

Amelia Concourse
Community Development District

May 21, 2024

AGENDA

**Amelia Concourse
Community Development District**

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

May 14, 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, May 21, 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. Staff Reports (1)
 - A. District Engineer
 - B. Landscape Team
 1. Consideration of Proposal to Clean Up Landscaping on Orchid Blossom Trail
 2. Consideration of Proposal to Remove Built Up Mulch at Community Entrance and Around Pool Area
 3. Consideration of Proposal to Add Mulch to Entrance, Amenity Center, and JEA Lift Station
- IV. Approval of Minutes
 - A. March 19, 2024 Regular Board Meeting
 - B. April 16, 2024 Budget Workshop
- V. Update on Utility/Storage Building
- VI. Public Hearing for the Purpose of Adopting Rental Rates; Consideration of Resolution 2024-07
- VII. Consideration of Resolution 2024-08, Approving the Proposed Budget for Fiscal Year 2025 and Setting a Public Hearing Date for Adoption

- VIII. Staff Reports (2)
 - A. District Counsel
 - B. District Manager
 - 1. Report on the Number of Registered Voters (876)
 - 2. Reminder of Qualifying Period for General Election
 - C. Field Operations Manager – Report
- IX. Financial Reports
 - A. Financial Statements as of March 31, 2024
 - B. Approval of Check Register
- X. Supervisors’ Requests and Audience Comments
- XI. Next Scheduled Meeting – July 16, 2024 at 11:00 a.m. at the Amelia Concourse Amenity Center
- XII. Adjournment

THIRD ORDER OF BUSINESS

B.

1.

Proposal for Extra Work at Amelia Concourse CDD

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

Project Name From Orchid Blossom Tr east to previously cleaned out palmettos

Project Description Remove small weeds and trees 2 inches or less in caliper and clean palmettos

Scope of Work

QTY	UoM/Size	Material/Description
1.00	LUMP SUM	Remove small weeds and trees 2 inches or less in caliper and clean palmettos. Planted trees will remain

For internal use only

SO# 8275433
JOB# 346108408
Service Line 300

Total Price \$4,794.00

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014

TERMS & CONDITIONS

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

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Acceptance of this Contract

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

Customer

	Property Manager
Signature	Title
 Daniel Laughlin	February 21, 2024
Printed Name	Date

BrightView Landscape Services, Inc. "Contractor"

	Enhancement Manager
Signature	Title
 Jennifer L. Mabus	February 21, 2024
Printed Name	Date

Job #:	346108408		
SO #:	8275433	Proposed Price:	\$4,794.00

2.

Proposal for Extra Work at Amelia Concourse CDD

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

Project Name Removal of built up mulch in community entrance island and around pool area ahead of fresh install

Project Description Removal of built up mulch in community entrance island and around pool area ahead of fresh install

Scope of Work

QTY	UoM/Size	Material/Description	Total
<hr style="border-top: 1px dotted black;"/>			
1.00	EACH	Please note - Removal of built-up mulch will improve aesthetic of plant beds as mulch will not fall out onto road and will promote healthy plant growth by allowing additional oxygen to reach the root zones of plants	
Entrance Island			\$1,969.20
1.00	LUMP SUM	Removal of approximately 18 yds of built up mulch in center entrance island; disposal of debris; deep edge bed ahead of new mulch installation	
Pool area			\$2,722.80
1.00	LUMP SUM	Removal of approximately 26 yds of built up mulch in center entrance island; disposal of debris; deep edge bed ahead of new mulch installation	

For internal use only

SO# 8355072
JOB# 346108408
Service Line 130

Total Price \$4,692.00

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11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014

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Customer

Property Manager

Signature Title

Daniel Laughlin

March 06, 2024

Printed Name Date

BrightView Landscape Services, Inc. "Contractor"

Account Manager - Exterior

Signature Title

Royce Peaden

March 06, 2024

Printed Name Date

Job #: 346108408

SO #: 8355072

Proposed Price: \$4,692.00

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Project Name Fresh Mulch Application

Project Description Fresh mulch to dress up the entry way, amenity center, and jea lift station

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
40.00	CUBIC YARD	Gold Mulch - Blown-Into the beds at the entry way, amenity center, and jea lift station	\$58.00	\$2,320.00

For internal use only

SO# 8355060
JOB# 346108408
Service Line 160

Total Price \$2,320.00

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11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014

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March 06, 2024

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Signature Title

Royce Peaden

March 06, 2024

Printed Name

Date

Job #: 346108408

SO #: 8355060

Proposed Price: \$2,320.00

FOURTH ORDER OF BUSINESS

A.

MINUTES OF MEETING
AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT

A regular meeting of the Board of Supervisors of the Amelia Concourse Community Development District was held Tuesday, March 19, 2024 at 11:00 a.m. at the Amelia Concourse Amenity Center, 85200 Amaryllis Court, Fernandina Beach, Florida 32034.

Present and constituting a quorum were:

Harvey Greenberg	Chairman
Jeff Snow	Supervisor
Kimberley Chamerda	Supervisor
William Busby	Supervisor

Also present were:

Daniel Laughlin	District Manager
Lauren Gentry	District Counsel
Mike Yuro <i>by phone</i>	District Engineer
Chip Dellinger	Operations Manager
Mary Grace Henley	Kilinski Van Wyk

The following is a summary of the discussions and actions taken at the March 19, 2024 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

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Staff Reports (1)

A. District Engineer

Mr. Yuro updated the Board on the Phase 3 repairs to be completed by Dream Finders stating that he's reached out to the project manager several times and his understanding is a document is being prepared for the Board to review regarding the drainage access areas to get to the stormwater ponds to make necessary repairs, however he has not yet received it.

B. Landscape Team

1. Consideration of Proposal to Clean Up Landscaping on Orchid Blossom Trail

A proposal from BrightView to remove smaller weeds and trees and clean up the Palmettos along Orchid Blossom Trail totaling \$4,794 was included in the agenda package for the Board’s review.

Mr. Greenberg stated that the area is the responsibility of Dream Finders and the District will not pay for it.

Mr. Laughlin stated that Dream Finders agreed to do the work, but they also stated if they did this work, they would not do anything else. He added that he could inform Dream Finders the work needs to be completed.

2. Consideration of Proposal to Replace Declining Roses at Entrance

A proposal from BrightView to replace the declining roses in the entrance island totaling \$1,574.13 was included in the agenda package for the Board’s review.

Mr. Dellinger stated that BrightView is supposed to lower the entire bed and replace the mulch, so he suggested holding off on the roses until that is done.

Mr. Laughlin stated that this proposal could be approved contingent on getting that additional work done first.

Mr. Greenberg stated that it is also contingent on the mulch proposal, and customarily when new mulch is put down, the old mulch is removed and the new mulch is then installed, however BrightView has put the new mulch on top of the old mulch, which may have contributed to electrical issues at the island.

Mr. Laughlin stated that he will look at the contract to see if it includes mulch removal prior to new applications.

On MOTION by Mr. Snow seconded by Mr. Busby with all in favor the proposal from BrightView to replace the declining roses was approved contingent on the current mulch being removed and the electrical equipment being raised prior to new mulch being installed.

