 1, 2023, and ending September 30, 2024, the sums set forth below, to be raised by special assessments or otherwise, which sums are 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	\$ 444,544
DEBT SERVICE FUND (SERIES 2007)	\$ 204,947
DEBT SERVICE FUND (SERIES 2016)	\$ 231,361
DEBT SERVICE FUND (SERIES 2019A)	\$ 259,474
CAPITAL RESERVE FUND	\$ 201,606
TOTAL ALL FUNDS	\$ 1,341,932

SECTION 3. AMENDMENT TO DEBT SERVICE ASSESSMENTS CERTIFIED FOR COLLECTION. The amount of debt service assessments certified for collection is hereby amended as set forth at **Exhibit A**. All findings and authorizations set forth in Resolution 2023-04 are hereby deemed to apply to the amended Budget set forth at **Exhibit A**.

- **SECTION 4. RATIFICATION.** All actions taken by District staff, officers, and Supervisors in connection with the above-authorized amendments to the Fiscal Year 2023/2024 Budget and assessments are hereby ratified, approved, and confirmed.
- **SECTION 5. CONFLICTS.** All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.
- **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 as of January 16, 2024.

PASSED AND ADOPTED this January 16, 2024.

Exhibit A: Amended Debt Service Fund Budgets FY 2023/2024

ATTEST:	AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT
Secretary/Assistant Secretary	Chairperson, Board of Supervisors

EXHIBIT A AMENDED FISCAL YEAR 2023/2024 DEBT SERVICE FUND BUDGETS

Community Development District Debt Service Fund Capital Improvement Revenue Bonds, Series 2007

Description	Adopted Budget FY 2024	Amended Budget FY 2024	Variance
REVENUES			
Special Assessments Interest Income True-Up Revenue Carry Forward Surplus	\$ 112,423 500 394,893	\$ 111,295 500 - 93,152	\$ (1,128) - (394,893) 93,152
TOTAL REVENUES	\$ 507,816	\$ 204,947	\$ (302,869)
EXPENDITURES			
Debt Service Obligation Interest - 11/1/23 Interest - 5/1/24 Principal - 5/1/24	\$ 507,816 - - -	\$ 31,769 31,769 50,000	\$ (507,816) 31,769 31,769 50,000
TOTAL EXPENDITURES	\$ 507,816	\$ 113,538	\$ (394,279)
OTHER USES			
Transfer Out Property Appraiser	\$ -	\$ 100 1,200	\$ 100 1,200
TOTAL OTHER USES	\$ -	\$ 1,300	\$ 1,300
EXCESS REVENUES	\$ -	\$ 90,110	\$ 90,110

Units	Gro	ss Assessment Per Unit	Gross Annual Assessment					
0.2	ф	1 212 47	ф	00.422				
82	\$	1,212.47	\$	99,423				
24		757.58		18,181.92				
1		571.74		571.74				
2		748.10		1,496.20				
24		-		-				
133			\$	119,672				
Less: Dis	sc ount	s and Collections-7%	\$	(8,377)				
Net An	nual	Assessment	\$	111,295				
			·					

Community Development District

Amortization Schedule
Capital Improvement Revenue Bonds, Series 2007

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL		
11/01/23	\$ 1,105,000	5.75%	\$ -	\$ 31,769	\$ 31,769		
05/01/24	1,105,000	5.75%	50,000	31,769	, -, -, -,		
11/01/24	1,055,000	5.75%	-	30,331	112,100		
05/01/25	1,055,000	5.75%	50,000	30,331			
11/01/25	1,005,000	5.75%	-	28,894	109,225		
05/01/26	1,005,000	5.75%	55,000	28,894			
11/01/26	950,000	5.75%	-	27,313	111,206		
05/01/27	950,000	5.75%	55,000	27,313			
11/01/27	895,000	5.75%	-	25,731	108,044		
05/01/28	895,000	5.75%	60,000	25,731			
11/01/28	835,000	5.75%	-	24,006	109,738		
05/01/29	835,000	5.75%	65,000	24,006			
11/01/29	770,000	5.75%	-	22,138	111,144		
05/01/30	770,000	5.75%	70,000	22,138			
11/01/30	700,000	5.75%	-	20,125	112,263		
05/01/31	700,000	5.75%	70,000	20,125			
11/01/31	630,000	5.75%	-	18,113	108,238		
05/01/32	630,000	5.75%	75,000	18,113			
11/01/32	555,000	5.75%	-	15,956	109,069		
05/01/33	555,000	5.75%	80,000	15,956			
11/01/33	475,000	5.75%	-	13,656	109,613		
05/01/34	475,000	5.75%	85,000	13,656			
11/01/34	390,000	5.75%	-	11,213	109,869		
05/01/35	390,000	5.75%	90,000	11,213			
11/01/35	300,000	5.75%	-	8,625	109,838		
05/01/36	300,000	5.75%	95,000	8,625			
11/01/36	205,000	5.75%	-	5,894	109,519		
05/01/37	205,000	5.75%	100,000	5,894			
11/01/37	105,000	5.75%	-	3,019	108,913		
05/01/38	105,000	5.75%	105,000	3,019	108,019		
Total			\$ 1,105,000	\$ 541,794	\$ 1,646,794		

Community Development District Debt Service Fund

Capital Improvement Revenue Bonds, Series 2016

Description	Adopted Budget FY 2024	Amended Budget FY 2024	Variance
REVENUES			
Special Assessments	\$ 148,091	\$ 146,859	\$ (1,232)
Interest Income	2,000	2,000	-
Carry Forward Surplus	82,740	82,502	(238)
TOTAL REVENUES	\$ 232,831	\$ 231,361	\$ (1,470)
EXPENDITURES			
Interest - 11/1/23	\$ 53,850	\$ 53,850	\$ -
Principal Prepayment- 11/1/23	-	5,000	5,000
Interest - 5/1/24	53,850	53,700	(150)
Principal - 5/1/24	35,000	35,000	-
TOTAL EXPENDITURES	\$ 142,700	\$ 147,550	\$ 4,850
OTHER F USES			
Transfer Out	\$ -	\$ 50	\$ 50
Property Appraiser	-	1,500	1,500
TOTAL OTHER FUSES	\$ -	\$ 1,550	\$ 1,550
EXCESS REVENUES	\$ 90,131	\$ 82,261	\$ (7,870)

	Gro	ss Assessment	Gross Annual
Units		Per Unit	Assessment
35	\$	-	\$ -
1		104	104
1		796	796
1		819	819
1		1,061	1,061
3		1,200	3,600
10		1,730	17,296
33		1,325	43,714
40		1,329	53,161
28		1,334	37,363
153			\$ 157,913
Less: Discou	nts an	\$ (11,054)	
Net Annual .	Assess	ment	\$ 146,859

Community Development District

Amortization Schedule
Capital Improvement Revenue Bonds, Series 2016

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/23	\$ 1,795,000	6.0%	\$ -	\$ 53,850	\$ 53,850
05/01/24	1,790,000	6.0%	35,000	53,700	444.050
11/01/24	1,755,000	6.0%	25.000	52,650	141,350
05/01/25	1,755,000	6.0%	35,000	52,650	120.250
11/01/25	1,720,000	6.0%	-	51,600	139,250
05/01/26	1,720,000	6.0%	40,000	51,600	1.42.000
11/01/26	1,680,000	6.0%	-	50,400	142,000
05/01/27	1,680,000	6.0%	40,000	50,400	120.600
11/01/27	1,640,000	6.0%	45.000	49,200	139,600
05/01/28	1,640,000	6.0%	45,000	49,200	4.40.050
11/01/28	1,595,000	6.0%	45.000	47,850	142,050
05/01/29	1,595,000	6.0%	45,000	47,850	400050
11/01/29	1,550,000	6.0%	-	46,500	139,350
05/01/30	1,550,000	6.0%	50,000	46,500	
11/01/30	1,500,000	6.0%	-	45,000	141,500
05/01/31	1,500,000	6.0%	50,000	45,000	
11/01/31	1,450,000	6.0%	-	43,500	138,500
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%	65,000	38,100	
11/01/35	1,205,000	6.0%	-	36,150	139,250
05/01/36	1,205,000	6.0%	70,000	36,150	
11/01/36	1,135,000	6.0%	-	34,050	140,200
05/01/37	1,135,000	6.0%	75,000	34,050	
11/01/37	1,060,000	6.0%	-	31,800	140,850
05/01/38	1,060,000	6.0%	80,000	31,800	
11/01/38	980,000	6.0%	-	29,400	141,200
05/01/39	980,000	6.0%	85,000	29,400	
11/01/39	895,000	6.0%	-	26,850	141,250
05/01/40	895,000	6.0%	90,000	26,850	
11/01/40	805,000	6.0%	-	24,150	141,000
05/01/41	805,000	6.0%	95,000	24,150	
11/01/41	710,000	6.0%	-	21,300	140,450
05/01/42	710,000	6.0%	100,000	21,300	
11/01/42	610,000	6.0%	-	18,300	139,600
05/01/43	610,000	6.0%	110,000	18,300	
11/01/43	500,000	6.0%	-	15,000	143,300
05/01/44	500,000	6.0%	115,000	15,000	
11/01/44	385,000	6.0%	-	11,550	141,550
05/01/45	385,000	6.0%	120,000	11,550	
11/01/45	265,000	6.0%	-	7,950	139,500

Community Development District

Amortization Schedule Capital Improvement Revenue Bonds, Series 2016

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
05/01/46	265,000	6.0%	130,000	7,950	=
11/01/46	135,000	6.0%	-	4,050	142,000
05/01/47	-	6.0%	135,000	4,050	139,050
Total			\$ 1,790,000	\$ 1,588,200	\$ 3,378,200

Community Development District Debt Service Fund

Capital Improvement Revenue Bonds, Series 2019A

Description	Adopted Budget FY 2024	Amended Budget FY 2024	Variance
2 65 61 1 1 1 61 61	112021	112021	var rance
REVENUES			
Special Assessments	\$ 137,013	\$ 179,916	\$ 42,903
Interest Income	2,500	2,500	-
Carry Forward Surplus	77,937	77,058	(879)
TOTAL REVENUES	\$ 217,450	\$ 259,474	\$ 42,024
EXPENDITURES			
Interest - 11/1/23	\$ 68,506	\$ 67,941	\$ (565)
Principal Prepayment- 5/1/24	-	5,000	5,000
Interest - 5/1/24	68,506	67,800	(706)
Principal - 5/1/24	45,000	40,000	(5,000)
TOTAL EXPENDITURES	\$ 182,012	\$ 180,741	\$ (1,271)
OTHER USES			
Transfer Out	-	1,700	1,700
Property Appraiser	-	1,900	1,900
TOTAL OTHER USES	\$ -	\$ 3,600	\$ 3,600
EXCESS REVENUES	\$ 35,438	\$ 75,133	\$ 39,695

** **	Gross Assessment			oss Annual
Units		Per Unit	As	sessment
25	\$	-	\$	-
3		942		2,827
1		948		948
1		1,029		1,029
1		1,252		1,252
141		1,329		187,403
172			\$	193,458
Less: Discounts and Collections-7%			\$	(13,542)
-				
Net Annual Assessment			\$	179,916
F				

 ${\bf Amortization~Schedule}$ Capital Improvement Revenue Bonds, Series 2019A

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/23	\$ 2,405,000	5.65%	\$ 5,000	\$ 67,941.25	
05/01/24	2,400,000	5.65%	40,000	67,800	174,470
11/01/24	2,360,000	5.65%	-	66,670	
05/01/25	2,360,000	5.65%	45,000	66,670	177,069
11/01/25	2,315,000	5.65%	-	65,399	
05/01/26	2,315,000	5.65%	45,000	65,399	174,526
11/01/26	2,270,000	5.65%	-	64,128	
05/01/27	2,270,000	5.65%	50,000	64,128	176,843
11/01/27	2,220,000	5.65%	-	62,715	
05/01/28	2,220,000	5.65%	55,000	62,715	178,876
11/01/28	2,165,000	5.65%	-	61,161	
05/01/29	2,165,000	5.65%	55,000	61,161	175,769
11/01/29	2,110,000	5.65%	-	59,608	
05/01/30	2,110,000	5.65%	60,000	59,608	177,520
11/01/30	2,050,000	5.65%	-	57,913	
05/01/31	2,050,000	5.65%	60,000	57,913	174,130
11/01/31	1,990,000	5.65%	-	56,218	
05/01/32	1,990,000	5.65%	65,000	56,218	175,599
11/01/32	1,925,000	5.65%	-	54,381	
05/01/33	1,925,000	5.65%	70,000	54,381	176,785
11/01/33	1,855,000	5.65%	-	52,404	
05/01/34	1,855,000	5.65%	75,000	52,404	177,689
11/01/34	1,780,000	5.65%	-	50,285	
05/01/35	1,780,000	5.65%	80,000	50,285	178,310
11/01/35	1,700,000	5.65%	-	48,025	
05/01/36	1,700,000	5.65%	85,000	48,025	178,649
11/01/36	1,615,000	5.65%	-	45,624	
05/01/37	1,615,000	5.65%	85,000	45,624	173,846
11/01/37	1,530,000	5.65%	-	43,223	
05/01/38	1,530,000	5.65%	90,000	43,223	173,903
11/01/38	1,440,000	5.65%	-	40,680	
05/01/39	1,440,000	5.65%	95,000	40,680	173,676
11/01/39	1,345,000	5.65%	-	37,996	
05/01/40	1,345,000	5.65%	105,000	37,996	178,026
11/01/40	1,240,000	5.65%	-	35,030	
05/01/41	1,240,000	5.65%	110,000	35,030	176,953
11/01/41	1,130,000	5.65%	-	31,923	
05/01/42	1,130,000	5.65%	115,000	31,923	175,596
11/01/42	1,015,000	5.65%	-	28,674	
05/01/43	1,015,000	5.65%	120,000	28,674	173,958
11/01/43	895,000	5.65%	-	25,284	
05/01/44	895,000	5.65%	130,000	25,284	176,895
11/01/44	765,000	5.65%	-	21,611	
05/01/45	765,000	5.65%	135,000	21,611	174,409
11/01/45	630,000	5.65%	-	17,798	
05/01/46	630,000	5.65%	145,000	17,798	176,499
11/01/46	485,000	5.65%		13,701	
05/01/47	485,000	5.65%	155,000	13,701	178,024
11/01/47	330,000	5.65%		9,323	
05/01/48	330,000	5.65%	160,000	9,323	174,125

Community Development District

Amortization Schedule

Capital Improvement Revenue Bonds, Series 2019A

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
					_
11/01/48	170,000	5.65%		4,803	-
05/01/49	170,000	5.65%	170,000	4,803	174,803
Total			\$ 2,405,000	\$ 2,176,945.00	\$4,576,945.00





From: Courtney Hogge chogge@gmsnf.com @

Subject: Fwd: WO# ROAD-90018 status has been changed from Asset Essentials.

Date: January 8, 2024 at 10:28 AM

To:



Begin forwarded message:

From: charles gay <charlesgay1@hotmail.com>

Subject: FW: WO# ROAD-90018 status has been changed from Asset Essentials.

Date: January 6, 2024 at 8:22:58 AM EST **To:** Harvey Greenberg <ac.cdd.hg@gmail.com>

Looks like they made repairs on the two potholes in phase 1 that I put in this week. I need to

go check to see for myself.

Sent from Mail for Windows

From: Asset Essentials Administrator
Sent: Friday, January 5, 2024 3:39 PM

To: Charles Gay(Charlesgay1@hotmail.com)

Subject: WO# ROAD-90018 status has been changed from Asset Essentials.

Date: 1/5/2024 8:39:03 PM

WO#: <u>ROAD-90018</u>

Title: Citizen Portal Request

Source Type: Site

Cost Center:

Status: Completed

Priority:

Work Category: Miscellaneous - Road

Work Type:

WO Origin: NonPM

Originator: Charles Gay

Assigned To: Darren Marsh Doug Ray Travis Kolletar Jay Denmark

Date of Origination: 1/4/2024 4:21:00 PM **Date Assigned:** 01/04/2024 07:42:00 PM

Date Expected:

Date Completed: 01/05/2024 08:38:00 PM

Problem: Cause: Action:

Patched as requested.

JD, 1-4-24, Repair potholes as requested. **Custom Fields: Citizen Name: Citizen Number: Commissioner District: 2 Contact Name and Number:** Name: **Phone Number: Users:** Name: Darren Marsh Job Title: Maintenance Operations Supervisor Email: dmarsh@nassaucountyfl.com Phone 1: Phone 2: Name: Doug Ray Job Title: Road Supervisor Email: dray@nassaucountyfl.com Phone 1: Phone 2: Name: Travis Kolletar Job Title: Road Supervisor Email: tkolletar@nassaucountyfl.com Phone 1: Phone 2: Name: Jay Denmark Job Title: Road Supervisor Email: jdenmark@nassaucountyfl.com Phone 1: Phone 2: Labor:

Name: Allen Blayney Job Title: Maintenance Helper II Start date:

01/05/2024 End date: 01/05/2024 Hours: 1.06

Name: Chase Hayes Job Title: Maintenance Helper Start date:

01/05/2024 End date: 01/05/2024 Hours: 1.07

Name: Joshua Mobley Job Title: Maintenance Helper II Start date:

01/05/2024 End date: 01/05/2024 Hours: 1.03

Name: Dean Cooper Job Title: Maintenance Helper II Start date:

01/05/2024 End date: 01/05/2024 Hours: 1.10

Parts:

Name: EZ Street Part #: EZ-STRT-001 Location name: Hilliard Location #:

349 **Quantity:** 0.05

Tasks:

Work Requested:

Amelia Concourse subdivision has several potholes. 1. pothole at 95043 Laverender. 2. pothole at 95058 Periwinkle

Source Sites:

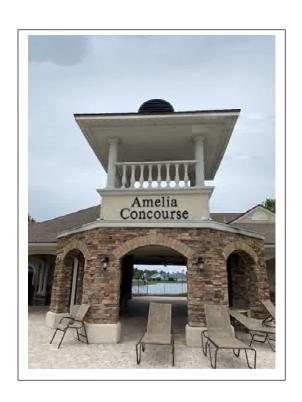
Name: NC Road No: Description:

C.

1/16/2024

Community Development District

Amenity Management & Field Operations Report



Chip Dellinger

FIELD OPERATIONS MANAGER GOVERNMENTAL MANAGEMENT SERVICES

Amelia Concourse Community Development District

Amenity & Field Operations Report January 16, 2024

To: Board of Supervisors

From: Chip Dellinger

Field Operations Manager

RE: Amelia Concourse Amenity & Field Operations Report

The following is a summary of items related to the amenity center, field operations & maintenance of Amelia Concourse CDD.

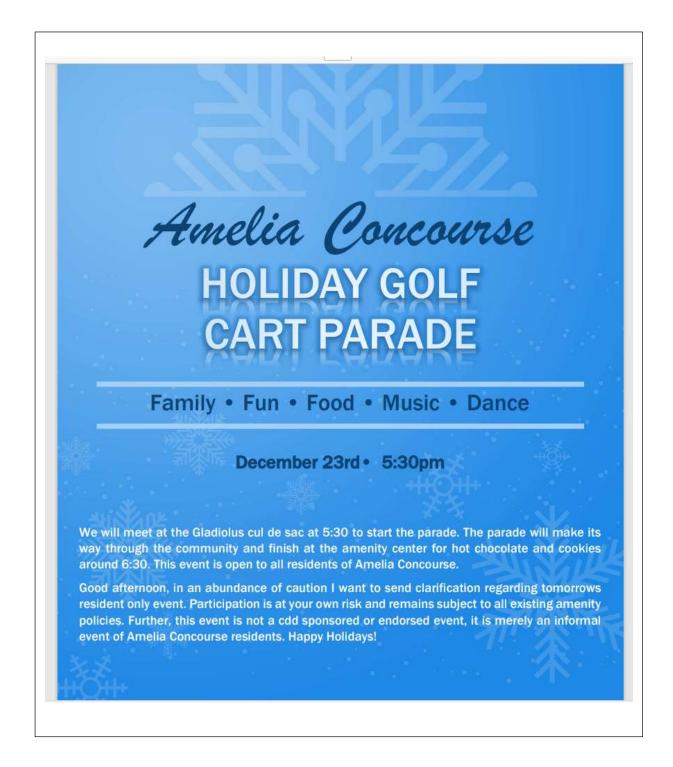
Communication

- Any resident questions or concerns can be submitted by email to <u>Acmanager@gmsnf.com</u>
 - Any resident that needs to request an access card should reach out to above email. Many new residents have been doing sothe CDD email on the information center at the front of the community seems effective.
 - Going forward, GMS will provide a monthly newsletter email blast on months CDD meetings are not held in an effort to increase communication and transparency with residence.

Special Events

- GMS looks forward to working with the Amelia Concourse Board of Supervisors and residents of the community to hold events that would be desired in this district at the direction of the Board of Supervisors.
 Potential Events:
 - Pool deck yoga starting in the spring
 - Community BBQ competition
 - Aqua Zumba starting in the spring
 - Easter egg hunt

December Special Events



Completed Projects – Pool Equipment



- More pool pac repairs have been repaired with fiberglass, new hardware, and gas shocks.
- Pool rules signs have been updated.

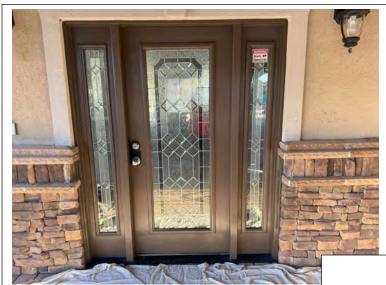




- Streetlamp bulbs around the pool deck have been replaced with high quality LED bulbs.
- GFI outlet has been replaced in pool pack.



Completed Projects – Amenity Center



 Amenity center entrance door, kitchen door, and family restroom doors have all been refinished and painted.





- ADA Handrails and water fountains have been polished.
- Men's restroom lighting has been fixed.
- Broken "push to exit" buttons have been replaced.
- New soap dispenser installed.









- Spinning mag lock has been repaired.
- Power restored to front island, some repairs and improvements made.
- Holiday decorations installed as a community effort.





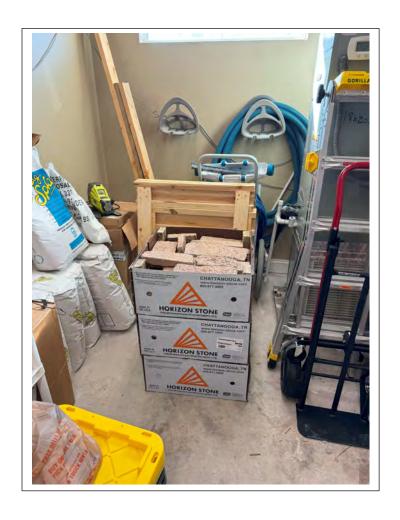
In Progress Projects-Amenity Center



- Received quote from Brightview for paver parking area. Will pursue further quotes.
- Receiving quotes for tree trimming and clearing road frontage, phase 3.

- Missing stones along exterior of amenity center will be resecured.
- Stones have been sourced, matched, purchased, and delivered.









In Progress Projects - Pool Deck

 Some pool equipment still requires repairs and need cleaning.





- Fencing needs to be cleaned and repainted.
- Paint has been purchased.

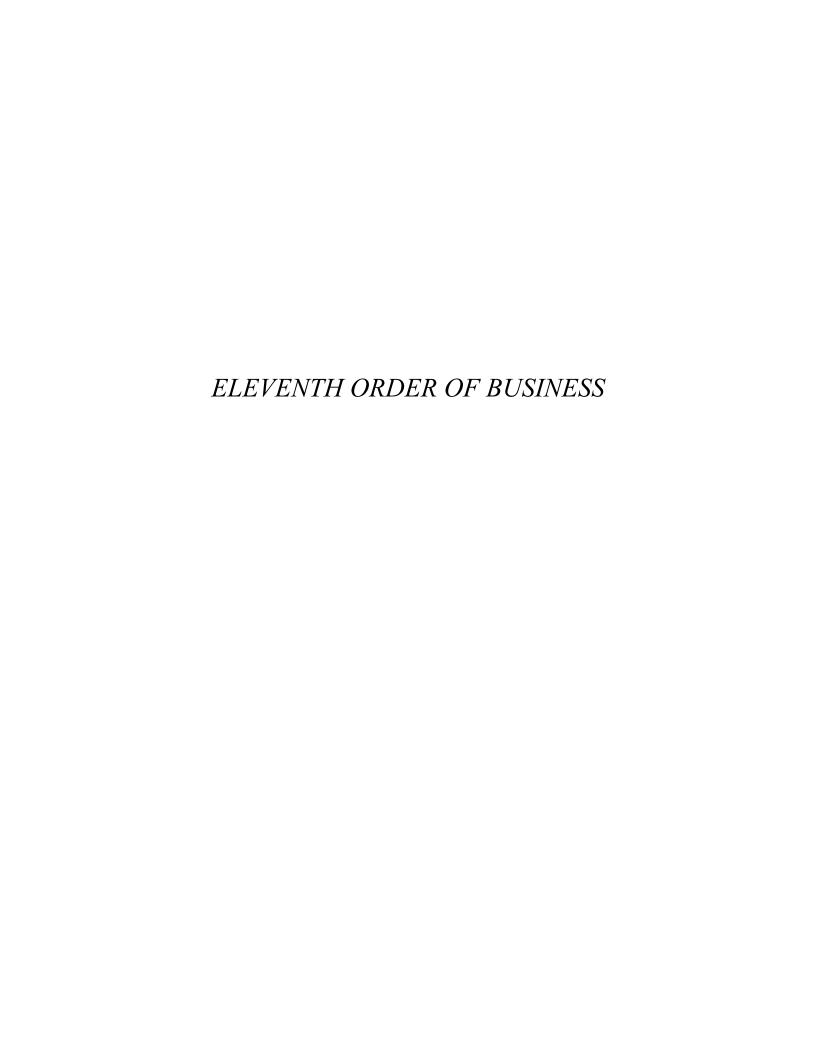
Action Items Report			
Amelia Concourse CDD			
Action Items Reported on:	lpdated 1/5/202	24	By: Chip Dellinger
Action Items	Date Completed	Initials	Comments
Amenity Center - Men's Restroom	11/14/2023	CD	ADA Handrail is corroded - needs to be cleaned. Polished handrail.
Amenity Center - Pool Area	11/14/2023	CD	Water fountains are corroded - Water fountains polished
Community Entrance	11/25/2023	CD	Helped install Christmas lights- all palm trees done by GMS
Community Entrance	11/28/2023	CD	Front island at entrance having electrical issues to GFI outlets and flood lights/photo sensors. Helped to diagnose and fix
			Meeting room door needs to be repainted. Cleaned, sanded,
Amenity Center- Meeting room	12/7/2023	CD	taped off windows, painted door and trim 2x coats
Amenity Center - Women's Restroom	12/12/2023	Contract	Exit Button needs to be replaced - top missing. Installed by contractor.
Amenity Center - Men's Restroom	12/12/2023	Contract	Exit Button needs to be replaced - top missing. Installed by contractor.
Amenity Center - Pool Area	12/12/2023	Contract	Light bulbs in street lamps around pool deck are weak and need replacement- High quality LED bulbs replaced by contractor.
Amenity Center - Men's Restroom	12/12/2023	Contract	Hood lamp in mens restroom not working, tried to replace bulbs Repaired by contractor.
Amenity Center - Pool Area	12/12/2023	Contract	GFI outlet in pool pac not working. Used to power sump pump- Replaced by contractor.
Amenity Center- Meeting room	12/12/2023	CD	Meeting room kitchen door needs to be repainted. Cleaned, sanded, painted door and trim 2x coats premium paint.
Amenity Center- Meeting room	12/21/2023	CD	Family restroom door needs to be repainted. Cleaned, sanded, painted door and trim 2x coats premium paint.
Amenity Center - pool equipment area		In Progress	ComPac containers for pools need cleaning. Cleaning will be provided by GMS
Amenity Center - pool equipment area		In Progress	ComPac containers need repair - some need to be replaced. Repairs will be provided by GMS.
Amenity Center - along walkway to entrance to clubhouse.		Bidding	Sod or landscape material needed to fill the void.
Amenity Center - pool equipment area			White Vinyl Fence needs cleaning. Cleaning to be provided by GMS
Amenity Center Aluminum Fence			Mag lock on main gate is rotating. Carriage bolt into aluminum failure.
Amenity Center Aluminum Fence			Fence needs to be cleaned, areas need to be painted. Cleaning will be provided by GMS
Amenity Center Columns at Clubhouse			Stones/Pavers are missing and need to be replaced. Replacement will be handled by GMS
Amenity Center - Water Feature			Bottom steps appear to have mold, Rust on rails by steps need to be removed and area painted.
Amenity Center - Tower			Need cleaning and trim may need to be painted.
Amenity Center - Parking Lot			Stop Sign at exit of parking area is leaning and also slightly twisted. Sign to be reset and leveled by GMS

Conclusion

For any questions or comments regarding the above information please contact:
Chip Dellinger, Field Operations Manager, at acmanager@gmsnf.com

Respectfully, Chip Dellinger





A.

Community Development District

Unaudited Financial Reporting November 30, 2023



Community Development District Combined Balance Sheet

November 30, 2023

				NOVCIII	, ,	7 2 0 2 0						
		General Fund	S	PE, LLC	D	ebt Service Fund		l Reserve und	Сар	ital Project Fund	Gove	Totals rnmental Fun
Assets:		rana	<u> </u>	1 1, 1110		rana	•	arra		Tunu	dove	imenear r ar
Cash:												
Operating Account	\$	255,831	\$	-	\$	-	\$	-	\$	-	\$	255,831
Regions Bank		-		5,997		-		-		-		5,997
Accounts Receivable		-		-		-		-		-		
Due from Debt Service Fund		4,471		-		-		-		-		4,471
Due from Capital Reserve Fund		-		-		-		-		-		
Investments:												
State Board of Administration (SBA)		58,242				_		167,574		_		225,817
Custody (US Bank)		73,135		-		-		-		-		73,135
Series 2007												
Reserve		-		-		114,009		-		_		114,009
Revenue		_		_		101,654		_		_		101,654
Prepayment		_		_		11,277		_		_		11,277
Cost of Issuance		_		_		,		_		332		332
Construction		_		_		_		_		1		337
Deferred Cost		-		-		-		-		459		459
Series 2016												
Reserve		_		-		72,476		_		_		72,476
Revenue		-		-		37,392		-		_		37,392
Prepayment		-		-		8		-		-		,
Series 2019A												
Reserve		-		-		106,301		-		-		106,30
Revenue		-		-		13,090		-		-		13,090
Prepayment		-		-		1		-		-		
Construction		-		-		-		-		4,495		4,495
Series 2019B												
Revenue		-		-		12		-		-		17
Prepayment		-		-		244		-		-		24
Construction		-		-		-		-		620,803		620,803
Prepaid Expenses		2,482		-		-		-		-		2,482
Deposits		2,475		-		-		-		-		2,475
Total Assets	\$	396,637	\$	5,997	\$	456,464	\$ 10	67,574	\$	626,090	\$	1,652,763
Liabilities:												
Accounts Payable	\$	13,458	\$	-	\$	-	\$	-	\$	-	\$	13,458
Accrued Expenses		2,414		-		31,769		-		-		34,183
Due to General Fund		-		-		4,471		-		-		4,471
Total Liabilites	\$	15,872	\$	-	\$	36,240	\$	-	\$	=	\$	52,112
Fund Balance:												
Nonspendable:												
Prepaid Items	\$	2,482	\$	-	\$	-	\$	-	\$	-	\$	2,482
Deposits		2,475		-		-		-		-		2,475
Restricted for:												
Debt Service - Series		-		-		420,224		-		-		420,224
Capital Project - Series		-		-		-		-		626,090		626,090
Assigned for:												
Capital Reserve Fund		-		-		-	:	167,574		-		167,57
Unassigned		375,808		5,997		-		-		-		381,80
Total Fund Balances	\$	380,765	\$	5,997	\$	420,224	\$ 10	67,574	\$	626,090	\$	1,600,651
Total Liabilities & Fund Balance	\$	396,637	\$	5,997	\$	456,464	\$	167,574	\$	626,090	\$	1,652,763
- Sabilitios & Fund Balance	Ψ	0.50,057	Ψ		Ψ		Ψ		Ψ	020,000	Ψ	1,002,700