3. Consideration of Proposal to Remove Built Up Mulch at Community Entrance and Around Pool Area

Mr. Snow asked that staff confirm what BrightView’s policy is with adding new mulch and removing old mulch.

Staff was directed to obtain proposals from mulch companies.

This item was tabled.

4. Consideration of Proposal to Add Mulch to Entrance, Amenity Center, and JEA Lift Station

This item was tabled.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the January 16, 2024 Meeting

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

On MOTION by Ms. Chamerda seconded by Mr. Snow with all in favor the minutes of the January 16, 2024 meeting were approved as presented.
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FIFTH ORDER OF BUSINESS

Update on Utility / Storage Building

Ms. Gentry stated that since the last meeting she has continued to pursue the storage building issues with AT&T and the fact that their utility boxes are on District property, and it does not appear permission was granted for that. AT&T has referred her to their insurance carrier for the issues with the building and referred her to their general counsel for the issues with the lack of an easement for the utility equipment. Their general counsel has not been able to produce any documentation showing that there was permission to install the utility boxes on the District’s property, so they discussed the need to clean that up with compensation to the District. The issues with the building were also discussed and he acknowledged that is an issue as well. She will continue to follow up with AT&T to get these issues resolved. She suggested a conversation be had to determine what kind of compensation is appropriate for addressing the building.

Mr. Greenberg stated that he feels the building should be restored so the District has use of it for storage purposes and AT&T should be responsible for the full cost of restoring the structure.

Ms. Gentry recommended getting preliminary quotes for what it would take to repair the building to begin the negotiations.

SIXTH ORDER OF BUSINESS

Discussion of Dream Finders Easement Request

Mr. Yuro provided an update on this item under the engineer's report.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2024-05, Instructing the Nassau County Supervisor of Elections Office to Conduct the District's 2024 General Election

Mr. Laughlin reminded the Board that two seats are up for election this year and noted the qualifying period is scheduled for the second week in June.

On MOTION by Mr. Snow seconded by Ms. Chamerda with all in favor Resolution 2024-05, instructing the Nassau County Supervisor of Elections to conduct the District's 2024 general election was approved.

EIGHTH ORDER OF BUSINESS

Discussion of Facility Rental Procedures and Deposits; Consideration of Resolution 2024-06, Setting a Public Hearing

Ms. Gentry stated that the current deposits for room rentals are \$125 for up to 25 attendees and \$250 for more than 25 attendees. Given some issues staff has had with rentals, the discussion is whether those deposits are still appropriate.

Mr. Dellinger explained that a recent rental left the facility in rough condition and went two hours over the time limit.

Mr. Laughlin noted that if damages occur that cost above and beyond what the deposit is, there are options such as suspending the resident's amenity privileges and requesting payment prior to rescinding the suspension.

Ms. Chamerda stated that she does not think the deposit is sufficient.

Mr. Snow stated that he feels the current rates are appropriate.

Mr. Greenberg stated that the deposit is refundable, so it being raised should not be a reason for someone to not rent the amenity center.

Ms. Gentry recommended setting a cap for the proposed deposit and following the public hearing in May, the Board can make a final decision.

The Board agreed to set the proposed deposit at \$250 regardless of the number of attendees.

On MOTION by Ms. Chamerda seconded by Mr. Busby with all in favor Resolution 2024-06, setting a public hearing for May 21, 2024 to adopt revised amenity rates was approved.

The Board discussed whether any action should be taken regarding the resident who went over the time limit for her rental and did not return the facility to an acceptable condition following the rental.

On MOTION by Mr. Greenberg seconded by Ms. Chamerda with Ms. Chamerda and Mr. Greenberg in favor and Mr. Busby and Mr. Snow opposed, suspending amenity rental privileges of the resident until May 21, 2024 was not approved.

Staff was directed to send a formal warning letter to the resident.

NINTH ORDER OF BUSINESS

Staff Reports (2)

A. District Counsel

Ms. Gentry reported that her firm is still waiting on the final report from the legislation to determine what measures are signed that apply to special districts. One of the measures passed was that special districts have new reporting requirements regarding goals and objectives with performance measures of the District, and then they must report on whether they met those goals and objectives. The other measure that has passed would provide cyber security liability if they comply with certain State cyber security protocols. She will provide more information to the Board when it is available.

B. District Manager

Mr. Laughlin reminded the Board that the fiscal year 2025 budget is scheduled to be approved at the May meeting.

C. Field Operations Manager – Report

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

TENTH ORDER OF BUSINESS Financial Reports

A. Financial Statements as of January 31, 2024

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

B. Approval of Check Register

A copy of the check register totaling \$38,112.81 was included in the agenda package.

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

ELEVENTH ORDER OF BUSINESS Supervisors’ Requests and Audience Comments

Rich Wheeler asked if there are audits performed periodically on the card access system to ensure the cards belong to current residents.

Mr. Laughlin responded that Mr. Dellinger is working on the system.

Mr. Greenberg added that changing the cards to a fob system is being considered, however that has not been brought to the Board yet.

Charles Gay stated that there was a punch list made up of what Dream Finders was supposed to do and asked why they’re not being pushed harder to complete that punch list.

Ms. Gentry responded that the District has not accepted Phase 3 yet, so Dream Finders is still on the hook for those punch list items. She noted there is another list of items that were county items that were issues with the road and the curbing and the District informed the county of those issues, however the county accepted the roads anyway.

Charles Gay asked if the seats up for election will be posted to the District’s website.

Mr. Laughlin responded yes, and he will also ask that email blasts be sent out to the residents.

Charles Gay also stated that the Board should be cautious of anyone renting the clubhouse frequently.

Mr. Dellinger stated that the clubhouse can only be rented by the same person once a quarter.

Mr. Greenberg informed the Board that he has asked counsel to draft a letter that could be sent by email blast reminding residents of rules regarding underage children using the pool unattended and driving golf carts.

There were no objections from the Board on counsel drafting the letter.

Ms. Gentry noted that children driving the golf carts is not a CDD-enforcement issue, it is a law enforcement issue, so she will include a reminder that if residents are concerned about that, they should call the Sheriff’s Office, not the CDD staff.

TWELFTH ORDER OF BUSINESS Discussion of Security Matters

This portion of the meeting was closed to the public in accordance with Sections 119.071(3)(a) and 281.301, Florida Statutes, as the Board discussed matters related to the security system plan. The closed session began at approximately 12:16 p.m. The public portion of the meeting resumed at approximately 12:26 p.m. and the following motion was made.

On MOTION by Ms. Chamerda seconded by Mr. Snow with all in favor the proposal from Hi-Tech for security cameras totaling \$8,244.99 for installation and a \$85 monthly service fee was approved subject to negotiating the termination language, with the Chair authorized to provide final approval.

THIRTEENTH ORDER OF BUSINESS Next Scheduled Meeting – April 16, 2024 at 11:00 a.m. at the Amelia Concourse Amenity Center

FOURTEENTH ORDER OF BUSINESS Adjournment

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

B.

MINUTES OF MEETING
AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Amelia Concourse Community Development District held a workshop on Tuesday, April 16, 2024 at 11:00 a.m. at the Amelia Concourse Amenity Center, 85200 Amaryllis Court, Fernandina Beach, Florida 32034.