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Prora	ated Budget		Actual			
	Budget	Thru	11/30/23	Thru	11/30/23	Variance		
Revenues:								
Nevertues.								
Special Assessments - Tax Roll	\$ 439,044	\$	26,380	\$	26,380	\$	-	
nterest Income	5,000		833		946		112	
Other Income	500		83		50		(33)	
Cotal Revenues	\$ 444,544	\$	27,297	\$	27,375	\$	79	
xpenditures:								
eneral & Administrative:								
upervisors	\$ 6,000	\$	1,000	\$	800	\$	200	
ICA Expense	459		77		61		15	
'ravel	300		50		-		50	
ngineering	7,500		1,250		540		710	
ttorney Fees	30,000		5,000		-		5,000	
nnual Audit	4,350		725		-		725	
issemination	11,130		1,855		1,855		-	
ssessment Roll	7,950		7,950		7,950		-	
roperty Appraiser	5,000		5,000		4,481		519	
rustee Fees	10,000		6,063		6,063		-	
rbitrage	1,800		300		-		300	
anagement Fees	50,085		8,348		8,348		-	
formation Technology	2,120		353		353		(0)	
Vebsite Maintenance	1,060		177		177		0	
elephone	500		83		33		50	
ostage	1,000		167		19		148	
surance	11,189		11,189		10,527		662	
rinting and Binding	750		125		78		47	
egal Advertising	2,500		417		322		95	
ther Current Charges	1,000		167		-		167	
ffice Supplies	100		17		1		16	
ues, Licenses & Subscriptions	175		175		175		-	
otal General & Administrative	\$ 154,968	\$	50,486	\$	41,783	\$	8,703	
perations & Maintenance								
<u>ield:</u>								
Contract Services:								
andscape Maintenance	\$ 32,988	\$	5,498	\$	5,236	\$	262	
ake Maintenance	7,000		1,167		-		1,167	
lanagement Company	30,000		5,000		4,667		333	
Repairs & Maintenance:	10.000		2.000		2.500		45.	
epairs & Maintenance	18,000		3,000		2,529		471	
rigation Repairs	4,000		667		-		667	
andscape Contingency	10,000		1,667		2,268		(601)	
<u>Utilities:</u>								
llectric Vater & Sewer	35,000 19,000		5,833 3,167		2,954 2,140		2,879 1,026	
Subtotal Field	\$ 155,988	\$	25,998	\$	19,794	\$	6,204	

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pror	ated Budget	Actual			
	Budget	Thr	u 11/30/23	Thr	u 11/30/23	V	ariance
Amenity Center:							
Insurance	\$ 21,822	\$	21,822	\$	19,652	\$	2,170
Pool Maintenance	16,000		2,667		3,013		(347)
Pool Chemicals	13,000		2,167		2,578		(411)
Pool Permits	530		88		-		88
Cable	2,000		333		163		171
Janitorial	6,300		1,050		1,540		(490)
Facility Maintenance	5,000		833		1,480		(647)
Pest Control	1,000		167		79		88
Refuse	660		110		57		53
Holiday Decorations	2,000		333		-		333
Reserves:							
Capital Reserve Funding	65,276		-		-		-
Subtotal Amenity Center:	\$ 133,588	\$	29,570	\$	28,561	\$	1,009
Total Operations & Maintenance	\$ 289,576	\$	55,568	\$	48,356	\$	7,213
Total Expenditures	\$ 444,544	\$	106,054	\$	90,138	\$	15,916
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$	(78,757)	\$	(62,763)	\$	15,994
Net Change in Fund Balance	\$ -	\$	(78,757)	\$	(62,763)	\$	15,994
Fund Balance - Beginning	\$ -			\$	443,528		
Fund Balance - Ending	\$			\$	380,765		

Community Development District Month to Month

Part			Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Marchane	Revenues:					·			·	·	·			·	
Marchane	Special Assessments - Tax Roll	\$	- \$	26.380 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	26.380
Membra	-	•			-	-		-	-	-	-		-		
Part	Other Income		-		-	-	-	-	-	-	-	-	-	-	
Separation	Total Revenues	\$	- \$	27,375 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	27,375
Page	Expenditures:														
Main	General & Administrative:														
Mathematic	Supervisors	\$	- \$	800 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	800
Toront 1 4 6 <td></td> <td></td> <td>-</td> <td>61</td> <td>-</td> <td>61</td>			-	61	-	-	-	-	-	-	-	-	-	-	61
Mamang Administrate	Travel		-	-	-	-	-	-	-	-	-	-	-	-	
Mamang Administrate	Engineering		540	-	-	-	-	-	-	-	-	-	-	-	540
Semilar			-	-	-	-	-	-	-	-	-	-	-	-	-
Seement			-	-	-	-	-	-	-	-	-	-	-	-	-
Second 1968	Dissemination		928	928	-	-	-	-	-	-	-	-	-	-	1,855
Poperty Agripation	Assessment Roll			-	-	-		-	-	-	-	-		-	
Transfere				4,481		-	-	-	-	-	-	-	-	-	
Management	Trustee Fees		6,063			-	-	-	-	-	-	-	-	-	
Management Feer Management Feer Management Ma				-	_	-	-	-	_	-	-	-	-	_	
Internation feed node 1	-		4.174	4.174	_	-	-	-	_	-	-	-	-	_	8.348
Melantename					_	-	-	_	_	-	_	-	-	_	
Telphope					-	_	_	_	_	-	-	_	_	_	
Pastage					-	_	_	_	_	-	-	_	_	_	
Segret 1957 1974			12		_	_	_	_	_	_	-	_	_	_	
Printing and Binding 66 12 <					_	_	_	_	_	_	_	_	_	_	
Legal Adventising					_	_	_	_	_		_	_	_	_	
Other Current Charges 1 2 4 4 4 4 4 4 4 4 4 5 1												_			
Office Supplies 1 <	-											_			
Total General & Administrative				-	-	-	-	-	-	-	-	-	-		
Total General A Administrative S 31,021 S 10,761 S S S S S S S S S				-	-	-	-	-	-	-	-	-	-		
Preside Pres				-	-	-	-	-	-	-	-	-	-		
Contract Services		\$	31,021 \$	10,761 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	41,783
Contract Services															
Landscape Maintenance \$ 2,618 \$ 2,618 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$															
Lake Maintenance -	Contract Services:														
Repairs Maintenance: Repairs Maintenance: Sepairs M	Landscape Maintenance	\$	2,618 \$	2,618 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	5,236
Repairs Maintenance: Repairs Maintenance 2,529 1 1 1 1 2,529 1 2,529 1 2,529 1 2,529 1 2,529 1 2,529 1 2,529 1 2,529 1 2,529 1 2,529 1 2,529 1 2,529 2 2 2 2 <	Lake Maintenance		-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs & Maintenance 2,529 - - - - 2,529 - - - 2,529 - - - - 2,529 -	Management Company		2,333	2,333	-	-	-	-	-	-	-	-	-	-	4,667
Irrigation Repairs 2 3 4 5 6 6 6 6 6 6 6 2,268 2 2,268 2 2,268 2 2,268 2 2,268 2 2,268 2 2,268 2 3 2 3 2 3 4 3 4 3 4<	Repairs & Maintenance:														
Utilities: Electric 1,525 1,429 2 2 2 2 2 2 2 2 3,54 3 3 3 3 4	Repairs & Maintenance		2,529	-	-	-	-	-	-	-	-	-	-	-	2,529
Utilities: Electric 1,525 1,429 - - - - - - - - - 2,954 Water & Sewer 1,155 986 - <	Irrigation Repairs		-	-	-	-	-	-	-	-	-	-	-	-	-
Electric 1,525 1,429	Landscape Contingency		2,268	-	-	-	-	-	-	-	-	-	-	-	2,268
Water & Sewer 1,155 986 2,140	<u>Utilities:</u>														
	Electric		1,525	1,429	-	-	-	-	-	-	-	-	-	-	2,954
Subtotal Field Expenditures \$ 12.429 \$ 7.366 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	Water & Sewer			986	-	-	-	-	-	-	-	-	-	-	2,140
	Subtotal Field Expenditures	\$	12,429 \$	7,366 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	19,794

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Center:													
Insurance	\$ 19,652 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	19,652
Pool Maintenance	1,433	1,580	-	-	-	-	-	-	-	-	-	-	3,013
Pool Chemicals	2,005	573	-	-	-	-	-	-	-	-	-	-	2,578
Pool Permits	-	-	-	-	-	-	-	-	-	-	-	-	-
Cable	-	163	-	-	-	-	-	-	-	-	-	-	163
Janitorial	770	770	-	-	-	-	-	-	-	-	-	-	1,540
Facility Maintenance	1,370	110	-	-	-	-	-	-	-	-	-	-	1,480
Pest Control	79	-	-	-	-	-	-	-	-	-	-	-	79
Refuse	57	-	-	-	-	-	-	-	-	-	-	-	57
Holiday Decorations	-	-	-	-	-	-	-	-	-	-	-	-	-
Reserves:													
Capital Reserve Fund	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Amenity Center:	\$ 25,366 \$	3,195 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	28,561
Total Operations & Maintenance	\$ 37,795 \$	10,561 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	48,356
Total Expenditures	\$ 68,816 \$	21,322 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	90,138
Excess (Deficiency) of Revenues over Expenditures	\$ (68,816) \$	6,053 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	(62,763)
Net Change in Fund Balance	\$ (68,816) \$	6,053 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	(62,763)

Community Development District

Amelia Concourse SPE, LLC

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopte	d	Prorate	Prorated Budget		Actual		
	Budge	t	Thru 1	1/30/23	Thru	11/30/23	Vai	riance
Revenues:								
Bondholders Contributions	\$	-	\$	-	\$	-	\$	-
Total Revenues	\$	-	\$	-	\$	-	\$	-
Expenditures:								
Annual Corporate Fees	\$	-	\$	-	\$	-	\$	-
Bank Charges/Other Current		-		-		-		-
Contingency/Miscellaneous		-		-		-		-
Insurance - Liability		-		-		-		-
Management Fees		-		-		-		-
Total Expenditures	\$	-	\$	-	\$	-	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$	-	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$	-	\$	-	\$	-	\$	-
Fund Balance - Beginning	\$	-			\$	5,997		
Fund Balance - Ending	\$	-			\$	5,997		

Community Development District

Debt Service Fund Series 2007

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted		Prora	Prorated Budget		Actual		
		Budget	Thru	11/30/23	Thr	u 11/30/23	7	<i>J</i> ariance
Revenues:								
Special Assessments - Tax Roll	\$	112,423	\$	6,687	\$	6,687	\$	-
True Up Revenue		394,893		-		=		-
Interest Income		500		83		1,815		1,732
Total Revenues	\$	507,816	\$	6,770	\$	8,502	\$	1,732
Expenditures:								
Debt Service Obligation	\$	507,816	\$	-	\$	-	\$	-
Interest - 11/1		-		-		31,769		(31,769)
Principal - 5/1		-		-		-		-
Interest - 5/1		-		-		-		-
Total Expenditures	\$	507,816	\$	-	\$	31,769	\$	(31,769)
Excess (Deficiency) of Revenues over Expenditures	\$	-	\$	6,770	\$	(23,266)	\$	(30,037)
Other Financing Sources/(Uses):								
Transfer In/(Out)	\$	-	\$	-	\$	(94)	\$	(94)
Property Appraiser		-		-		(1,136)		(1,136)
Total Other Financing Sources/(Uses)	\$	-	\$	-	\$	(1,230)	\$	(1,230)
Net Change in Fund Balance	\$	-	\$	6,770	\$	(24,496)	\$	(31,266)
Fund Balance - Beginning	\$	82,740			\$	218,531		
Fund Balance - Ending	\$	82,740			\$	194,035		

Community Development District

Debt Service Fund Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Prora	ated Budget		Actual		
	Budget	Thru	ı 11/30/23	Thr	u 11/30/23	V	ariance
Revenues:							
Special Assessments - Tax Roll	\$ 148,091	\$	8,824	\$	8,824	\$	-
Interest Income	2,000		333		1,415		1,082
Total Revenues	\$ 150,091	\$	9,157	\$	10,239	\$	1,082
Expenditures:							
Interest - 11/1	\$ 53,850	\$	53,850	\$	53,850	\$	-
Principal Prepayment - 11/1	-		-		5,000		(5,000)
Interest - 5/1	53,850		-		-		-
Principal - 5/1	35,000		-		-		-
Total Expenditures	\$ 142,700	\$	53,850	\$	58,850	\$	(5,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 7,391	\$	(44,693)	\$	(48,611)	\$	(3,918)
Other Financing Sources/(Uses):							
Transfer In/(Out)	\$ -	\$	-	\$	-	\$	-
Property Appraiser	-		-		(1,499)		(1,499)
Total Other Financing Sources/(Uses)	\$ -	\$	-	\$	(1,499)	\$	(1,499)
Net Change in Fund Balance	\$ 7,391	\$	(44,693)	\$	(50,110)	\$	(5,417)
Fund Balance - Beginning	\$ 82,740			\$	158,487		
Fund Balance - Ending	\$ 90,131			\$	108,378		

Community Development District

Debt Service Fund Series 2019A

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Prora	ated Budget		Actual		
	Budget	Thru	ı 11/30/23	Thr	u 11/30/23	V	ariance
Revenues:							
Special Assessments - Tax Roll	\$ 137,013	\$	10,810	\$	10,810	\$	-
Interest Income	2,500		417		1,617		1,200
Total Revenues	\$ 139,513	\$	11,227	\$	12,427	\$	1,200
Expenditures:							
Interest - 11/1	\$ 68,506	\$	68,506	\$	67,941	\$	565
Principal Prepayment - 11/1	-		-		5,000		(5,000)
Interest - 5/1	68,506		-		-		-
Principal - 5/1	45,000		-		-		-
Total Expenditures	\$ 182,013	\$	68,506	\$	72,941	\$	(4,435)
Excess (Deficiency) of Revenues over Expenditures	\$ (42,500)	\$	(57,279)	\$	(60,514)	\$	(3,235)
Other Financing Sources/(Uses):							
Transfer In/(Out)	\$ -	\$	-	\$	(1,618)	\$	(1,618)
Property Appraiser	-		-		(1,836)		(1,836)
Total Other Financing Sources/(Uses)	\$ -	\$	-	\$	(3,454)	\$	(3,454)
Net Change in Fund Balance	\$ (42,500)	\$	(57,279)	\$	(63,968)	\$	(6,689)
Fund Balance - Beginning	\$ 77,937			\$	181,524		
Fund Balance - Ending	\$ 35,437			\$	117,555		

Community Development District

Debt Service Fund Series 2019B

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Ado	pted	Prorate	ed Budget		Actual		
	Buo	dget	Thru 1	1/30/23	Thr	u 11/30/23	1	Variance
Revenues:								
Special Assessments - Tax Roll	\$	-	\$	-	\$	-	\$	-
Interest Income		-		-		274		274
Total Revenues	\$	-	\$	-	\$	274	\$	274
Expenditures:								
Interest - 11/1	\$	-	\$	-	\$	1,088	\$	(1,088)
Principal Prepayment - 11/1		-		-		30,000		(30,000)
Total Expenditures	\$	-	\$	-	\$	31,088	\$	(31,088)
Excess (Deficiency) of Revenues over Expenditures	\$	-	\$	-	\$	(30,813)	\$	(30,813)
Other Financing Sources/(Uses):								
Transfer In	\$	-	\$	-	\$	667	\$	667
Transfer (Out)		-		-		(18)		(18)
Total Other Financing Sources/(Uses)	\$	-	\$	-	\$	649	\$	649
Net Change in Fund Balance	\$	-	\$		\$	(30,164)	\$	(30,164)
Fund Balance - Beginning	\$	-			\$	30,420		
Fund Balance - Ending	\$	-			\$	256		

Community Development District

Statement of Revenues and Expenditures

Capital Projects Funds

Description	SE	2007	S	E 2019A	SE 2019B
Revenues					
Interest Income Transfer In	\$	6 94	\$	31 951	\$5,110 18
Total Revenues	\$	100	\$	981	\$ 5,128
Expenditures					
Contracts Payable Capital Outlay Transfer Out	\$	- - -	\$	- - -	\$ 610 -
Total Expenditures	\$	-	\$	-	\$ 610
Excess Revenues (Expenditures)	\$	100	\$	981	\$ 4,518
Beginning Fund Balance	\$	693	\$	3,514	\$ 616,285
Ending Fund Balance	\$	792	\$	4,495	\$ 620,803

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

			Prora	Prorated Budget		Actual		
		Budget	Thru	11/30/23	Thr	u 11/30/23	V	ariance
Revenues								
Capital Reserve Funding	\$	65,276	\$	-	\$	-	\$	-
Interest		2,500		417		1,509		1,092
Total Revenues	\$	67,776	\$	417	\$	1,509	\$	1,092
Expenditures:								
Capital Outlay	\$	20,000	\$	3,333	\$	-	\$	3,333
Repair and Replacements		50,000		8,333		-		8,333
Total Expenditures	\$	70,000	\$	11,667	\$	-	\$	11,667
Excess (Deficiency) of Revenues over Expenditures	\$	(2,224)			\$	1,509		
Other Financing Sources/(Uses)								
Transfer In/(Out)	\$	-	\$	-	\$	-	\$	-
Total Other Financing Sources (Uses)	\$	-	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$	(2,224.00)			\$	1,509		
Fund Balance - Beginning	\$	133,830			\$	166,066		
Fund Balance - Ending	\$	131,606			\$	167,574		