Present were:

Harvey Greenberg	Chairman
William Busby	Supervisor
Jeff Snow	Supervisor

Also present were:

Daniel Laughlin	District Manager
Chip Dellinger	Governmental Management Services, LLC
Multiple Residents	

The following is a summary of the discussions taken at the April 16, 2024 workshop.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Laughlin called the workshop to order at 11:04 a.m. and called the roll.

SECOND ORDER OF BUSINESS

Discussion of the Fiscal Year 2024 Budget

Mr. Laughlin noted there is no increase in assessments being proposed in the version of the budget presented for the workshop and provided an overview of proposed changes from the current year's budget.

Mr. Greenberg asked Mr. Dellinger to follow up with Hi-Tech on the security camera proposal. He also asked Mr. Laughlin to request GMS spread the increase in their district management fees over a two-year period.

Other budget line items that were discussed are:

- Confirming any insurance rate adjustments related to the utility building refurbishment.
- Discussing issuing a request for proposals for landscape maintenance services at the next meeting and increasing the line item for landscape maintenance to \$45,000.

- Reducing the increase in field operations management, facility management, facility maintenance and janitorial line items to 20% for Fiscal Year 2025, 15% in Fiscal Years 2026 and 2027.
- Maintaining a budget of \$18,000 for the repairs and replacements line item.
- Moving the different in the increase in the field management and maintenance lines to the capital reserve line item.
- Increasing the capital reserve line item to \$75,000 to \$100,000 pending a discussion with the Board at the next meeting.

THIRD ORDER OF BUSINESS

Adjournment

The workshop was adjourned at approximately 11:57 p.m.

SIXTH ORDER OF BUSINESS

RESOLUTION 2024-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT ADOPTING AMENDED AMENITY RATES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, Chapters 120 and 190, *Florida Statutes*, authorize the District to adopt rules, rates, charges and fees to govern the administration of the District and defray costs of operation and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors (“**Board**”) finds that it is in the best interests of the District to adopt by resolution the Amended Amenity Rates, attached hereto as **Exhibit A** (“**Amended Amenity Rates**”), for immediate use and application; and

WHEREAS, the Board further finds that the imposition of fees for utilization of the recreation facilities and related services is necessary in order to provide for the expenses associated with the operation and maintenance of the recreation facilities and is in the best interests of the District; and

WHEREAS, the Board finds that the fee structure outlined in **Exhibit A** is just and equitable having been based upon (i) the amount of service furnished; and (ii) other factors affecting the use of the facilities furnished; and

WHEREAS, the Board has complied with applicable Florida law concerning rule development and adoption, including holding the requisite public hearing.

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

SECTION 1. The attached Amended Amenity Rates are hereby adopted pursuant to this resolution for the purpose of providing revenues to maintain the operation and maintenance of the facilities, and are hereby ratified, approved and confirmed. These amendments shall stay in full force and effect until such time as the Board may amend these rates in accordance with Chapter 190, *Florida Statutes*.

SECTION 2. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 21st day of May 2024.

ATTEST:

**AMELIA CONCOURSE
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Amended Amenity Rates

EXHIBIT A
Amended Amenity Rates

Fee	Original	Amended
Non-Resident Annual User Fee	\$3,000	No change
Lost Access Card Replacement	\$35	No change
Returned Check/insufficient Funds Fee	\$50	No change
Gathering Room Rental (Non-Refundable Fee; Patron)	\$50/4 hours	No change
Gathering Room Rental (Additional hours)	Adopted Range: \$20-\$150/hour Set at \$20/hour	No change
Gathering Room Rental (Refundable deposit)	\$125 (1-25 attendees) \$250 (more than 25 attendees)	\$250 (refundable)

SEVENTH ORDER OF BUSINESS

**OPTION 1:
ASSESSMENT INCREASE**

RESOLUTION 2024-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2024/2025; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 190, 170, AND/OR 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Amelia Concourse Community Development District ("**District**") prior to June 15, 2024, proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("**Fiscal Year 2024/2025**"); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, "**Services**") set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 190, 170, and/or 197, Florida Statutes ("**Assessments**"), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon;

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 190, 170, and/or 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the "**District's Office,**" 475 West Town Place, Suite 114, St. Augustine, Florida 32092. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District's Office. If levied pursuant to Chapter 170, Florida Statutes, the Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2024, or, if levied pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes, the Assessments shall be collected on the tax roll of Nassau County, Florida, and paid as directed therein.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: _____, 2024
HOUR: 11:00 a.m.
LOCATION: Amelia Concourse Amenity Center
85200 Amaryllis Court
Fernandina Beach, Florida 32034

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

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 3, and to ensure the Proposed Budget remains on the website for at least 45 days.

6. PUBLICATION OF NOTICE. Notice of the public hearings shall be published in the manner prescribed in Florida law.

7. 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.

8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 21ST DAY OF MAY 2024.

ATTEST:

**AMELIA CONCOURSE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget

**OPTION 2:
NO ASSESSMENT INCREASE**

RESOLUTION 2024-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Amelia Concourse Community Development District (“**District**”) prior to June 15, 2024, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**Fiscal Year 2024/2025**”); and

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

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE: _____, 2024

HOUR: 11:00 a.m.

LOCATION: Amelia Concourse Amenity Center
85200 Amaryllis Court
Fernandina Beach, Florida 32034

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

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

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

6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this

Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

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

PASSED AND ADOPTED THIS 21ST DAY OF MAY 2024.

ATTEST:

**AMELIA CONCOURSE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Exhibit A: Proposed Budget

Amelia Concourse

Community Development District

*Proposed Budget
FY 2025*

Presented by:



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Amelia Concourse
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
REVENUES:					
Special Assessments - Tax Roll	\$ 439,044	\$ 443,941	\$ -	\$ 443,941	\$ 459,139
Interest income	5,000	10,768	3,500	14,268	5,000
Rental Revenue/Miscellaneous Revenue	500	825	-	825	500
Carry Forward Surplus	-	-	-	-	23,188
TOTAL REVENUES	\$ 444,544	\$ 455,534	\$ 3,500	\$ 459,034	\$ 487,827

EXPENDITURES:

Administrative

Supervisors	\$ 6,000	\$ 2,600	\$ 3,400	\$ 6,000	\$ 6,000
FICA Expense	459	199	260	459	459
Travel	300	-	300	300	300
Engineering	7,500	2,498	5,003	7,500	7,500
Attorney Fees	30,000	11,522	18,478	30,000	30,000
Annual Audit	4,350	-	4,350	4,350	4,350
Dissemination	11,130	6,993	4,138	11,130	11,798
Assessment Roll Administration	7,950	7,950	-	7,950	8,427
Property Appraiser	5,000	4,481	-	4,481	5,000
Trustee Fees	10,000	13,588	-	13,588	13,588
Arbitrage Rebate	1,800	600	1,200	1,800	1,800
Management Fees	50,085	29,216	20,869	50,085	51,588
Information Technology	2,120	1,237	883	2,120	2,247
Website Maintenance	1,060	618	442	1,060	1,124
Telephone	500	104	396	500	500
Postage	1,000	62	938	1,000	1,000
Insurance General Liability	11,189	10,527	-	10,527	11,580
Printing & Binding	750	254	496	750	750
Legal Advertising	2,500	572	1,928	2,500	2,500
Other Current Charges	1,000	500	500	1,000	1,000
Office Supplies	100	2	98	100	100
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$ 154,968	\$ 93,697	\$ 63,677	\$ 157,374	\$ 161,785