Community Development District

Long Term Debt Report

Series 2007, Capital	Improvement Revenu	ie Bonds	
Optional Redemption Date		5/1/2017	
Interest Rate		5.75%	
Maturity Date		5/1/2038	
Reserve Fund Definition	7.0264% of Deemed	Outstanding	
Reserve Fund Requirement	\$	114,009	
Reserve Fund Balance		114,009	
Excess Funds Revenue Acc 11/2	Any law	ful Purpose	
Bonds outstanding - 9/30/2013			\$ 7,255,000
Less: November 1, 2013			-
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)
Less: August 8, 2023 (Partial Redemption)			(4,270,000)
Current Bonds Outstanding			\$ 1,105,000

Series 2016, Capital Impr	ovement Revenue Bonds	
Optional Redemption Date	5/1/2026	
Interest Rate	6.00%	
Maturity Date	5/1/2047	
Reserve Fund Definition	50% of MADS	
Reserve Fund Requirement	\$ 72,476	
Reserve Fund Balance	72,476	
Excess Funds Revenue Acc 11/2	Any lawful Purpose	
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)
Less: November 1, 2023 (Prepayment)		(5,000)
Current Bonds Outstanding	\$	1,790,000

Community Development District

Long Term Debt Report

Series 2019A. Capital In	mprovement Revenue Bonds	
Optional Redemption Date	5/1/2029	
Interest Rate	5.65%	
Maturity Date	5/1/2049	
Reserve Fund Definition	50% of MADS	
Reserve Fund Requirement	\$ 106,301	
Reserve Fund Balance	106,301	
Excess Funds Revenue Acc 11/2	Any lawful Purpose	
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)
Less: August 1, 2023 (Prepayment)		(20,000)
Less: November 1, 2023 (Prepayment)		(5,000)
Current Bonds Outstanding		\$ 2,400,000

Series 2019B-1, Capital Improvement Revenue Bonds					
Interest Rate	5.25%				
Maturity Date	5/1/2029				
Reserve Fund Definition	50% of Annual Interest				
Reserve Fund Requirement	\$ -				
Reserve Fund Balance	-				
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)		
Less: August 1, 2022 (Prepayment)			(35,000)		
Current Bonds Outstanding		\$	-		

Community Development District

Long Term Debt Report

Series 2019B-2, Capital	Improvement Revenue Bonds	
Interest Rate	7.25%	
Maturity Date	5/1/2029	
Reserve Fund Definition	50% of Annual Interest	
Reserve Fund Requirement	\$ -	
Reserve Fund Balance	-	
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)
Less: November 1, 2023 (Prepayment)		(30,000)
Current Bonds Outstanding		\$ -

AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2024 ASSESSMENT RECEIPTS SUMMARY

		SERIES 2007	SERIES 2016	SERIES 2019A		
	# UNITS	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE		
ASSESSED	ASSESSED	ASMT	ASMT	ASMT	FY24 O&M ASMT	TOTAL
NET ASSESSED TAX ROLL	458	111,295.33	146,859.16	179,916.12	439,046.17	877,116.79
TOTAL NET ASSESSED	458	111,295.33	146,859.16	179,916.12	439,046.17	877,116.79

		SERIES 2007	SERIES 2016	SERIES 2019A		
		DEBT SERVICE	DEBT SERVICE	DEBT SERVICE		
DUE / RECEIVED	BALANCE DUE	PAID	PAID	PAID	O&M PAID	TOTAL PAID
TAX ROLL DUE / RECEIPTS	824,415.54	6,687.14	8,823.98	10,810.20	26,379.93	52,701.25
TOTAL DUE / RECEIVED	824,415.54	6,687.14	8,823.98	10,810.20	26,379.93	52,701.25

	S	SUMMARY OF TA	X ROLL RECEIPTS			
	DATE	AMOUNT	SERIES 2007	SERIES 2016	SERIES 2019A	
NASSAU COUNTY DISTRIBUTION	RECEIVED	RECEIVED	RECEIPTS	RECEIPTS	RECEIPTS	O&M RECEIPTS
1	11/03/23	2,769.99	351.48	463.79	568.19	1,386.53
2	11/22/23	49,931.26	6,335.66	8,360.19	10,242.01	24,993.40
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			-	-	-	-
TOTAL TAX ROLL RECEIPTS		52,701.25	6,687.14	8,823.98	10,810.20	26,379.93
PERCENT COLLECTED TAX ROLL		6.01%	6.01%	6.01%	6.01%	6.01%



Community Development District

Check Register Summary
October 1, 2023 through December 31, 2023

Fund	Date	Check #'s	Amount
Payroll	11/15/23	50208-50211	\$ 738.80
		Sub-Total	\$ 738.80
General Fund			
	10/11/23	2259-2269	\$ 22,689.68
	10/27/23	2270-2277	7,394.29
	11/3/23	2278-2280	5,032.63
	11/13/23	2281-2285	11,546.79
	12/7/23	2286-2288	12,217.13
	12/19/23	2289-2303	16,286.33
		Sub-Total	\$ 75,166.85
Total			\$ 75,905.65

PR300R	PAYROLL CHECK REGISTER	RUN 11/15/23 PAGE 1
CHECK #	EMP # EMPLOYEE NAME	CHECK CHECK AMOUNT DATE
50208	14 FRED C EICHMANN	184.70 11/15/2023
50209	12 JEFFRY A SNOW	184.70 11/15/2023
50210	13 KIMBERLY CHAMERDA	184.70 11/15/2023
50211	11 WILLIAM J TOOHEY	184.70 11/15/2023
	TOTAL FOR REGISTER	738.80

Attendance Sheet

District Name: Amelia Concourse CDD

Board Meeting Date: November 14, 2023 Meeting

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

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

Approved for Payment:

District Manager Signature

| 1 | 1 | 2 | 3 |
| Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/01/24 PAGE 1
*** CHECK DATES 10/01/2023 - 12/31/2023 *** AMELIA CONCOURSE - GF

CHECK DATES	10/01/2023 - 12/31/2023	BANK A AMELIA CON - GENERAL			
CHECK VEND# DATE	INVOICE EXPENSED TO DATE INVOICE YRMO DPT ACCT	VENDOR NAME # SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
10/11/23 00130	8/24/23 20683528 202308 320-57200 SRVC CALL-AC NOT COOLING	2-62000	*	125.00	
	SRVC CALL-AC NOT COOLING	ARTIC AIR OF NORTHERN FLORIDA, LL	C		125.00 002259
10/11/23 00132	10/01/23 8604802 202310 320-57200 OCT LANDSCAPE MAINTENANC	0-46200	*	2,618.00	
	OCT DANDSCAFE MAINTENANC	BRIGHTVIEW LANDSCAPE SERVICES, I	NC.		2,618.00 002260
10/11/23 00136	10/01/23 1078 202310 320-57200 POOL CHEMICALS & SERVICE	0-45400	*	1,820.64	
	FOOL CHEMICALS & SERVICE	C BUSS ENTERPRISES INC			1,820.64 002261
11/07/23 00136	10/01/23 1078 202310 320-57200 POOL CHEMICALS & SERVICE	0-45400	V	1,820.64-	
	FOOL CHEMICALS & SERVICE	C BUSS ENTERPRISES INC			1,820.64-002261
10/11/23 00005	10/01/23 271 202310 320-57200 OCT CONTRACT ADMIN	0-34000	*	1,166.67	
	10/01/23 271 202310 320-57200 OCT FACILITY MANAGEMENT	0-35100	*	1,166.67	
	10/01/23 271 202310 320-57200 OCT JANITORIAL	0-46000	*	770.00	
	10/01/23 271 202310 320-57200 OCT POOL MAINTENANCE	0-45300	*	1,433.33	
		COMPONDENTAL MANACEMENT CEDMICEC			4,536.67 002262
	10/01/23 272 202310 310-51300 OCT MANAGEMENT FEES	0-34000	*	4,173.75	
	10/01/23 272 202310 310-51300 OCT WEBSITE ADMIN		*	88.33	
	10/01/23 272 202310 310-51300 OCT INFO TECH	0-35100	*	176.67	
	10/01/23 272 202310 310-51300 OCT DISSEM AGENT SRVCS	0-32400	*	927.50	
	10/01/23 272 202310 310-51300 OFFICE SUPPLIES	0-51000	*	.54	
	10/01/23 272 202310 310-51300 POSTAGE	0-42000	*	11.58	
	10/01/23 272 202310 310-51300 COPIES	0-42500	*	66.15	
	COLIED	GOVERNMENTAL MANAGEMENT SERVICES			5,444.52 002263
10/11/23 00005	9/30/23 273 202310 310-51300 FY24 ASSESS ROLL CERTIFY		*	7,950.00	-
		GOVERNMENTAL MANAGEMENT SERVICES	: ·		7,950.00 002264

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/01/24 PAGE 2
*** CHECK DATES 10/01/2023 - 12/31/2023 *** AMELIA CONCOURSE - GF

CHECK BILLS	10, 01, 2020 12, 01, 2020	BANK A AMELIA CON - GENERAL			
CHECK VEND# DATE	INVOICE EXPENSED TO. DATE INVOICE YRMO DPT ACCT	VENDOR NAME # SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
10/11/23 00127	10/01/23 392939 202310 320-57200 OCT SECURITY SERVICES	0-34500	*	110.00	
		HI-TECH SYSTEM			110.00 002265
10/11/23 00011	10/05/23 23-00177 202310 310-51300	0-48000		86.00	
	NTC OF RULE DEVELOPMENT	JACKSONVILLE DAILY RECORD			86.00 002266
10/11/23 00135	9/20/23 7326 202308 310-51300		*	1,420.00	
	AUG GENERAL COUNSEL	KILINSKI VAN WYK PLLC			1,420.00 002267
10/11/23 00140	8/25/23 115771 202308 320-57200	0-62000	*	320.49	
	REPLACED 35-5 CAPACITOR				320.49 002268
10/11/23 00082	10/02/23 53690435 202310 320-53800		*	79.00	
	OCT FIRE ANT SERVICE	NADERS PEST CONTROL			79.00 002269
	10/17/23 274 202310 320-57200	0-62000	*	315.70	
	POOL RPR-HOSE BIB VAC BI	RK GOVERNMENTAL MANAGEMENT SERVICES	5		315.70 002270
10/27/23 00005	10/18/23 275 202310 320-57200	0-62000	*	2,213.56	
	SEP FACILITY MAINTENANC	E GOVERNMENTAL MANAGEMENT SERVICES	5		2,213.56 002271
10/27/23 00011	10/12/23 23-00183 202310 310-5130	0-48000	*	236.00	
	NTC OF RULEMAKING	JACKSONVILLE DAILY RECORD			236.00 002272
	10/08/23 7572 202309 310-51300	0-31500	*	3,377.38	
	SEP GENERAL SERVICES	KILINSKI VAN WYK PLLC			3,377.38 002273
10/27/23 00141	8/27/23 13923 202308 320-57200	0-62000	*	250.00	
		MV MASONRY PLUS PROPERTY SERVICES I	LLC		250.00 002274
10/27/23 00128	10/15/23 3910218 202310 320-57200		*	56.65	
	OCT TRASH SERVICES	MERIDIAN WASTE FLORIDA, LLC			56.65 002275
10/27/23 00112	10/11/23 3386A 202308 310-51300	0-31100	*	202.50	
	AUG ENGINEERING SERVICES	S YURO & ASSOCIATES, LLC			202.50 002276

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/01/24 PAGE 3
*** CHECK DATES 10/01/2023 - 12/31/2023 *** AMELIA CONCOURSE - GF

*** CHECK DATES	10/01/2023 - 12/31/2023 ***	AMELIA CONCOURSE - GF BANK A AMELIA CON - GENERAL			
CHECK VEND# DATE	INVOICEEXPENSEI DATE INVOICE YRMO DPT	TO VENDOR NAME ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
10/27/23 00112	10/11/23 3386B 202309 310- SEP ENGINEERING SEF	RVICES	*	742.50	
		YURO & ASSOCIATES, LLC			742.50 002277
11/03/23 00132	10/25/23 8662592 202310 320-	-57200-46300	*	2.268.00	
		BRIGHTVIEW LANDSCAPE SER	JICES, INC.		2,268.00 002278
	11/01/23 8649751 202311 320- NOV LANDSCAPE MAINT	-57200-46200 renance	*	2,618.00	
		BRIGHTVIEW LANDSCAPE SER	JICES, INC.		2,618.00 002279
11/03/23 00005	11/02/23 278 202311 320-	-57200-45300	*	146.63	
	1002 1122 2011	GOVERNMENTAL MANAGEMENT	SERVICES		146.63 002280
11/13/23 00005	11/01/23 276 202311 310- NOV MANAGEMENT FEES	-51300-34000	*	4,173.75	
	11/01/23 276 202311 310- NOV WEBSITE ADMIN	-51300-52000	*	88.33	
	11/01/23 276 202311 310- NOV INFO TECH		*	176.67	
	11/01/23 276 202311 310- NOV DISSEM AGENT SF	-51300-32400 RVCS	*	927.50	
	11/01/23 276 202311 310- OFFICE SUPPLIES	-51300-51000	*	.36	
	11/01/23 276 202311 310- POSTAGE	-51300-42000	*	7.56	
	11/01/23 276 202311 310- COPIES	-51300-42500	*	11.85	
	11/01/23 276 202311 310-		*	33.39	
	-	GOVERNMENTAL MANAGEMENT	SERVICES		5,419.41 002281
11/13/23 00005	11/01/23 277 202311 320- NOV CONTRACT ADMIN	-57200-34000	*	1,166.67	
	11/01/23 277 202311 320- NOV FACILITY MANAGE	-57200-35100	*	1,166.67	
	11/01/23 277 202311 320- NOV JANITORIAL		*	770.00	
	11/01/23 277 202311 320- NOV POOL MAINTENANC		*	1,433.33	
	11/01/23 277 202311 320- POOL CHEMICALS		*	572.71	
	1001 01111101110	GOVERNMENTAL MANAGEMENT	SERVICES		5,109.38 002282

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER (*** CHECK DATES 10/01/2023 - 12/31/2023 *** AMELIA CONCOURSE - GF BANK A AMELIA CON - GENERAL	CHECK REGISTER	RUN 1/01/24	PAGE 4
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
11/13/23 00127 11/01/23 394638 202311 320-57200-34500 NOV SECURITY SERVICES	*	110.00	
HI-TECH SYSTEM			110.00 002283
11/13/23 00129 9/01/23 7660B-50 202309 320-57200-46800 SEP LAKE MAINTENANCE	*	368.00	
SITEX AQUATICS	*	540.00	
OCT ENGINEERING SERVICES YURO & ASSOCIATES LLC			540.00 002285
12/07/23 00005 11/09/23 279 202310 320-57200-35000		1,260.12	
OCT FACILITY MAINTENANCE GOVERNMENTAL MANAGEMENT SERVICES			1,260.12 002286
12/07/23 00142 9/19/23 6582622 202310 320-57200-45400	*	2,005.01	
POOL CHEMICALS HAWKINS INC			2,005.01 002287
12/07/23 00010 11/08/23 11082023 202311 310-51300-31400 FY24 PROPERTY APPR FEE	*	8,952.00	
NASSAU COUNTY PROPERTY APPRAISER			8,952.00 002288
12/19/23 00132 12/01/23 8690807 202312 320-57200-46200 DEC LANDSCAPE MAINTENANCE		2,618.00	
BRIGHTVIEW LANDSCAPE SERVICES, II	NC.		2,618.00 002289
12/19/23 00143 12/05/23 12052023 202312 310-51300-49000 PERFORMANCE BONUS FY 2023	*	200.00	
CHRISTIAN DELLINGER			200.00 002290
12/19/23 00124 12/05/23 12052023 202312 310-51300-49000 PERFORMANCE BONUS FY 2023	*	300.00	
DANIEL LAUGHLIN			300.00 002291
12/19/23 00081 9/29/23 18 202310 310-51300-32400 AMORT SE2016 PREPAY \$5K	*	100.00	
9/29/23 18 202310 310-51300-32400 AMORT SE2019A PREPAY \$5K	*	100.00	
DISCLOSURE SERVICES, LLC			200.00 002292
12/19/23 00005 12/01/23 280 202312 320-57200-34000 DEC CONTRACT ADMIN	*	1,166.67	
12/01/23 280 202312 320-57200-35100 DEC FACILITY MANAGEMENT	*	1,166.67	

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/01/24 PAGE 5
*** CHECK DATES 10/01/2023 - 12/31/2023 *** AMELIA CONCOURSE - GF