Amelia Concourse
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
Operations & Maintenance					
<u>Contract Services:</u>					
Landscape Maintenance	\$ 32,988	\$ 18,850	\$ 14,138	\$ 32,988	\$ 45,000
Lake Maintenance	7,000	2,208	4,792	7,000	7,000
Management Company	30,000	16,333	-	16,333	-
Field Operations Management	-	-	-	-	16,800
<u>Repairs & Maintenance</u>					
Repairs & Maintenance	\$ 18,000	\$ 8,904	\$ 9,096	\$ 18,000	\$ 18,000
Irrigation Repairs	4,000	-	4,000	4,000	4,000
Landscape Contingency	10,000	6,603	3,397	10,000	10,000
<u>Utilities</u>					
Electric	\$ 35,000	\$ 14,400	\$ 20,600	\$ 35,000	\$ 35,000
Water & Sewer	19,000	5,941	9,059	15,000	15,000
TOTAL OPERATIONS & MAINTENANCE	\$ 155,988	\$ 73,239	\$ 65,082	\$ 138,321	\$ 150,800
Amenity Center					
Insurance	\$ 21,822	\$ 19,652	\$ -	\$ 19,652	\$ 22,207
Facility Management	-	-	-	-	16,800
Pool Maintenance	16,000	10,351	5,649	16,000	18,318
Pool Chemicals	13,000	6,489	6,511	13,000	13,000
Pool Permits	530	515	15	530	530
Cable	2,000	649	1,351	2,000	2,200
Janitorial	6,300	5,390	910	6,300	9,841
Facility Maintenance	5,000	7,226	6,370	13,596	13,596
Pest Control	1,000	898	102	1,000	1,000
Refuse	660	414	395	809	750
Holiday Decorations	2,000	769	1,231	2,000	2,000
TOTAL AMENITY CENTER	\$ 68,312	\$ 52,355	\$ 22,532	\$ 74,887	\$ 100,242
Reserves					
Capital Reserve Fund	\$ 65,276	\$ -	\$ 65,276	\$ 65,276	\$ 75,000
TOTAL RESERVES	\$ 65,276	\$ -	\$ 65,276	\$ 65,276	\$ 75,000
TOTAL EXPENDITURES	\$ 444,544	\$ 219,291	\$ 216,568	\$ 435,859	\$ 487,827
Other Sources/(Uses)					
Interlocal Transfer In/(Out)	\$ -	\$ 12	\$ -	\$ 12	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ 12	\$ -	\$ 12	\$ -
EXCESS REVENUES (EXPENDITURES)	\$ -	\$ 236,255	\$ (213,068)	\$ 23,188	\$ (0)

Amelia Concourse
Community Development District
Budget Narrative
Fiscal Year 2025

REVENUES

Special Assessments-Tax Roll

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

Interest Income

The District earns interest on the monthly average collected balance for each of their investment accounts.

Rental Revenue/Miscellaneous Revenue

Income received from residents for rental of clubroom or patio and other miscellaneous revenue.

Expenditures - Administrative

Supervisors Fees

Florida Statutes allow each board member to receive \$200 per meeting not to exceed \$4,800 in one year. The amount for the fiscal year is based upon four supervisors attending an estimated 6 annual meetings.

FICA Taxes

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

Travel

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

Engineering

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

Attorney

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

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Annual Audit

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

Assessment Roll Administration

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

Property Appraiser

The Nassau County Board of Commissioners provides the District with a listing of the legal description of each property parcel within the District boundaries, and the names and addresses of the owners of such property. The District reimburses the Board of Commissioners for necessary administrative costs incurred to provide this service. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The budget for Board of Commissioners costs was based on a unit price per parcel.

Trustee Fees

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

Arbitrage Rebate

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

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Amelia Concourse
Community Development District
Budget Narrative
Fiscal Year 2025

Expenditures - Administrative (continued)

Information Technology

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

Website Maintenance

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

Telephone

The cost of telephone and fax machine service.

Postage and Delivery

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

Insurance General Liability

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

Printing and Binding

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

Legal Advertising

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

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Community Affairs for \$175.

Expenditures - Field (Contract Services)

Landscape Maintenance

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

Vendor	Description	Monthly	Annual
Bright View	Landscape Maintenance	\$ 3,750	\$ 45,000

Lake Maintenance

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

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

Field Operations Management

The District is contracted with Governmental Management Services, LLC to provide onsite field management of contracts for District Services such as landscape and lake maintenance. Services to include weekly site inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Vendor	Description	Monthly	Annual
GMS, LLC	Management Fees	\$ 1,400	\$ 16,800

Amelia Concourse
Community Development District
Budget Narrative
Fiscal Year 2025

Expenditures – Field (Repairs & Maintenance)

Repairs & Maintenance

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

Irrigation Repairs

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

Landscape Contingency

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

Expenditures – Field (Utilities)

Electric

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

<u>Location</u>	<u>Meter Number</u>	<u>Monthly</u>	<u>Annual</u>
85200 Amaryllis Ct	66164-80262	\$ 731	\$ 8,773
85200 Amaryllis Ct St Lights	69397-29510	759	9,109
95016 Daisy Ln # Entry Light	47823-07021	33	391
100 Amaryllis Ct	10995-48073	1,242	14,908
Contingency			<u>1,819</u>
Total			\$ 35,000

Water & Sewer

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

<u>Location</u>	<u>Meter Number</u>	<u>Monthly</u>	<u>Annual</u>
85190 Amaryllis Ct	67891789	\$ 342	\$ 4,107
85200 Amaryllis Ct	67891709	313	3,760
85200 Amaryllis Ct - Sewer	67891712	109	1,307
85200 Amaryllis Ct - Water	67891712	64	767
Contingency			<u>5,059</u>
Total			\$ 15,000

Expenditures – Amenity Center

Insurance

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

Facility Management

Represents the cost to staff the Amenity Center, oversee maintenance contracts related to the Amenity Center such as janitorial and pool maintenance, conduct various special events throughout the year, administer rental program, issue access cards to new residents, respond to resident requests, etc.

<u>Vendor</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
GMS, LLC	Management Fees	\$ 1,400	\$ 16,800

Pool Maintenance

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

<u>Vendor</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
GMS, LLC	Pool Maintenance	\$ 1,527	\$ 18,318

Amelia Concourse
Community Development District
Budget Narrative
Fiscal Year 2025

Expenditures – Amenity Center (Continued)

Pool Chemicals

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

Vendor	Description	Monthly	Annual
Hawkins Inc.	Pool Chemicals	\$ 1,083	\$ 13,000

Pool Permits

Represents the estimated cost for pool permits.

Cable

The District has contracted with AT&T for cable and internet services.

Vendor	Description	Monthly	Annual
AT&T	Cable & Internet	\$ 165	\$ 1,980
	Contingency		220
Total			\$ 2,200

Janitorial

The District will contract with GMS, LLC to provide janitorial services for the Amenity Center.