*** CHECK DATES	10/01/2023 - 12/31/2023 *** AI BZ	MELIA CONCOURSE - GF ANK A AMELIA CON - GENERAL			
CHECK VEND# DATE	INVOICE EXPENSED TO DATE INVOICE YRMO DPT ACCT# 5	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK
	12/01/23 280 202312 320-57200-4 DEC JANITORIAL	46000	*	770.00	
	12/01/23 280 202312 320-57200-4 DEC POOL MAINTENANCE	45300	*	1,433.33	
	DEC POOL MAINTENANCE	GOVERNMENTAL MANAGEMENT SERVICES			4,536.67 002293
12/19/23 00005	12/01/23 281 202312 310-51300-3	34000	*	4,173.75	
	DEC MANAGEMENT FEES 12/01/23 281 202312 310-51300-9	52000	*	88.33	
	DEC WEBSITE ADMIN 12/01/23 281 202312 310-51300-3	35100	*	176.67	
	DEC INFO TECH 12/01/23 281 202312 310-51300-3	32400	*	927.50	
	DEC DISSEM AGENT SRVCS 12/01/23 281 202312 310-51300-9	51000	*	.24	
	OFFICE SUPPLIES 12/01/23 281 202312 310-51300-6	42000	*	5.04	
	POSTAGE 12/01/23 281 202312 310-51300-4	42500	*	46.50	
	COPIES 12/01/23 281 202312 310-51300-4	41000	*	15.31	
	TELEPHONE 12/01/23 281 202312 310-51300-	51000	*	318.16	
	AMZN-OFFICE SUPPLIES	GOVERNMENTAL MANAGEMENT SERVICES			5,751.50 002294
12/19/23 00005	12/05/23 282 202312 320-57200-4	45300	*	24.42	
	POOL PHOSPHATE REMOVER 12/05/23 282 202312 320-57200-4	45300		146.63	
	POOL TILE SOAP	GOVERNMENTAL MANAGEMENT SERVICES			171.05 002295
12/19/23 00127	12/01/23 396274 202312 320-57200-	34500	*	110.00	
	DEC SECURITY SERVICES	HI-TECH SYSTEM			110.00 002296
	12/18/23 12182023 202312 320-57200-4	46500	*	221.46	
	REIMB XMAS LIGHTS #542595	JEFF SNOW			221.46 002297
12/19/23 00135	11/12/23 7825 202310 310-51300-3	31500	*	785.00	
	OCT GENERAL COUNSEL	KILINSKI VAN WYK PLLC			785.00 002298
12/19/23 00128	11/15/23 3996794 202311 320-57200-	46100	*	56.65	
		MERIDIAN WASTE FLORIDA, LLC			56.65 002299

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER (*** CHECK DATES 10/01/2023 - 12/31/2023 *** AMELIA CONCOURSE - GF BANK A AMELIA CON - GENERAL	CHECK REGISTER	RUN 1/01/24	PAGE 6
CHECK VEND#INVOICEEXPENSED TO VENDOR NAME DATE DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
12/19/23 00082 11/02/23 54143496 202311 320-53800-45513	*	79.00	
NOV FIRE ANT SERVICE NADERS PEST CONTROL			79.00 002300
12/19/23 00082 12/01/23 54493773 202312 320-53800-45513	*	79.00	
DEC FIRE ANT SERVICE NADERS PEST CONTROL			79.00 002301
12/19/23 00129 12/01/23 7745-B 202312 320-57200-46800	*	368.00	
DEC LAKE MAINTENANCE SITEX AQUATICS			368.00 002302
12/19/23 00112 12/07/23 3426 202311 310-51300-31100	*	810.00	
NOV ENGINEERING SERVICES YURO & ASSOCIATES, LLC			810.00 002303
TOTAL FOR BAN	K A	75,166.85	
TOTAL FOR REG		75,166.85	

Arctic Air of Northern Florida, LLC 451688 State Road 200 Callahan, FL 32011 US

(904) 607-5777

rachael@arcticairofnorthernflorida.com





INVOICE # 20683528

DATE 08/24/2023

DUE DATE 09/23/2023

BILL TO

Amelia Concourse 85200 Amaryllis Court Fernandina Beach, FL 32034

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

PROPERTY ADDRESS

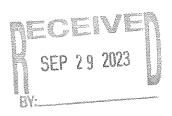
85200 Amaryllis Ct

ACTIVITY QTY RATE AMOUNT 9999 1 125.00 Service Call-AC not cooling. Office will send quote

for relays. Tech-Joe

BALANCE DUE

\$125.00



PAY ONLINE TODAY WITH CREDIT CARD, DEBIT CARD OR CHECK! NO FEE TO PAY ONLINE!

A FINANCE CHARGE OF 1.5% PER MONTH IS ASSESSED ON ALL AMOUNTS IF PAYMENT IS NOT RECEIVED WITHIN14 DAYS OF INVOICE.



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

Customer #: 24578747 Invoice #:

8604802 Invoice Date: 10/1/2023

Cust PO #:

Job Number	Description		Amount
346108408	Amelia Concourse CDD		2,618.00
	Exterior Maintenance		
	For October		
	Molecus feminiscence autotrans findings find find a findings findi		
	l EGEIVET		
	SEP 25 2023		
	35P Z 3 28K3		
	в.М. 8. с често по поменения в поменения по поменения по поменения по поменения по поменения по поменения по п		
	·		
		Total invoice amount Tax amount	2,618.00
		Balance due	2,618.0

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 904-292-0716

Please detach stub and remit with your payment

Did you know that BrightView now offers auto ACH as a payment method? Discover the convenience and safety of automatic ACH bill payment for your recurring billing. Please contact autopay@brightview.com or your branch point of contact for more information on how to sign up on Auto Pay.

Payment Stub

Customer Account#: 24578747

Invoice #: 8604802 Invoice Date: 10/1/2023 Amount Due:

\$2,618.00

Thank you for allowing us to serve you

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

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

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

Invoice 1078

152 Lipizzan Trail Saint Augustine, FL 32095 clayton@cbussenterprises.com www.cbussenterprises.com



BILL TO

SHIP TO

Amelia Concourse CDD 85200 Amaryllis Court Fernandina Beach, FL 32034 Amelia Concourse CDD 85200 Amaryllis Court Fernandina Beach, FL 32034

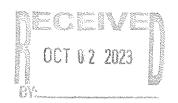
DATE 09/26/2023 PLEASE PAY \$1,820.64

DUE DATE 10/01/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
08/31/2023	HURRICANE CLEAN- UP	ADDITIONAL CLEAN-UP REQUIRED DUE TO HURRICANE	1	125.00	125.00
09/26/2023	TRICHLOR	PER LB	63	6.28	395.64
10/01/2023	POOL SERVICE	OCTOBER POOL SERVICE	1	1,300.00	1,300.00

TOTAL DUE	\$1,820.64
-----------	------------

THANK YOU.



Approved
Chip Dellinger
Amenity & Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Date: 9/30/2023

Acct. # 1-320-57200-45400

Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

Invoice

Invoice #: 271

Invoice Date: 10/1/23

Due Date: 10/1/23

Case: P.O. Number:

Bill To:

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

Description		Hours/Qty	Rate	Amount
Contract Administration - October 2023 Facility Management - October 2023 Ianitorial - October 2023 Pool Maintenance - October 2023			1,166.67 1,166.67 770.00 1,433.33	1,166.67 1,166.67 770.00 1,433.33
DECEIVE OCT 04 2023				
Juny Landet	_			

Total	\$4,536.67
Payments/Credits	\$0.00
Balance Due	\$4,536.67

Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

Invoice

Invoice #: 272

Invoice Date: 10/1/23 **Due Date:** 10/1/23

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 - October 2023 Website Administration - October 2023 Information Technology - October 2023 Dissemination Agent Services - October 2023 Office Supplies Postage Copies		4,173.75 88.33 176.67 927.50 0.54 11.58 66.15	4,173.75 88.33 176.67 927.50 0.54 11.58 66.15
DECEIVE OCT 04 2023			

Total	\$5,444.52
Payments/Credits	\$0.00
Balance Due	\$5,444.52

Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

Invoice

Invoice #: 273

Invoice Date: 9/30/23

Due Date: 9/30/23

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Assessment Roll Certification - FY 2024 PEGEIVE OCT 05 2023		7,950.00	7,950.00

Total	\$7,950.00
Payments/Credits	\$0.00
Balance Due	\$7,950.00



Invoice

Tallahassee, FL 32308 2498 Centerville Rd.

Bill to:

Amelia Concourse CDD 475 W Town Place Suite 114 Saint Augustine, FL 32092 Click Here to Pay Online! Invoice #:

392939

Invoice Date: Completed:

10/01/2023

Terms:

10/02/2023

Bid#:

475 W Town Place

Due on Aging Date

HiTechFlorida.com

Description	Qty	Rate	Amount
11578 - Access Control System - Amelia Concourse CDD - 85200 Amaryllis Court, Fernandina E Alarm.com Cloud Access Control ADC-Access-Door-Addon Service Plan Sales Tax	Beach, FL 1.00 1.00 1.00	\$20.00 \$40.00 \$50.00	20.00 40.00 50.00 0.00
OCT 02 2023			

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

Jacksonville Daily Record

A Division of Daily Record & Observer, LLC

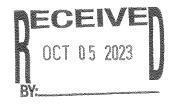
P.O. Box 1769 Jacksonville, FL 32201 (904) 356-2466

INVOICE

October 5, 2023

Date

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



Serial # 23-00177N PO/File #	\$86.00
	Payment Due
Notice of Rule Development For Amenity Rates	-
·	\$86.00
	Publication Fee
Amelia Concourse Community Development District	1 upileation rec
Case Number	Amount Paid
Publication Dates 10/5	Payment Due Upon Receipt
	For your convenience, you
Country Nagagu	may remit payment online at
County Nassau	www.jaxdailyrecord.com/ send-payment.
Payment is due before	If your payment is being
the Proof of Publication	mailed, please reference
is released.	Serial # 23-00177N on your
	check or remittance advice

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

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.

NOTICE OF RULE DEVELOPMENT FOR AMENITY RATES BY THE AMELIA CONCOURSE COMMUNITY

COMMUNITY
DEVELOPMENT DISTRICT
In connection with its anticipated ownership and operation of certain recreational amenity facilities and improvements (hereinafter collectively referred to as the "Amenities"), and in accordance with Chapters 120 and 190, Florida Statutes, the Amelia Concourse Community Development District (the "District") hereby gives notice of its intention to establish rates, fees, and charges imposed on residents and non-residents utilizing the District's Amenities (collectively, the "Amenity Rates") and a new rule establishing consequences for those who violate the District's Amenity Rules (the "Disciplinary Rule").

The purpose and effect of the Amenity Rates and Disciplinary Rule is to provide for efficient and effective District operations of the District's Amenities and other properties by setting poli-

The purpose and effect of the Amenity Rates and Disciplinary Rule is to provide for efficient and effective District operations of the District's Amenities and other properties by setting policies and fees relevant to implementation of the provisions of Section 190.035, Florida Statutes. General legal authority for the District to adopt the proposed Amenity Rates include Chapters 120 and 190, Florida Statutes (2022), as amended, and specific legal authority includes Sections 190.035(2), 190.011(5), 190.012(3), 190.035, 190.041, 120.54, 120.69 and 120.81, Flarida Statutes (2022), as amended.

A public hearing on the adoption of the proposed Amenity Rates and Disciplinary Rule will be conducted by the District on November 14, 2023 at 11:00 a.m. at the Amelia Concourse Amenity Center, 85200 Amaryllis Court, Fernandina Beach, Florida 32034. A preliminary copy of the proposed Amenity Rates and Disciplinary Rule may be obtained, without cost, by contacting the District Manager, Governmental Management Services LLC, at 475 West Town Place, Suite 114, St. Augustine, FL 32092, or by phone at (904) 940-5850.

Daniel Laughlin
District Manager
Oct. 5 00 (23-00177N)



INVOICE

Invoice # 7326 Date: 09/20/2023 Due On: 10/20/2023

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

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



ACCDD-01 General

Amelia Concourse CDD - General

Туре	Professional	Date	Notes	Quantity	Rate	Total
Service	LG	08/04/2023	Review and provide revisions to updated amenity policies.	1.50	\$305.00	\$457.50
Service	LG	08/07/2023	Confer with Laughlin regarding amenity rule changes and pending action items.	0.30	\$305.00	\$91.50
Service	LG	08/08/2023	Confer with Laughlin regarding amenity rates and service animal policy; research ADA requirements as to service animals.	0.60	\$305.00	\$183.00
Service	JK	08/09/2023	Review meeting minutes; confer re: meeting follow up	0.30	\$305.00	\$91.50
Service	LG	08/11/2023	Prepare form letter for unauthorized disposals on District property; negotiate agreement with Envera.	0.60	\$305.00	\$183.00
Service	JK	08/16/2023	Confer with staff re: pond maintenance and obligations/options therefore	0.30	\$305.00	\$91.50
Service	LG	08/17/2023	Review and revise Envera agreement.	0.30	\$305.00	\$91.50
Service	LG	08/23/2023	Confer with Laughlin regarding bid thresholds and agenda items.	0.30	\$305.00	\$91.50
Service	LG	08/28/2023	Prepare memorandum regarding FEMA requirements.	0.20	\$305.00	\$61.00
Service	CR	08/31/2023	Review and revisions to proposed agenda for upcoming board meeting.	0.30	\$260.00	\$78.00
			Qua	ntity Subto	tal	4.7

		Total	\$1,420.00
		Quantity Total	4.7
Corey Roberts	0.3	\$260.00	\$78.00
Jennifer Kilinski	0.6	\$305.00	\$183.00
Lauren Gentry	3.8	\$305.00	\$1,159.00
Time Keeper	Quantity	Rate	Total

Detailed Statement of Account

Current Invoice

Invoice Num	ber Due On	Amount Due	Payments Received	Balance Due
7326	10/20/2023	\$1,420.00	\$0.00	\$1,420.00
			Outstanding Balance	\$1,420.00
			Total Amount Outstanding	\$1,420.00

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

Please pay within 30 days.



Milt's Of Amelia Inc. 100

(904) 261-9445 CAC 1816630 Invoice - 115771

Date: 8/25/2023 Account ID: 10662

PO Number:

Bill to: Governmental Management Services

85200 Amaryllis Ct

Fernandina Bch, FL 32034

Service at:

Governmental Management Services

85200 Amaryllis Ct

Fernandina Bch, FL 32034

Reference: Work Order - 99228

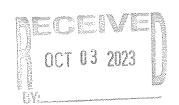
Terms:

ltem	Description	Quantity	Unit Price	Amount
Labor	0/04/0000 Duth Cibits Overing Persons	4.50	\$4.4E 0000	#047 F0
	8/24/2023 Seth Silvia - Service Repair	1.50	\$145.0000	\$217.50
		Labo	r Subtotal:	\$217.50
Material				
	35-5 CAPACITOR	1.00	\$102.9900	\$102.99
		Materia	al Subtotal:	\$102.99

Found and replaced failed 35-5 capacitor. Found the tstat was not sending signal to run the blower, Replaced tstat with a spare tstat from scrap yard to get system running, customer is going to purchase another tstat themselves.

Approved Chip Dellinger Amenity & Operations Manager Governmental Management Services On behalf of Amelia Concourse CDD Date: 10/3/2023

Acct. # 1-320-57200-62000



Subtotal:	\$320.49
Sales Tax:	\$0.00
Payments:	\$0.00
Total Due:	\$320.49



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

Service Inspection Report

ORDER #: 53690435

Time In:

Time Out:

Customer Signature

WORK DATE: 10/02/2023

BILL-TO 1328696

Amelia Concourse Amenities Center Tony Shiver 393 Palm Coast Pkwy SW Ste 4

Palm Coast, FL 32137-4773 Email: dlaughlin@gmsnf.com

> Phone: 904-940-9850 Alt. Phone: 904-537-9034

LOCATION 1328696

Amelia Concourse Amenities Center Tony Shiver 85200 Amaryllis Ct Fernandina Beach, FL 32034-9716 Email: cgraham@rmsnf.com; dlaughlin@gmsnf.com

> Phone: 904-537-9034 Alt. Phone: 904-537-9034

Customer is unavailable to sign **Technician Signature**

10/2/2023 2:41:47 PM

10/2/2023 2:49:52 PM

Joseph Emory License #:

Quantity **Amount Purchase Order** Terms **Service Description** Fire Ant Service 1.00 None DUE UPON RECEIPT Subtotal 79.00 0.00Tax Total 79.00 0.00 **Prior Balance: Total Due:** 79.00

GENERAL COMMENTS / INSTRUCTIONS

Access Code to Pool Area- 7946#

Performed a fire ant treatment around exterior perimeter of home. 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.

CUSTOMER INSTRUCTIONS & PRECAUTIONS

Contact Treated Areas - Do not allow unprotected persons, children, or pets to touch, enter, or replace items or bedding, to contact or enter treated area(s) until dry.