Vendor	Description	Monthly	Annual
GMS, LLC	Janitorial Services	\$ 820	\$ 9,841

Facility Maintenance

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

Pest Control

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

Refuse

Garbage disposal services provided by Meridian Waste.

Vendor	Description	Monthly	Annual
Meridian Waste	Refuse	\$ 63	\$ 750

Holiday Decorations

The cost to install holiday lights around the CDD.

Expenditures – Reserves

Capital Reserve Fund

Money set aside for future replacements of capital related items

Amelia Concourse

Community Development District

Proposed Budget Debt Service Series 2007 Capital Improvement Revenue Bonds

Description	Amended Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
REVENUES:					
Special Assessments-On Roll	\$ 111,295	\$ 112,536	\$ -	\$ 112,536	\$ 94,404
Interest Earnings	500	7,908	3,000	10,908	5,000
Carry Forward Surplus ⁽¹⁾	93,152	102,142	-	102,142	96,629
TOTAL REVENUES	\$ 204,947	\$ 222,586	\$ 3,000	\$ 225,586	\$ 196,033
EXPENDITURES:					
Interest - 11/1	\$ 31,769	\$ 31,769	\$ -	\$ 31,769	\$ 29,900
Interest - 5/1	31,769	-	31,769	31,769	29,900
Principal - 5/1	50,000	-	50,000	50,000	50,000
Principal Prepayment - 5/1	-	-	15,000	15,000	-
TOTAL EXPENDITURES	\$ 113,538	\$ 31,769	\$ 96,769	\$ 128,538	\$ 109,800
Other Sources/(Uses)					
Interfund transfer (Out)	\$ (100)	\$ (327)	\$ -	\$ (327)	\$ -
Interfund transfer In	-	1,044	-	1,044	-
Property Appraiser	(1,200)	(1,136)	-	(1,136)	1,200
TOTAL OTHER SOURCES/(USES)	\$ (1,300)	\$ (419)	\$ -	\$ (419)	\$ 1,200
TOTAL EXPENDITURES	\$ 114,838	\$ 32,188	\$ 96,769	\$ 128,957	\$ 108,600
EXCESS REVENUES (EXPENDITURES)	\$ 90,110	\$ 190,398	\$ (93,769)	\$ 96,629	\$ 87,433

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/25 \$ 28,463

Amelia Concourse

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2007 Capital Improvement Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	\$ 1,040,000	5.750%	-	\$ 29,900	29,900
05/01/25	990,000	5.750%	50,000	29,900	
11/01/25	990,000	5.750%	-	28,463	108,363
05/01/26	940,000	5.750%	50,000	28,463	
11/01/26	940,000	5.750%	-	27,025	105,488
05/01/27	885,000	5.750%	55,000	27,025	
11/01/27	885,000	5.750%	-	25,444	107,469
05/01/28	825,000	5.750%	60,000	25,444	
11/01/28	825,000	5.750%	-	23,719	109,163
05/01/29	765,000	5.750%	60,000	23,719	
11/01/29	765,000	5.750%	-	21,994	105,713
05/01/30	700,000	5.750%	65,000	21,994	
11/01/30	700,000	5.750%	-	20,125	107,119
05/01/31	630,000	5.750%	70,000	20,125	
11/01/31	630,000	5.750%	-	18,113	108,238
05/01/32	555,000	5.750%	75,000	18,113	
11/01/32	555,000	5.750%	-	15,956	109,069
05/01/33	475,000	5.750%	80,000	15,956	
11/01/33	475,000	5.750%	-	13,656	109,613
05/01/34	390,000	5.750%	85,000	13,656	
11/01/34	390,000	5.750%	-	11,213	109,869
05/01/35	300,000	5.750%	90,000	11,213	
11/01/35	300,000	5.750%	-	8,625	109,838
05/01/36	205,000	5.750%	95,000	8,625	
11/01/36	205,000	5.750%	-	5,894	109,519
05/01/37	105,000	5.750%	100,000	5,894	
11/01/37	105,000	5.750%	-	3,019	108,913
05/01/38	-	5.750%	105,000	3,019	
11/01/38	-	5.750%	-	-	108,019
Total			\$ 1,040,000	\$ 506,288	\$ 1,546,288

Amelia Concourse

Community Development District

Proposed Budget Debt Service Series 2016 Capital Improvement Revenue Bonds

Description	Amended Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
REVENUES:					
Special Assessments-On Roll	\$ 146,859	\$ 148,497	\$ -	\$ 148,497	\$ 146,859
Interest Earnings	2,000	6,113	3,500	9,613	5,000
Carry Forward Surplus ⁽¹⁾	82,502	85,562	-	85,562	89,573
TOTAL REVENUES	\$ 231,361	\$ 240,172	\$ 3,500	\$ 243,672	\$ 241,432
EXPENDITURES:					
Interest - 11/1	\$ 53,850	\$ 53,850	\$ -	\$ 53,850	\$ 52,500
Principal Prepayment - 11/1	5,000	5,000	-	5,000	-
Interest - 5/1	53,700	-	53,700	53,700	52,500
Principal - 5/1	35,000	-	35,000	35,000	35,000
Principal Prepayment - 5/1	-	-	5,000	5,000	-
TOTAL EXPENDITURES	\$ 147,550	\$ 58,850	\$ 93,700	\$ 152,550	\$ 140,000
Other Sources/(Uses)					
Interfund transfer (Out)	\$ (50)	\$ -	\$ (50)	\$ (50)	\$ -
Interfund transfer In	-	-	-	-	-
Property Appraiser	(1,500)	(1,499)	-	(1,499)	(1,500)
TOTAL OTHER SOURCES/(USES)	\$ (1,550)	\$ (1,499)	\$ (50)	\$ (1,549)	\$ (1,500)
TOTAL EXPENDITURES	\$ 149,100	\$ 60,349	\$ 93,750	\$ 154,099	\$ 141,500
EXCESS REVENUES (EXPENDITURES)	\$ 82,261	\$ 179,823	\$ (90,250)	\$ 89,573	\$ 99,932