Ventilation/Re-Occupying - Vacate & keep area(s) closed up to 30 minutes after treatment, then ventilate area(s) for up to 2 hours before re-occupying.

Equipment/Processing/Food - Thoroughly wash dishes, utensils, food preparation/processing equipment & surfaces with an effective cleansing compound & rinse with clean water, if not removed or covered during a treatment. The area should be odor free before food products are placed in the area.

Exterior Applications (baits) - Do not allow grazing of feed, lawn, or sod clippings by livestock after bait applications.

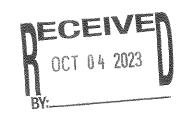
Do not burn treated firewood for 1 month after treatment.

PRODUCTS APPLIED Application Rate Time Material A.I. % Finished Qty Application Equipment Application Method Sq/Cu/L Ft **Undiluted Qty** Lot # EPA# A.I. Concentration 2:49:40 PM 0.0450% 6,0000 Ounce Spreader Advion Fire Ant Bait BROADCAST Liniform 100-1481 n/a application to an entire area.

Target Pests: Fire Ants

Areas Applied: EXTERIOR -> Landscaped Areas;

Approved Chip Dellinger, Date 10/3/2023 Amenity & Operations Manager Governmental Management Services On behalf of Amelia Concourse CDD Acct. # 1-320-53800-45513



Printed: 10/02/2023 Page: 1/1

Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

Invoice

Invoice #: 274

Invoice Date: 10/17/23

Due Date: 10/17/23

Case:

P.O. Number:

Balance Due

\$315.70

Bill To:

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

Description	Hours/Qty Rate	Amount
Pool Repair REGEIV ROCT 17 20 BY:	315	5.70 315.70
	Total Payments/Credit	\$315.70

Invoice 1111

152 Lipizzan Trail Saint Augustine, FL 32095 clayton@cbussenterprises.com www.cbussenterprises.com



BILL TO

Amelia Concourse CDD 85200 Amaryllis Court

Fernandina Beach, FL 32034

SHIP TO

Amelia Concourse CDD 85200 Amaryllis Court Fernandina Beach, FL 32034

DATE 10/13/2023 PLEASE PAY \$287.00

DUE DATE 11/01/2023

DATE	ACTIVITY	DESCRIPTION		QTY	RATE	AMOUNT
10/13/2023	POOL REPAIR	1/2" HOSE BIB		2	45.00	90.00
10/13/2023	POOL REPAIR	VACUUM BREAK	ER	3	24.00	72.00
10/13/2023	LABOR	PER HOUR		1	125.00	125.00
THIS REPAIR I	S COMPLETE, THANK		SUBTOTAL			287.00
BUSINESSI			TAX			0.00
			TOTAL			287.00
				,		
			TOTAL DUE	ALLMAN CONTROL	\$	287.00

THANK YOU.

Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

Invoice

Invoice #: 275

Invoice Date: 10/18/23

Due Date: 10/18/23

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance September 1- September 30, 2023 Maintenance Supplies		673.82 1,539.74	673.82 1,539.74
Repairs + Maint.			
Repairs + Maint. 1.320.57200.62000			
OCT 20 2023			
Jany Lander 7			

Total	\$2,213.56
Payments/Credits	\$0.00
Balance Due	\$2,213.56

AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT MAINTENANCE BILLABLE HOURS FOR THE MONTH OF SEPTEMBER 2023

<u>Date</u>	<u>Hours</u>	Employee	Description
8/31/23	5	C.D.	Picked and delivered umbrellas, assembled umbrellas and installed on pool deck
9/6/23	. 1	C.D.	Spot patched and painted inside walls on meeting room
9/25/23	4	C.D.	Removed all tape and residue, sanded and cleaned all surfaces of rust on bathroom doors, primed all surfaces of door faces with rust metal primer
9/27/23	3	C.D.	Paint all surfaces of doors with two coats premium exterior paint
9/29/23	3	C.D.	Painted all trim around doors and door jambs two coats
TOTAL	16		
MILES	76	:	*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 10/05/23

DISTRICT	DATE	SUPPLIES	PRICE	EMPLOYEE
Amelia Concourse	8/23/23	Urinal Screens 12 pk	45.26	C,G,
	8/23/23	Swimming Pool Safety Lines (2)	37.50	C.G.
	8/23/23	Keys for Paper Towel & Tollet Paper Dispenser	6.01	C,G.
	8/23/23	Vinyl Coaled Life Rings with Grab Lines (2)	138.55	C.G.
	9/6/23	Paper Towels	22.97	C.G.
	9/6/23	Putty Knife	4.00	C.G.
	9/6/23	Sika Fence Post Mix	18.41	C.G.
	9/6/23	Toilet Paper	22,98	C.G.
	9/7/23	4' Fluorescent Light Bulbs	61.50	C.G.
	9/7/23	Ink for Printer	106.92	C.G.
	9/7/23	Zebra Grip Ink Pens	5.82	C.G.
	9/7/23	Business Notebook	15.96	C.G.
	9/7/23	PostOlts	1,23	C.G.
	9/7/23	1" Binder (2)	11.98	C.G.
	9/7/23	Printer Supplies	9.37	C.G.
	9/7/23	25 ct Sheet Protectors (2)	16.79	C.G.
	9/7/23	5 Tab Dividers (2)	1.66	c.g.
	9/7/23	San 64 GB USB	12,16	C.G.
	9/15/23	PVC Cement	6,50	J.S.
	9/15/23	1-1/2" Female Adapter	2,60	J.S.
	9/15/23	1-1/2" Bushing	2,60	J.S.
	9/15/23	1/2" Compression Fitting	5.88	
	9/20/23	Filntan Chair	123,61	C.D.
	9/20/23	Flintan Arm Rest	37,09	
	9/21/23	Paint	79.33	
	9/21/23	Wood Screw 25pc	10.32	
	9/21/23	Paint Cup	3.42	
	9/21/23	Paint Roller	7.67	
	9/21/23	3.0 Angle Brush	18.94	
	9/21/23	Mixing Container	3.43	
	9/21/23	Frog 3pk Multisurface 1.41"x60yds	26.34	
	9/21/23	Mineral Spirit	21.80	
	9/21/23	Rags 4lbs	14.93	
	9/21/23	Metal Primer	55.75	
	9/25/23	Sand Paper for Rusty Door Prep	34.35	
	9/28/23	Alan Key Set of Three	18.42	
	9/28/23	Stainless Finish Washers	1.70	
	9/28/23	Stainless Machine Screws (2)	3.39	
•	9/28/23	Bolt Extractor	4.03	
	10/2/23	Total Boat Epoxy Resin Kit 1 Gallon	172.49	
	10/2/23	Stainless Pull Handle Kit	34.49	
	10/2/23	22,5lb Gas Struts	25.29	
	10/2/23	67lb Gas Struts (2)	64.15	
	10/2/23	55lb Gas Struts (5)	176.99	
	10/5/23	Hasp Safety Staple	7.96	
	10/5/23	Rigid 4.5" Dlamond Cuttlng Wheel	22,11	
	10/5/23	Masterlock Padlock	15.11	C.D.

TOTAL \$1,539.74

Jacksonville Daily Record

A Division of Daily Record & Observer, LLC

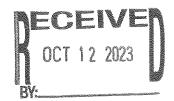
P.O. Box 1769 Jacksonville, FL 32201 (904) 356-2466

INVOICE

October 12, 2023

Date

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



Serial # 23-00183N PO/File #	\$236.00
	Payment Due
Notice of Rulemaking for Amenity Rates and Disiplinary Rule	
	\$236.00
Amelia Concourse Community Development District	Publication Fee
Case Number	Amount Paid
Publication Dates 10/12	Payment Due Upon Receipt
County Nassau	For your convenience, you may remit payment online at www.jaxdailyrecord.com/send-payment.
Payment is due before the Proof of Publication is released.	If your payment is being mailed, please reference Serial # 23-00183N on your check or remittance advice.

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

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.

NOTICE OF RULEMAKING FOR AMENITY RATES AND DISCIPLINARY RULE BY
THE AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT
A public hearing will be conducted by the Board of Supervisors ("Board") of the Amelia Concourse Community
Development District ("District") on November 14, 2023 at 11:00 a.m. at the Amelia Concourse Community
Center, 85200 Amaryllis Court, Fernandina Beach, Florida 32034. Prior Notice of Rule Development was
published in The Jacksonville Daily Record in October 5, 2023.
In connection with its anticipated ownership and operation of certain recreational amenity facilities an
improvements (hereinafter collectively referred to as the "Amenities"), and in accordance with Chapters 120
ami 130, Flurida Statutes, the Amelia Concourse Community Development District (the "District") hereby gives
notice of its intention to establish rates, fees, and charges imposed on residents and non-residents indiging the
District's Amenities (collectively, the "Amenity Rates") and a new rule establishing consequences for those who
violate the District's Amenity Rules (Tobicolinary Rule).

The purpose and effect of the Amenity Rates and Disciplinary Rule is to provide for efficient and effective
District operations of the District's Amenities and other properties by setting policies and fees relevant to
implementation of the provisions of Section 190.03s. Flurids Statutes. General legal authority for the District
to adopt the proposed Amenity Rates (2022), as amended. The proposed Amenity Rates include:

Proposed

Proposed

Fee	Original	Proposed
Non-Resident Annual User Fee	81,800	\$3,000
Lost Access Card Replacement	\$25	\$35
Returned Check/insufficient Funds Fee	550	No change
Gathering Room Rental (Non- Refundable Fee; Patron)	Adopted Range: \$15-\$75/hour	\$30/4 hours
Gathering Room Rental (Non- Refundable Fee; Non-Patron)	Adopted Range: \$20-\$150/hr	Reyoke
Gathering Room Rental (Additional hours)	Adopted Range: \$20-\$150/hour	No change in range (Proposed to set at \$20/hour)
Gathering Room Rental (Non- refundable deposit)	\$125 (1-25 attendees) \$250 (more than 25 attendees)	No change

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1). Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice. Any affected person may request a public hearing by submitting a written request time twenty-one (21) days after publication of this notice. The public hearing he submitting a written request with twenty-one (21) days after the date of publication of the notice.

The public hearing to he held at the date, time and lucation stated above may be continued to a date, time and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatiun record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based.

One or more Supervisors or District staff may participate in the public hearing by telephone. At the above location, if a public hearing is requested, there will be present a speaker telephone so that any interested party can attend the public hearing at the above location and be fully informed of the discussions taking place either in person or by speaker telephone device.

Fursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this bearing is asked to advise the District Office at least forty-eight (48) business hours before the hearing by contacting the District Manager at Governmental Management Services at 1 (800) 956-9770, who can aid you in contacting the District Accounted the Florida Relay Services at 1 (800) 956-9770, who can aid you in contacting the District District Accounted the Florida Relay Services at 1 (800) 956-9770, who can aid you in contacting the District Manager at Governmental Management Services LLC, at 475 West Town Place, Suite 114, St. Aug



INVOICE

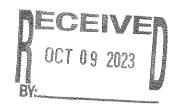
Invoice # 7572 Date: 10/08/2023 Due On: 11/07/2023

KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

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

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



ACCDD-01 General

Amelia Concourse CDD - General

Туре	Professional	Date	Notes	Quantity	Rate	Total
Service	JK	09/01/2023	Confer with Laughlin re: draft agenda and supporting documentation; confer re: property ownership	0.60	\$305.00	\$183.00
Service	JK	09/05/2023	Confer with team re: proposals for clean up and options on amenity planning	0.20	\$305.00	\$61.00
Service	LG	09/06/2023	Attend agenda conference call; prepare resolution adopting amended amenity policies and setting a hearing on amended amenity rates and disciplinary rule.	1.30	\$305.00	\$396.50
Service	JK	09/06/2023	Confer re: visioning process and options for same; confer re: AT&T building options	0.30	\$305.00	\$91.50
Service	LG	09/08/2023	Confer with Laughlin regarding bond payments.	0.20	\$305.00	\$61.00
Service	LG	09/11/2023	Prepare draft letter regarding electrical utility issues.	0.60	\$305.00	\$183.00
Service	LG	09/12/2023	Finalize resolutions adopting amenity policies and setting a hearing on rates and disciplinary rule; transmit for agenda.	0.40	\$305.00	\$122.00
Service	JK	09/19/2023	Review easement issue and confer with Laughlin re: letter direction and previous correspondence on same	0.30	\$305.00	\$91.50
Service	LG	09/19/2023	Prepare for, travel to, and attend Board	4.30	\$305.00	\$1,311.50

			meeting.			
Expense	AL	09/19/2023	Hotel: Travel LG	1.00	\$45.76	\$45.76
Expense	AL.	09/19/2023	Rental Car Expenses: Travel LG	1.00	\$37.21	\$37.21
Expense	AL	09/19/2023	Gas: Travei LG	1.00	\$8.29	\$8.29
Expense	AL	09/19/2023	Tolls: Travel LG	1,00	\$3.79	\$3.79
Expense	AL	09/19/2023	Meals: Travel LG	1.00	\$2.83	\$2.83
Service	CR	09/22/2023	Draft of work authorization for playground mulch.	0.60	\$260.00	\$156.00
Service	JK	09/25/2023	Review easement letter and confer with staff on same	0.20	\$305.00	\$61.00
Service	LG	09/25/2023	Prepare final amenity policies.	0.30	\$305.00	\$91.50
Service	LG	09/26/2023	Prepare notice of rules making and rule development for amenity rates and disciplinary rule; prepare notice for posting on storage building door and research procedures for same.	1.20	\$305,00	\$366.00
Service	CR	09/26/2023	Further drafting of follow-up documents and work authorizations given board approval for the same.	0.40	\$260.00	\$104.00
Non-billa	ble entries					
Service	CR	09/12/2023	Review and analysis of agenda including various resolutions, proposals, and other documents in preparation of upcoming board meeting.	1.40	\$260 . 00	\$364.00
Service	LG	09/18/2023	Prepare for Board meeting.	0.30	\$305.00	\$91.50
Service	CR	09/19/2023	Prepare for and attend board meeting.	6.40	\$260.00	\$1,664.00
Expense	LW	09/19/2023	Mileage: Travel CR	225.00	\$ 0.655	\$147.38
Expense	AL	09/19/2023	Meals: Travel CR	1.00	\$ 10.09	\$10.09
				٦	otal	\$3,377.38

Detailed Statement of Account

Other Invoices

interpretation and the second of the second	rranggang pipagabang papital at pagalah balan Sari		
Invoice Number	Due On Amount Due	Payments Received	Balance Due
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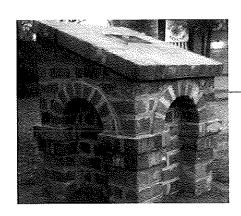
7326	10/20/2023	\$1,420.00	\$0.00	\$1,420.00
------	------------	------------	--------	------------

Current Invoice

Invoice Numl	oer Due On	Amount Due	Payments Received I	Balance Due
7572	11/07/2023	\$3,377.38	\$0.00	\$3,377.38
			Outstanding Balance	\$4,797.38
			Total Amount Outstanding	\$4,797.38

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

Please pay within 30 days.



Masonry Plus Property Services, LLC

32435 Fern Parke Way Fernandina Beach, Florida 32034-7043 Office/Fax (904) 491-5998 Email: bricks4515@gmail.com

Invoice

8/27/2023

Invoice # 13923

Amelia Concourse CDD 85200 Amaryllis Court Fernandina Beach, Florida 32034

Attention: Cheryl Graham LCAM, CMCA

Project: Paver Repair at Pool

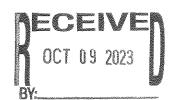
Cut and installed to fit new paver at pool coping edge, where missing.

All excess debris removed from property and properly disposed of.

Thank you for the opportunity to work with your community.

Amount Due: \$ 250.00

Payment is due upon receipt of this Invoice.





Invoice

Date	Invoice #
10/15/2023	3910218

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

Iti-u-		
Location:		
,,,,,,	 	

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

DATE PAID	CHECK NO.	AMOUNT

Due Date 11/01/2023

Account No. 30-1201917 7

Service Dates 11/01/23--11/30/23

For proper credit please return top portion.