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/25 \$ 51,450

Amelia Concourse

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2016 Capital Improvement Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	\$ 1,750,000	6.000%	-	\$ 52,500	\$ 52,500
05/01/25	1,750,000	6.000%	35,000	52,500	
11/01/25	1,715,000	6.000%	-	51,450	138,950
05/01/26	1,715,000	6.000%	40,000	51,450	
11/01/26	1,675,000	6.000%	-	50,250	141,700
05/01/27	1,675,000	6.000%	40,000	50,250	
11/01/27	1,635,000	6.000%	-	49,050	139,300
05/01/28	1,635,000	6.000%	45,000	49,050	
11/01/28	1,590,000	6.000%	-	47,700	141,750
05/01/29	1,590,000	6.000%	45,000	47,700	
11/01/29	1,545,000	6.000%	-	46,350	139,050
05/01/30	1,545,000	6.000%	50,000	46,350	
11/01/30	1,495,000	6.000%	-	44,850	141,200
05/01/31	1,495,000	6.000%	50,000	44,850	
11/01/31	1,445,000	6.000%	-	43,350	138,200
05/01/32	1,445,000	6.000%	55,000	43,350	
11/01/32	1,390,000	6.000%	-	41,700	140,050
05/01/33	1,390,000	6.000%	60,000	41,700	
11/01/33	1,330,000	6.000%	-	39,900	141,600
05/01/34	1,330,000	6.000%	65,000	39,900	
11/01/34	1,265,000	6.000%	-	37,950	142,850
05/01/35	1,265,000	6.000%	65,000	37,950	
11/01/35	1,200,000	6.000%	-	36,000	138,950
05/01/36	1,200,000	6.000%	70,000	36,000	
11/01/36	1,130,000	6.000%	-	33,900	139,900
05/01/37	1,130,000	6.000%	75,000	33,900	
11/01/37	1,055,000	6.000%	-	31,650	140,550
05/01/38	1,055,000	6.000%	80,000	31,650	
11/01/38	975,000	6.000%	-	29,250	140,900
05/01/39	975,000	6.000%	85,000	29,250	
11/01/39	890,000	6.000%	-	26,700	140,950
05/01/40	890,000	6.000%	90,000	26,700	
11/01/40	800,000	6.000%	-	24,000	140,700
05/01/41	800,000	6.000%	95,000	24,000	
11/01/41	705,000	6.000%	-	21,150	140,150
05/01/42	705,000	6.000%	100,000	21,150	
11/01/42	605,000	6.000%	-	18,150	139,300
05/01/43	605,000	6.000%	105,000	18,150	
11/01/43	500,000	6.000%	-	15,000	138,150
05/01/44	500,000	6.000%	115,000	15,000	
11/01/44	385,000	6.000%	-	11,550	141,550
05/01/45	385,000	6.000%	120,000	11,550	
11/01/45	265,000	6.000%	-	7,950	139,500
05/01/46	265,000	6.000%	130,000	7,950	
11/01/46	135,000	6.000%	-	4,050	142,000
05/01/47	135,000	6.000%	135,000	4,050	139,050
Total			\$ 1,750,000	\$ 1,528,800	\$ 3,278,800

Amelia Concourse

Community Development District

Proposed Budget Debt Service Series 2019A Capital Improvement Revenue Bonds

Description	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
REVENUES:					
Special Assessments-On Roll	\$ 179,916	\$ 181,922	\$ (2,006)	\$ 179,916	\$ 179,916
Interest Earnings	2,500	7,016	3,000	10,016	5,000
Carry Forward Surplus ⁽¹⁾	77,058	75,223	-	75,223	73,772
TOTAL REVENUES	\$ 259,474	\$ 264,161	\$ 994	\$ 265,155	\$ 258,688
EXPENDITURES:					
Interest - 11/1	\$ 67,941	\$ 67,941	\$ -	\$ 67,941	\$ 66,529
Principal Prepayment - 11/1	5,000	5,000	-	5,000	-
Interest - 5/1	67,800	-	67,659	67,659	66,529
Principal - 5/1	40,000	-	40,000	40,000	45,000
Principal Prepayment - 5/1	-	-	5,000	5,000	-
TOTAL EXPENDITURES	\$ 180,741	\$ 72,941	\$ 112,659	\$ 185,600	\$ 178,058
Other Sources/(Uses)					
Interfund transfer (Out)	\$ (1,700)	\$ (3,947)	\$ -	\$ (3,947)	\$ -
Interfund transfer In	-	-	-	-	-
Property Appraiser	(1,900)	(1,836)	-	(1,836)	(1,900)
TOTAL OTHER SOURCES/(USES)	\$ (3,600)	\$ (5,783)	\$ -	\$ (5,783)	\$ (1,900)
TOTAL EXPENDITURES	\$ 184,341	\$ 78,724	\$ 112,659	\$ 191,383	\$ 179,958
EXCESS REVENUES (EXPENDITURES)	\$ 75,133	\$ 185,437	\$ (111,665)	\$ 73,772	\$ 78,731

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/25
\$ 65,258

Amelia Concourse

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2019A Capital Improvement Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	\$ 2,315,000	5.650%	-	\$ 66,529	\$ 66,529
05/01/25	2,315,000	5.650%	45,000	66,529	
11/01/25	2,270,000	5.650%	-	65,258	176,786
05/01/26	2,270,000	5.650%	45,000	65,258	
11/01/26	2,225,000	5.650%	-	63,986	174,244
05/01/27	2,225,000	5.650%	50,000	63,986	
11/01/27	2,175,000	5.650%	-	62,574	176,560
05/01/28	2,175,000	5.650%	55,000	62,574	
11/01/28	2,120,000	5.650%	-	61,020	178,594
05/01/29	2,120,000	5.650%	55,000	61,020	
11/01/29	2,065,000	5.650%	-	59,466	175,486
05/01/30	2,065,000	5.650%	60,000	59,466	
11/01/30	2,005,000	5.650%	-	57,771	177,238
05/01/31	2,005,000	5.650%	60,000	57,771	
11/01/31	1,945,000	5.650%	-	56,076	173,848
05/01/32	1,945,000	5.650%	65,000	56,076	
11/01/32	1,880,000	5.650%	-	54,240	175,316
05/01/33	1,880,000	5.650%	70,000	54,240	
11/01/33	1,810,000	5.650%	-	52,263	176,503
05/01/34	1,810,000	5.650%	75,000	52,263	
11/01/34	1,735,000	5.650%	-	50,144	177,406
05/01/35	1,735,000	5.650%	80,000	50,144	
11/01/35	1,655,000	5.650%	-	47,884	178,028
05/01/36	1,655,000	5.650%	80,000	47,884	
11/01/36	1,575,000	5.650%	-	45,624	173,508
05/01/37	1,575,000	5.650%	85,000	45,624	
11/01/37	1,490,000	5.650%	-	43,223	173,846
05/01/38	1,490,000	5.650%	90,000	43,223	
11/01/38	1,400,000	5.650%	-	40,680	173,903
05/01/39	1,400,000	5.650%	95,000	40,680	
11/01/39	1,305,000	5.650%	-	37,996	173,676
05/01/40	1,305,000	5.650%	105,000	37,996	
11/01/40	1,200,000	5.650%	-	35,030	178,026
05/01/41	1,200,000	5.650%	110,000	35,030	
11/01/41	1,090,000	5.650%	-	31,923	176,953
05/01/42	1,090,000	5.650%	115,000	31,923	
11/01/42	975,000	5.650%	-	28,674	175,596
05/01/43	975,000	5.650%	120,000	28,674	
11/01/43	855,000	5.650%	-	25,284	173,958
05/01/44	855,000	5.650%	130,000	25,284	
11/01/44	725,000	5.650%	-	21,611	176,895
05/01/45	725,000	5.650%	135,000	21,611	
11/01/45	590,000	5.650%	-	17,798	174,409
05/01/46	590,000	5.650%	145,000	17,798	
11/01/46	445,000	5.650%	-	13,701	176,499
05/01/47	445,000	5.650%	155,000	13,701	
11/01/47	290,000	5.650%	-	9,323	178,024
05/01/48	290,000	5.650%	160,000	9,323	
11/01/48	130,000	5.650%	-	4,803	174,125
05/01/49	130,000	5.650%	170,000	4,803	174,803
Total			\$ 2,355,000	\$ 2,105,755	\$ 4,460,755