DATE		DESCRIPTION	N		QTY	TOTAL
10/15/23 10/15/23	95GL TRASH SE 95GL TRASH SE				1.00	29.15 27.50
	00 BY:	SEIVE ST 17 2023				
	Your next invoic					
	a change in rate					
		is available 24/7 eridianWaste.com				
		code is: 0640464				
					Total Invoice	56,6
AGE	CURRENT	30 DAYS	60 DAYS	90 DAYS		Please Pa
AMOUNT	56.65	0.00	0.00	0.00		\$56.6



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



Civil Engineering
Land Surveying & Mapping
Permitting
ADA Consulting

Invoice

Date	Invoice #
10/11/23	3386 A

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

ltem	Date	Description	Hours	Rate	Amount
Amelia Conc Amelia Conc	8/1/23 8/14/23	AMELIA CONCOURSE CDD - ENGINEERING SERVICES AUGUST 2023 Requisition #39 create site exhibit for staff	0.5 1	135.00 135.00	67.50 135.00
Amelia Conc Amelia Conc Amelia Conc	9/6/23 9/19/23 9/27/23	SEPTEMBER 2023 agenda conference call CDD meeting Requisition #40	0.5 4 1	135.00 135.00 135.00	67.50 540.00 135.00
		OCT 11 2023 BY			
Plansa remit to					

Please remit to above address.

Total

\$945.00



Civil Engineering

Land Surveying & Mapping

Permitting

ADA Consulting

Invoice

Date	Invoice #
10/11/23	3386 B

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

ltem Da	ate	Description	Hours	Rate	Amount
Amelia Conc 8/1/ Amelia Conc 8/14	AUGUST		0.5 1	135.00 135.00	67.50 135.00
Amelia Conc 9/6/ Amelia Conc 9/19 Amelia Conc 9/27	/23 agenda co		0.5	135.00 135.00 135.00	67.50 540.00 135.00
		OCT 11 2023			

Please remit to above address.

Total

\$945.00



Sold To: 24578747 Amelia Concourse CDD GMS North Florida LLC 475 W Town Place Ste 114 St Augustine FL 32092 Customer #: 24578747 Invoice #: 8662592 Invoice Date: 10/25/2023 Sales Order: 8173867

Cust PO#:

Project Name: Playground Mulch

Project Description: Supply and install 30 cu.yds. certified playground mulch

Job Number	Description	Amount
346108408	Amelia Concourse CDD Supply and install 30 cubic yards of certified playground mu	2,268.00
) ECE IVE	
	Taxab	Invoice Amount 2,268.00
	Tax A	mount ce Due 2,268.00

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 904 292-0716

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 24578747 Invoice #: 8662592

Invoice Date: 10/25/2023

Amount Due: \$ 2,268.00

Thank you for allowing us to serve you

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

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

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



Proposal for Extra Work at Amelia Concourse CDD

Property Name

Amelia Concourse CDD

Contact

Daniel Laughlin

Property Address

85200 Amaryllis Ct

To

Amelia Concourse CDD

Fernandina Beach, FL 32034

Billing Address

GMS North Florida LLC 475 W Town

Place Ste 114

St Augustine, FL 32092

Project Name

Playground Mulch

Project Description

Supply and install 30 cutyds, certified playground mulch

Scope of Work

QTY	UoM/Size	Material/Description
1.00	LUMP SUM	Supply and install 30 cubic yards of certified playground mulch

For internal use only

SO#

8173867

JOB#

346108408

Service Line

160

Total Price

\$2,268.00



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

Customer #: 24578747 Invoice #: Invoice Date: 11/1/2023

8649751

Cust PO #:

Job Number	Description	Amount
346108408	Amelia Concourse CDD Exterior Maintenance For November SECEIVE OCT 2 5 2023 BY:	2,618.00
	Total invoice amoun Tax amount Balance due	t 2,618.00 2,618.00

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 904-292-0716

Please detach stub and remit with your payment

Did you know that BrightView now offers auto ACH as a payment method? Discover the convenience and safety of automatic ACH bill payment for your recurring billing. Please contact autopay@brightview.com or your branch point of contact for more information on how to sign up on Auto Pay.

Payment Stub

Customer Account#: 24578747

Invoice #: 8649751 Invoice Date: 11/1/2023 Amount Due:

\$2,618.00

Thank you for allowing us to serve you

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

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

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

Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

Invoice

\$146.63

Balance Due

Invoice #: 278 Invoice Date: 11/2/23

Due Date: 11/2/23

Case:

P.O. Number: C Buss 1153

Bill To:

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

	Payments/Credits	\$0.00
	Total	\$146.63
CT 27 2023		
île Soap	146.63	146.63

Invoice 1153

152 Lipizzan Trail Saint Augustine, FL 32095 clayton@cbussenterprises.com www.cbussenterprises.com



BILL TO

Amelia Concourse CDD 85200 Amaryllis Court

Fernandina Beach, FL 32034

SHIP TO

Amelia Concourse CDD 85200 Amaryllis Court

Fernandina Beach, FL 32034

DATE 10/25/2023 PLEASE PAY \$1,433.30

DUE DATE 11/01/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
10/25/2023	TILE SOAP	PER GAL	2	66.65	133.30
11/01/2023	POOL SERVICE	NOVEMBER POOL SERVICE	1	1,300.00	1,300.00
		SUBTOTAL			1,433.30
		TAX			0.00
		TOTAL			1,433.30
		TOTAL DUE			433.30

THANK YOU.

Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

Invoice

Invoice #: 276

Invoice Date: 11/1/23 Due Date: 11/1/23

Case:

P.O. Number:

Bill To:

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

	Description	Hours/Qty	Rate	Amount
Information Technol Dissemination Agen	November 2023 ion - November 2023 ogy - November 2023 t Services - November 2023		4,173.75 88.33 176.67 927.50 0.36	4,173.75 88.33 176.67 927.50 0.36
Office Supplies Postage Copies Telephone			7.56 11.85 33.39	7.56 11.85
	NOV 09 2023			

Total	\$5,419.41		
Payments/Credits	\$0.00		
Balance Due	\$5,419.41		

Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

Invoice

Invoice #: 277

Invoice Date: 11/1/23

Due Date: 11/1/23

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Contract Administration - November 2023 Facility Management - November 2023 Ianitorial - November 2023 Pool Maintenance - November 2023 Pool Chemicals		1,166.67 1,166.67 770.00 1,433.33 572.71	1,166.67 1,166.67 770.00 1,433.33 572.71
NOV DS 2023			
TRANS			

Total \$5,109.3	
Payments/Credits	\$0.00
Balance Due	\$5,109.38



Invoice

Tallahassee, FL 32308 2498 Centerville Rd.

Invoice #:

394638

Invoice Date: Completed:

11/01/2023 11/01/2023

Terms:

Due on Aging Date

Bid#:

475 W Town Place

Bill to:

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

HiTechFlorida.com

Description	Qty	Rate	Amount
11578 - Access Control System - Amelia Concourse CDD - 85200 Amaryllis Court, Fernandina Beach	h, FL		A STATE OF THE STA
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
NOV 0 1 2023 BY:			

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

Sitex Aquatics, LLC

PO Box 917 Parrish, FL 34219 office@sitexaquatics.com +1 (813) 564-2322



Amelia Concourse CDD

Bill to

Amelia Concourse CDD Tony Shiver 352 Period St. St. Johns, FL 32259 Ship to

Amelia Concourse CDD Cherly Graham 9655 Florida Mining Blvd, Bldg. 300, Ste 305 Jacksonville, FL 32257

Invoice details

Invoice no.: 7660B-50 Terms: Net 30

Invoice date: 09/01/2023 Due date: 10/01/2023 DECEIVE NOV 02 2023

Product or service

Amount

. LM-Amelia Concourse

Monthly Lake Maintenance-4 Ponds September

 $1 \times 368.00

\$368.00

Total

\$368.00



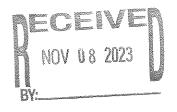
Civil Engineering
Land Surveying & Mapping
Permitting
ADA Consulting

Invoice

Date	Invoice#
11/8/23	3408

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

ltem	Date	Description	Hours	Rate	Amount
		AMELIA CONCOURSE CDD - OCTOBER ENGINEERING EFFORTS			
Amelia Conc Amelia Conc Amelia Conc	10/24/23	Requisition #41 Inspect AT&T building & provide feedback to Daniel Agenda Conference Call	1 1.5 1.5	135.00 135.00 135.00	135.00 202.50 202.50

Total

\$540.00

Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 97763

Invoice

Involce #: 279

Invoice Date: 11/9/23 Due Date: 11/9/23

Case:

P.O. Number:

BIII To:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance October 1 - October 31, 2023 Maintenance Supplies		573.82 686.30	573.82 686,30
			ζ
Approved Chip Dellinger Amenity & Operations Manager Governmental Management Services On behalf of Amelia Concourse CDD			
Date: 11/14/2023 Acct. # 1-320-57200-62000			

Juny Landert

Total	\$1,260.12
Payments/Credits	\$0.00
Balance Due	\$1,260.12

AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT MAINTENANCE BILLABLE HOURS FOR THE MONTH OF OCTOBER 2023

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	Description
10/3/23	1	C.D.	Bathroom doors hardware - drill out old dead bolt for removal, clean and polish old reusable hardware, install new dummy dead bolts and new handles with hardware
10/5/23	0.5	C.D.	Cut AT&T lock of front door to gain access to CDD property, installed new lock, evaluate and document structures condition
10/10/23	2	C.D.	Removed gel coat from damaged areas with dremel tool, cleaned and prepped surfaces for proper bonding, used total boat epoxy resin system and 1708 woven fiberglass to glass in repair
10/13/23	1	C.D.	Haul off two old pool loungers and one old pool chair, dismantled old storage cabinet and hauled off pieces, dispose of old bicarbonate
10/17/23	2	C.D.	Re-installed hinges to repair cover, drill new holes in fiberglass, install new hardware for hinges, install new twenty two pounds gas shock strut
10/19/23	2	C.D.	Went through pool packs and removed all old stenner pumps from equipment, test all pumps and remove all usable parts for future use, used parts to get usable pump for replacement of broken stenner pump
10/24/23	4	C,D.	Worked on pool pack repairs, large compac cover reattached lid with new hardware, drilled out all new holes in repairs, installed new bracket for gas shock, installed two fifty five pound gas shocks, tested function, cleaned up fiberglass repair areas
10/26/23	1	C.D.	Installed plumbing fittings on pump, installed pump into sump area and cleaned and flushed sump bed, tested system for function
TOTAL	13.5		
MILES	76		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 11/05/23

DISTRICT	DATE	SUPPLIES	PRICE	EMPLOYEE
Amelia Concourse	9/23/23	Hardware for Doors	4,42	C.D.
	10/11/23	Pool Sings	300.00	C.D.
	10/11/23	Acelone for Fiberglass Repair Prep	27.03	C.D.
	10/12/23	Little Glant 1/3 HP Auto Sump Pump	206.61	C.D.
	10/13/23	2" Lettering for Pool Signs (3)	7.27	C.D.
	10/18/23	2" Chip Brushes	15.74	C.D.
	10/18/23	5 Mil Nitrile Gloves 100pk	14.82	C.D.
	10/18/23	Machine Screws Pack of Two (8)	13.58	C.D.
	10/18/23	15 Nylock Nuts	6.12	Ç.D.
	10/18/23	20 1/4" Flat Washers	7.35	C,D,
	10/19/23	3/4" Hex Nipple Brass	14.36	C.D.
	10/19/23	3" Broad Utility Hinge Stainless	12.88	C.D.
	10/19/23	1 1/2" Filting	3.05	C.D.
	10/19/23	1 1/2" Bushing	3.83	C,D.
	10/26/23	1/4" Stainless Nylock Nuts 3pk (6)	10.19	C,D,
	10/26/23	1/4" Stainless Fender Washers	7.35	Ç.D.
	10/26/23	1/4" Machine Screws	1.70	C.D.
	10/26/23	1/4" Machine Screws (9)	15.28	C.D.
	10/26/23	Handy Box (3)	6.34	C,D.
	11/2/23	Nuts and Bolts	8.38	C.D.

TOTAL \$686.30

Original



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

INVOICE

Total Invoice \$2,005.01 Invoice Number 6582622 Invoice Date 9/19/23 4350446

Sales Order Number/Type Branch Plant 74

Shipment Number 5150527

Sold To: 498805

ACCOUNTS PAYABLE

AMELIA CONCOURSE COMMUNITY

DEVELOPMENT 475 W Town Pl

498806 Ship To:

AMELIA CONCOURSE COMMUNITY

SO

DEVELOPMENT 85200 Amaryllis Ct

3UITE 114

rnandina Beach FL 32034-9716

	Saint Augu	rustine FL 32092-3648		NOV 21	2023	I PEII	ianuma Di	each i	E 32004-97 TC	,
Net Due I	Date Terms	FOB Description	Ship Via		Cu	stomer P.	O.#	P.	O. Release	Sales Agent #
10/19/23	Net 30	PPD Origin	HAWKINS SOL	JTHEAST FLEE	T					382
Line #	item Number	Item Name/ Description	Т		Qty ipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
2.000	41930	Azone - EPA Reg. No. 787	′0-1	N 450	0.0000	GA	\$2.8000	GA	4,351.5 LB	\$1,260.00
		1 LB BLK (Mini-Bulk)		450	0.0000	GA			4,351.5 GW	

2.010	 Freight	N	1.0000	EA	\$12.0000	\$12.00
•						

RECEIVE

3.000	935	Hydrochloric Acid 20'	N	2.0000	DD	\$101.5045	DD	290.0 LB	\$203.01
<u> </u>		145 LB DD ACID MUBIATIC 20'		2,0000	DD			318.0 GW	

3.001	699922	15 GA Blu/Black Deldrum	N	2.0000	DD	\$15.0000	RD	20.0 LB	\$30.00
1		DELDBM 1H1/X1.9/250		2.0000	RD			20.0 GW	

Related Order #: 04350446

4.000	14420	Sodium Bicarbonate	N	8.0000	BG	\$45.0000	BG	400.0 LB	\$360.00
 		50 LB BG (Pool Grade)		8.0000	BG			408.0 GW	
5.000	42756	Filter Media	N	4.0000	BG	\$35.0000	BG	48.0 LB	\$140.00
		12 LB BG 1.6 cft Cela/Perlite		4.0000	BG			52.0 GW	

Tax Rate Sales Tax Page 1 of 2 Invoice Total Continued on next page 0 % \$0.00

No Discounts on Freight 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. Selier 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. Saller specifically disclaims and excludes any warranty of merchantability and any warranty of fitness for a particular purpose.

purpose.
NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGE
ALLOWED AFTER DELIVERY IS MADE IN GOOD
CONDITION.

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

WIRING CONTACT INFORMATION: Email: Credit.Dept@Hawkinsinc.com

Phone Number: (612) 617-8581 Fax Number: (612) 225-6702

FINANCIAL INSTITUTION: US Bank 800 Nicollet Mail Minneapolis, MN 55402

Account Name Hawkins, Inc. 180120759469 Account #: ABA/Routing #: 091000022 Swift Code#: USBKUS44IMT

Corporate Checking

ACH PAYMENTS:

CTX (Corporate Trade Exchange) is our preferred method. Please remember to include in the addendum the document numbers pertaining to the payment. For other than CTX, the remit to information may be emailed to

Credit.Dept@Hawkinsinc.com

CASH IN ADVANCE/EFT PAYMENTS:

Please list the Hawkins, Inc. sales order number or your purchase order number if the invoice has not been processed yet.



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

INVOICE

Total Invoice

\$2,005.01

Invoice Number

6582622

Invoice Date

9/19/23

Sales Order Number/Type

4350446 SO

Branch Plant

74

Shipment Number

5150527

Item Name/ line# Item Number Description

Tax

Qty Trans Shipped UOM

Unit Price Price Weight MOU Net/Gross Extended Price

Continued from previous page

********* 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 2 of 2

Tax Rate

0 %

Sales Tax

\$0.00

Invoice Total

\$2,005.01

No Discounts on Freight 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. Selier 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. Selier specifically disclaims and excludes any warranty of merchantability and any warranty of fitness for a particular purpose.

purpose. NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD CONDITION.

CHECK REMITTANCE:

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

WIRING CONTACT INFORMATION: Email: Credit.Dept@HawkinsInc.com

Phone Number: (612) 617-8581 Fax Number: (612) 225-6702 FINANCIAL INSTITUTION: US Bank 800 Nicollet Mail

Minneapolis, MN 55402 Account Name:

Account #: ABA/Routing #: Swift Code#: USBKUS44IMT

Hawkins, Inc. 180120759469 091000022

Corporate Checking

ACH PAYMENTS:

CTX (Corporate Trade Exchange) is our preferred method. Please remember to include in the addendum the document numbers

For other than CTX, the remit to information may be emailed to Credit.Dept@Hawkinsinc.com

CASH IN ADVANCE/EFT PAYMENTS:

Please list the Hawkins, Inc. sales order number or your purchase order number if the invoice has not been processed yet



OFFICE OF THE NASSAU COUNTY PROPERTY APPRAISER



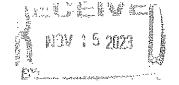
Honorable A. Michael Hickox

96135 Nassau Place, Suite 4, Yulee, FL 32097

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

www.nassaufipa.com

November 8, 2023



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

RE: Invoice \$8,952

Dear Board Members:

Pursuant to section 197.3632 (2), Florida Statute, I hereby submit my request for the annual payment covering the budget year 2023-2024, for services rendered by the Nassau County Property Appraiser's office to your district levying non-ad valorem assessments.