Amelia Concourse
Community Development District
Proposed Budget
Capital Reserve Fund

Description	Adopted Budget FY2024	Actuals Thru 4/30/24	Projected Next 5 Months	Projected Thru 9/30/24	Proposed Budget FY 2025
REVENUES:					
Interest Income	\$ 2,500	\$ 5,419	\$ 2,000	\$ 7,419	\$ 5,000
Capital Reserve Funding - Transfer In	65,276	-	65,276	65,276	75,000
Carry Forward Balance	133,830	166,066	-	166,066	203,761
TOTAL REVENUES	\$ 201,606	\$ 171,485	\$ 67,276	\$ 238,761	\$ 283,761
EXPENDITURES:					
Capital Outlay	\$ 20,000	-	\$ 10,000	\$ 10,000	\$ 20,000
Repair and Replacements	50,000	-	25,000	25,000	50,000
TOTAL EXPENDITURES	\$ 70,000	\$ -	\$ 35,000	\$ 35,000	\$ 70,000
Other Sources/(Uses)					
Transfer in/(Out)	\$ -	-	-	-	-
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 70,000	\$ -	\$ 35,000	\$ 35,000	\$ 70,000
EXCESS REVENUES (EXPENDITURES)	\$ 131,606	\$ 171,485	\$ 32,276	\$ 203,761	\$ 213,761

Amelia Concourse
Community Development District
Non-Ad Valorem Assessments Comparison
2024-2025

Neighborhood	O&M Units	Bonds 2007 Units	Bonds 2016 Units	Bonds 2019A Units	Annual Maintenance Assessments				Annual Debt Assessments						
					FY 2025	FY2024	Increase/ (decrease)	Increase/ (decrease)	FY 2025			FY2024			Increase/ (decrease)
									Series 2007	Series 2016	Series 2019A	Series 2007	Series 2016	Series 2019A	Total
SF	458	82	10	141	\$1,077.94	\$1,030.77	\$47.17	4.58%	\$1,212.47	\$1,729.57	\$1,329.10	\$1,212.47	\$1,729.57	\$1,329.10	\$0.00
SF-payoffs	0	1	28	1	\$0.00	\$0.00	\$0.00	0.00%	\$571.74	\$1,334.41	\$1,251.60	\$571.74	\$1,334.41	\$1,251.60	\$0.00
SF-payoffs	0	2	40	1	\$0.00	\$0.00	\$0.00	0.00%	\$757.58	\$1,329.03	\$1,028.75	\$757.58	\$1,329.03	\$1,028.75	\$0.00
SF-payoffs	0	24	33	1	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$1,324.66	\$948.20	\$0.00	\$1,324.66	\$948.20	\$0.00
SF-payoffs	0	0	3	3	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$1,200.00	\$942.18	\$0.00	\$1,200.00	\$942.18	\$0.00
SF-payoffs	0	0	1	0	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$103.74	\$0.00	\$0.00	\$103.74	\$0.00	\$0.00
SF-payoffs	0	0	1	0	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$795.60	\$0.00	\$0.00	\$795.60	\$0.00	\$0.00
SF-payoffs	0	0	1	0	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$818.89	\$0.00	\$0.00	\$818.89	\$0.00	\$0.00
SF-payoffs	0	0	1	0	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$1,060.69	\$0.00	\$0.00	\$1,060.69	\$0.00	\$0.00
Total	458	109	118	147											

EIGHTH ORDER OF BUSINESS

B.

1.



904.491.7500
96135 Nassau Place, Suite 3
Yulee, FL 32097
info@votenassaufl.gov
www.VoteNassaufl.gov

April 15, 2024

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

RE: Amelia Concourse Community Development District

Dear Mr. Laughlin,

In accordance with FS 190.006, we are providing you with the following information that as of April 15, 2024, there are 876 registered voters within Amelia Concourse Community Development District's boundaries.

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

Sincerely,

Janet H. Adkins
Nassau County Supervisor of Elections

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

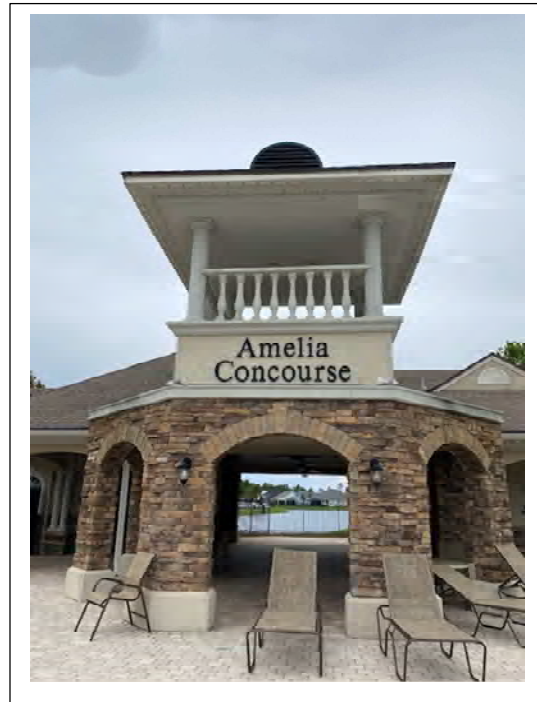
C.

5/21/2024

Amelia Concourse

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
May 21, 2024

To: Board of Supervisors

From: Chip Dellinger
Field Operations Manager

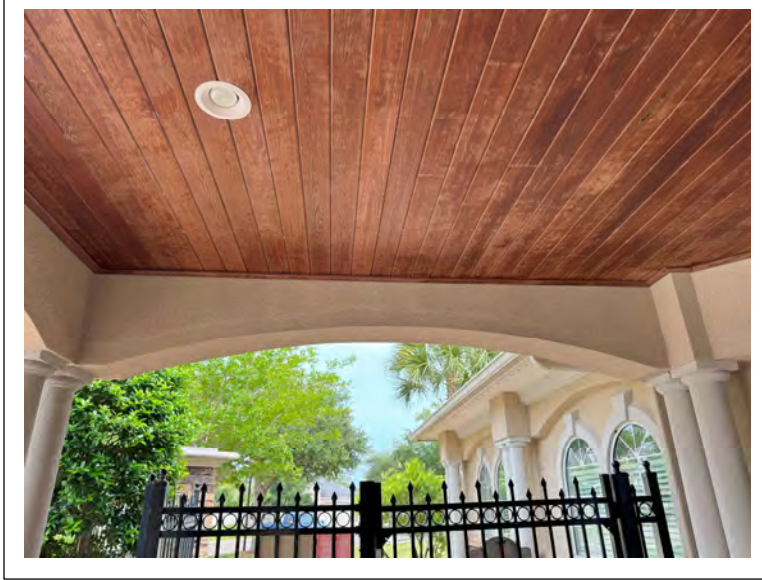
RE: Amelia Concourse Amenity & Field Operations Report