The calculated amount for 2023-2024 is 1% of the collection amount from the prior year special assessments levied by your district. Therefore, the Amelia Concourse CDD invoice amount is:

\$8,952 (eight thousand, nine hundred fifty-two dollars)

Please make check payable to: Nassau County Property Appraiser

Thanking you in advance.

Sincerely,

A. Michael Hickox, CFA

Nassau County Property Appraiser

AMH/dbc



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

Customer #: Invoice #: Invoice Date: 12/1/2023

24578747 8690807

Cust PO #:

Job Number	Description		Amount
346108408	Amelia Concourse CDD Exterior Maintenance For December Carlot Carlot		2,618.00
		Total invoice amount Tax amount Balance due	2,618.00 2,618.00

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 904-292-0716

Please detach stub and remit with your payment

Did you know that BrightView now offers auto ACH as a payment method? Discover the convenience and safety of automatic ACH bill payment for your recurring billing. Please contact autopay@brightview.com or your branch point of contact for more information on how to sign up on Auto Pay.

Payment Stub

Customer Account#: 24578747

Invoice #: 8690807 Invoice Date: 12/1/2023

\$2,618.00 Amount Due:

Thank you for allowing us to serve you

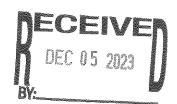
Please reference the invoice # on your check and make payable to:

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

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

Amelia Concourse COMMUNITY DEVELOPMENT DISTRICT

General Fund



Check Request

Date	Amount	Authorized By							
December 5, 2023	\$200.00	Oksana Kuzmuk							
Payable to:									
Christian Dellinger #143									
Date Check Needed:	Budget Category	/:							
ASAP	001.310.513.490								
Intended Use of Funds Requested:									
Performance Bonus for FY 2023									
(Attach supporting documentation for request.)									
[Milacit Supporting documentation for requestly									

On MOTION by Mr. Toohey seconded by Ms. Chamerda with all in favor the public hearing was closed.

On MOTION by Mr. Toohey seconded by Mr. Snow with all in favor Resolution 2024-02, adopting disciplinary rules, rates, charges and fees was approved with the change to the deposit verbiage.

SEVENTH ORDER OF BUSINESS

Consideration of Proposals for Architectural Services for Amenity Improvements

Mr. Laughlin presented two proposals for architectural services for amenity improvements; one totaling \$1,500 from Urban Edge and one from Studio Horan totaling an amount not to exceed \$26,850 for multiple tasks.

Mr. Greenberg added that the intention in hiring a professional is to evaluate what the needs of the community are now and how the District can make the most use of the amenity space.

On MOTION by Mr. Toohey seconded by Ms. Chamerda with all in favor the proposal from Urban Edge was approved.

NINTH ORDER OF BUSINESS

Staff Reports (2)

A. District Counsel

There being nothing to report, the next item followed.

B. District Manager

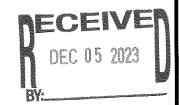
Mr. Laughlin informed the Board that Mr. Dellinger will begin sending newsletters to the community beginning in December during the months between meetings to provide any necessary updates.

Mr. Laughlin and Mr. Dellinger stepped out of the meeting at this time and the Board discussed bonuses for the District Manager and Community Manager.

On MOTION by Ms. Chamerda seconded by Mr. Snow with all in favor bonuses in the amount of \$300 for Mr. Laughlin and \$200 for Mr. Dellinger was approved.

Amelia Concourse COMMUNITY DEVELOPMENT DISTRICT





Check Request

Date	Amount	Authorized By
December 5, 2023	\$300.00	Oksana Kuzmuk
	Payable to:	
	Daniel Laughlin #124	
	Du Ja et Catago	
Date Check Needed:	Budget Categor	y:
ASAP	001.310.513.49	90
	Intended Use of Funds Requested	d:
	Performance Bonus for FY 2022	3
(Attach suppo	rting documentation for reques	et.)

On MOTION by Mr. Toohey seconded by Ms. Chamerda with all in favor the public hearing was closed.

On MOTION by Mr. Toohey seconded by Mr. Snow with all in favor Resolution 2024-02, adopting disciplinary rules, rates, charges and fees was approved with the change to the deposit verbiage.

SEVENTH ORDER OF BUSINESS

Consideration of Proposals for Architectural Services for Amenity Improvements

Mr. Laughlin presented two proposals for architectural services for amenity improvements; one totaling \$1,500 from Urban Edge and one from Studio Horan totaling an amount not to exceed \$26,850 for multiple tasks.

Mr. Greenberg added that the intention in hiring a professional is to evaluate what the needs of the community are now and how the District can make the most use of the amenity space.

On MOTION by Mr. Toohey seconded by Ms. Chamerda with all in favor the proposal from Urban Edge was approved.

NINTH ORDER OF BUSINESS

Staff Reports (2)

A. District Counsel

There being nothing to report, the next item followed.

B. District Manager

Mr. Laughlin informed the Board that Mr. Dellinger will begin sending newsletters to the community beginning in December during the months between meetings to provide any necessary updates.

Mr. Laughlin and Mr. Dellinger stepped out of the meeting at this time and the Board discussed bonuses for the District Manager and Community Manager.

On MOTION by Ms. Chamerda seconded by Mr. Snow with all in favor bonuses in the amount of \$300 for Mr. Laughlin and \$200 for Mr. Dellinger was approved.

Disclosure Services LLC

1005 Bradford Way Kingston, TN 37763

Invoice

Date	Invoice #
9/29/2023	18

Bill To	
Amelia Concourse CDD C/O GMS	

Terms	Due Date
Net 30	10/29/2023

		Description		Amount	
Amortization Schedule Series 2016 11-1-23 Prepa	v.\$5,000				100.00
Amortization Schedule			·	•	100.00
Series 2019A 11-1-23 Prep	pay \$5,000				
		aewen			
		CEIVE NOV 25 2023			
		_{unv} 25 2023 U			
	· ·				
	eV:	The second secon			

Phone # 865-717-0976

E-mail tcarter@disclosureservices.info

Total	\$200.00
Payments/Credits	\$0.00
Balance Due	\$200.00

Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

Invoice

invoice #: 280

Invoice Date: 12/1/23

Due Date: 12/1/23

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Contract Administration - December 2023 Facility Management - December 2023		1,166.67 1,166.67	1,166.67 1,166.67
Janitorial - December 2023 Pool Maintenance - December 2023		770.00 1,433.33	770.00 1,433,33
		·	
DECEIVED			
DEC 05 2023			
Inne La la Tom			
Juny Lander #			
19-7-97			

Total	\$4,536.67	
Payments/Credits	\$0.00	
Balance Due	\$4,536.67	

Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

Invoice

Invoice #: 281

Invoice Date: 12/1/23

Due Date: 12/1/23

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 - December 2023		4,173.75	4,173.75
Website Administration - December 2023		88.33	88.33
Information Technology - December 2023		176.67	176.67
Dissemination Agent Services - December 2023		927.50	927.50
Office Supplies	unional graphs were proved a several decided. Dis	0.24 5.04	0.24 5.04
Postage		46.50	5.04 46.50
Copies		15.31	15.31
Telephone Amazon - Monitors, keyboard, mouse, USB C hub for Amenity Manager		318.16	318.16
DEC 04 2023 BY			

Total	\$5,751.50
Payments/Credits	\$0.00
Balance Due	\$5,751.50

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

Invoice

Invoice #: 282 Invoice Date: 12/5/23

Due Date: 12/5/23

Case:

P.O. Number: C BUSS 1219

Bill To:

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

Description	Hours/Qty	Rate	Amount
Pool Chemicals - Phosphate Remover Pool Chemicals - Tile Soap		24.42 146.63	24.42 146.63
DEC U5 2023			
	Total		\$171.05

Total	\$171.05
Payments/Credits	\$0.00
Balance Due	\$171.05



Tallahassee, FL 32308 2498 Centerville Rd.

Invoice #: Invoice Date: 396274 12/01/2023

Completed: Terms:

12/01/2023 Due on Aging Date

Invoice

Bid#:

475 W Town Place

Bill to:

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

HiTechFlorida.com

Description	Qły	Rate	Amount
11578 - Access Control System - Amelia Concourse CDD - 85200 Amaryllis Court, Fernandina Be	ach, 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
DEC 0 1 2023			
	1		

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.

Total **Payments** \$110.00 \$0.00

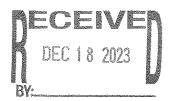
Support@hitechflorida.com Office: 850-385-7649

Balance Due

\$110,00

Amelia Concourse COMMUNITY DEVELOPMENT DISTRICT

General Fund



Check Request

Date	Amount	Authorized By			
December 18, 2023	\$221.46	Daniel Laughlin			
	Payable to:				
	Jeff Snow #110				
Date Check Needed:	Budget Categor	y:			
ASAP	001.320.57200.	46500			
	Intended Use of Funds Requested	l:			
Reimbursement for	Cristmas lights order #542595 fro	om Christmas Central			
(Attach supporting documentation for request.)					

達CHRISTMAS CENTRAL



Order status changed

Hi Jeff,

The status of your order #542595 has changed to **Shipped**.

Order details

Order total: \$221.46 USD

Date placed: Dec 6th 2023

Payment method: Authorize.net

Products shipped



40" Giant Red 3D 11-Loop Velveteen Christmas Bow with Gold Trim

Qty: 2

Tracking information

- <u>1Z2ER7981201630634</u> (UPS® UPS/USPS (3 Day Service))
- 1Z2ER7981201630394 (UPS® UPS/USPS (3 Day Service))

Check order status

Christmas Central
www.christmascentral.com

Shop Now

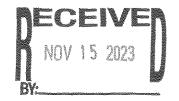
KILINSKI | VAN WYK Kilinski | Van Wyk PLLC

INVOICE

Invoice # 7825 Date: 11/12/2023 Due On: 12/12/2023

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

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



ACCDD-01 General

Amelia Concourse CDD - General

Туре	Professional	Date	Notes	Quantity	Rate	Total
Service	LG	10/05/2023	Review and provide comments to meeting minutes.	0.40	\$325.00	\$130.00
Service	LG	10/06/2023	Confer with Laughlin regarding AT&T building; research regarding same.	0.40	\$325.00	\$130.00
Service	LG	10/18/2023	Advise regarding claim of fence damage.	0.20	\$325.00	\$65.00
Service	LG	10/23/2023	Prepare resolution adopting fees and disciplinary rule.	0.30	\$325.00	\$97.50
Service	LG	10/24/2023	Prepare budget amendment resolution.	0.30	\$325.00	\$97.50
Service	CR	10/24/2023	Review and analyze reports, resolutions, and documents in preparation of upcoming board meeting.	0.50	\$270.00	\$135.00
Service	LG	10/31/2023	Attend agenda planning call.	0.40	\$325.00	\$130.00
				То	tal	\$785.00

Detailed Statement of Account

Current Invoice

Invoice Number Due On Amount Due Payments Received Balance Due	
divolce Malinder Duc On Amount Duc	

7825	12/12/2023	\$785.00	\$0.00	\$785.00
			Outstanding Balance	\$785.00
		То	tal Amount Outstanding	\$785.00

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

Please pay within 30 days.



Invoice

Date	Invoice #
11/15/2023	3996794

Due Date

Bill To:		
C/O GMS INC AMELIA 85128 AMARYLLIS C FERNANDINA BEACH	Γ	SE CDD

Location:		

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

DATE PAID	CHECK NO.

AMOUNT

11/30/2023

Account No. 30-1201917 7

Service Dates 12/01/23--12/31/23

DATE	DESCRIPTION	QTY	TOTAL
11/15/23 11/15/23	95GL TRASH SERVICE # P/U: 1 95GL TRASH SERVICE # P/U: 1	1.00 1.00	29.18 27.50
	REGEIVE NOV 17 2023		
	Your next invoice may reflect a change in rates.		
	Online bill pay is avallable 24/7 visit www.MeridianWaste.com your access code is: 0640464	Total Invoice	56.
AGE	visit www.MeridianWaste.com your access code is: 0640464	Total Invoice PAYS 90 DAYS	56.0 Please Pa



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



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

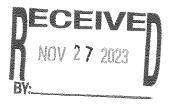
IS YOUR HOME PROTECTED FROM TERMITES?

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

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

Customer Number: 1328696 Statement Date: 11/07/23 Payment Due Upon Receipt

Date	Invoice #	Description	Amount	Tax	Balance
Service Addre	ss: 85200 Amaryllis C	t, Fernandina Beach, FL 32034-9716	_		
11/02/23	54143496	Fire Ant Service	\$79.00	\$0.00	\$79.00



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

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

Pest Raiders

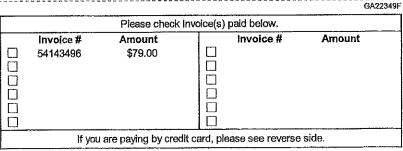
PO Box 1330 • Yulee, FL 32041-1330

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

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

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AMELIA CONCOURSE AMENITIES CENTER 7
TONY SHIVER 1619
393 PALM COAST PKWY SW UNIT 4
PALM COAST FL 32137-4774



Please make checks payable and remit to:

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

իլլիներդնունին կերկակիկին հունուներին իր



Statement Date: 11/07/23 Customer Number: 1328696

Balance Forward:	\$0.00	
A		

Amount Due: \$79.00 Check#



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

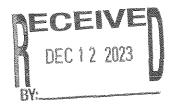
IS YOUR HOME PROTECTED FROM TERMITES?

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

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

Customer Number: 1328696 Statement Date: 12/05/23 Payment Due Upon Receipt

Date	Invoice #	Description	Amount	Tax	Balance
Service Addr	ess: 85200 Amaryllis Ct	Fernandina Beach, FL 32034-9716			
11/02/23	54143496	Fire Ant Service	\$79.00	\$0.00	\$79.00
12/01/23	54493773	Fire Ant Service	\$79.00	\$0.00	\$79.00



Current: \$79.00	Past Due: \$79.00	Total Amount Due: \$158.00
Juitent 9/8.00	rast Due: 9/9.00	rotal Amount Due: \$100.00

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

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PO Box 1330 • Yulee, FL 32041-1330

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

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

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AMELIA CONCOURSE AMENITIES CENTER 9 TONY SHIVER 1705 393 PALM COAST PKWY SW UNIT 4 PALM COAST FL 32137-4774



Please check invoice(s) paid below. Invoice # Amount Invoice # Amount 54143496 \$79.00 X54493773 \$79.00 If you are paying by credit card, please see reverse side.

Please make checks payable and remit to:

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

Statement Date: 12/05/23 Customer Number: 1328696

Balance Forward:	\$79.00	
Amount:		

Amount Due: \$158.00 Check#_____

INVOICE

Sitex Aquatics, LLC PO Box 917 Parrish, FL 34219

office@sitexaquatics.com +1 (813) 564-2322



Amelia Concourse CDD

Bill to

Amelia Concourse CDD 352 Period St. St. Johns, FL 32259

Invoice details

Invoice no.: 7745-B

Invoice date: 12/01/2023 Due date: 12/31/2023

Ship to

Amelia Concourse CDD 9655 Florida Mining Blvd, Bldg. 300, Ste 305 Jacksonville, FL 32257

161	ms.	Mer	30	

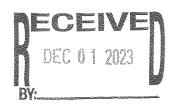
#	Date	Product or service	sku	Qty	Rate	Amount
1.		LM-Amelia Concourse		1	\$368.00	\$368.00
		Monthly Lake Maintenance-4 Ponds				

\$368.00 Total

Approved Chip Dellinger, Operations Manager Governmental Management Services On behalf of Amelia Concourse CDD

Date: 12/1/2023

Acct. # 1-320-57200-46800





Civil Engineering

Land Surveying & Mapping

Permitting

ADA Consulting

Invoice

Date	Invoice #
12/7/23	3426

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

ltem	Date	Description	Hours	Rate	Amount
Amelia Conc Amelia Conc Amelia Conc Amelia Conc	11/1/23 11/14/23 11/15/23 11/28/23	AMELIA CONCOURSE - NOVEMBER ENGINEERING find amenity center .pdf plan for Daniel CDD meeting & coordinate with Dreamfinders coorspondence with manager & attorney re: wetland clearing check for electrical schematic per Daniels request	1 3.5 0.5 1	135.00 135.00 135.00 135.00	135.00 472.50 67.50 135.00
		DEC 08 2023 BY:			

Total

\$810.00