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

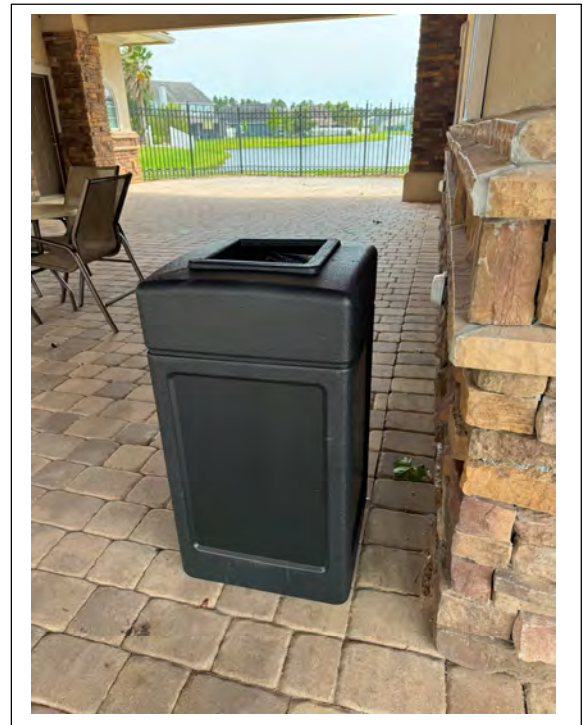
Communication

- Any resident questions or concerns can be submitted by email to Acmanager@gmsnf.com
 - Any resident that needs to request an access card should reach out to above email. Many new residents have been doing so- the 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.
 - Message board at entrance is being updated per HOA request for meeting dates.

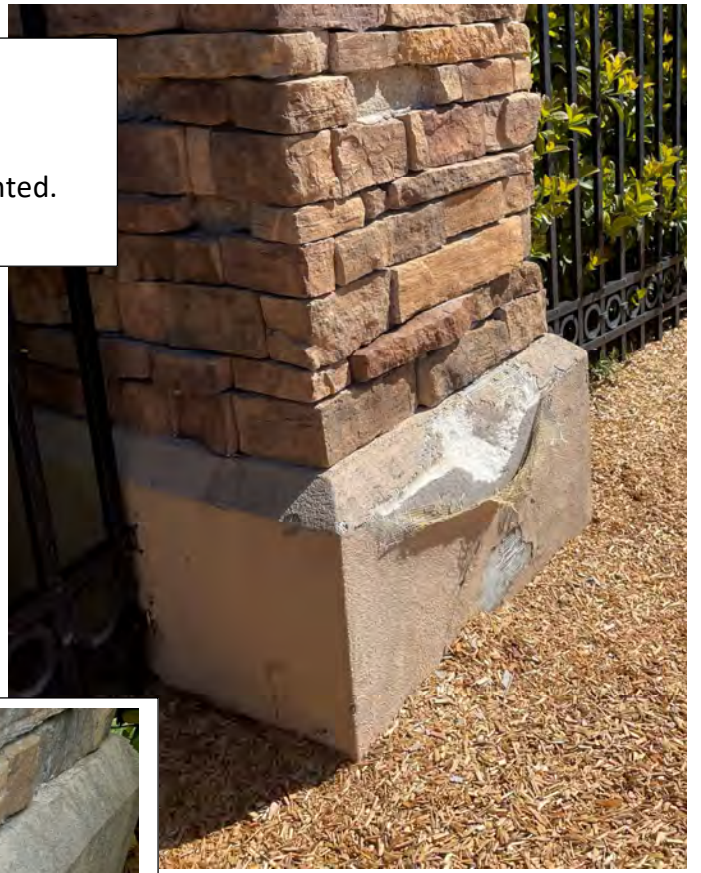
Completed Projects – Amenity Center

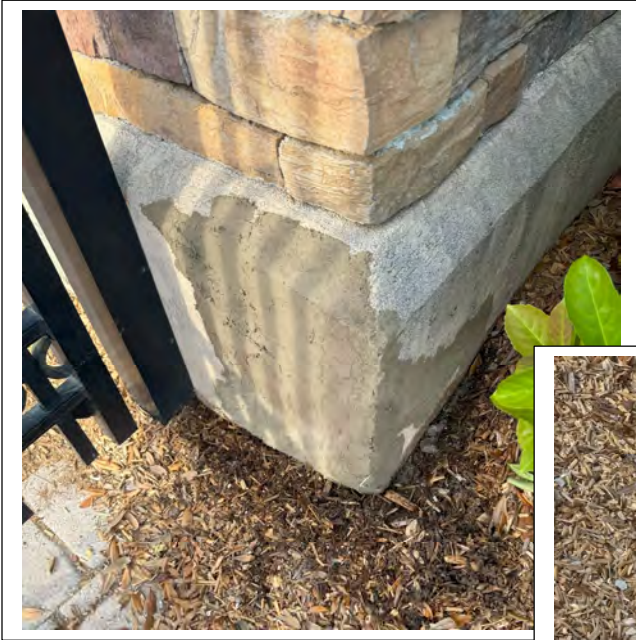


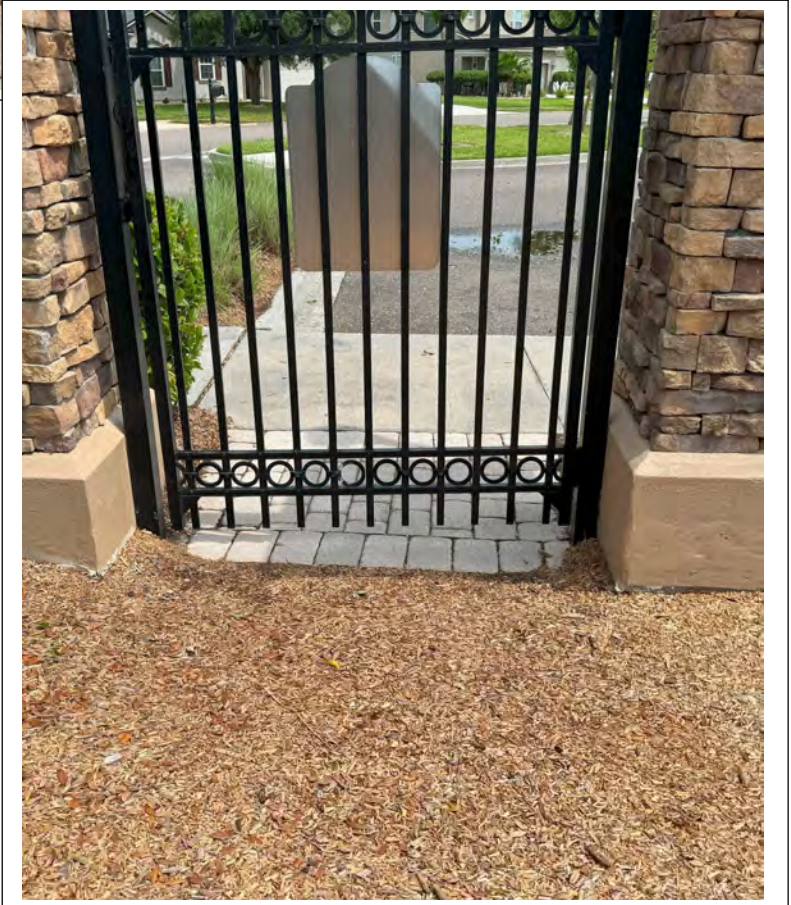
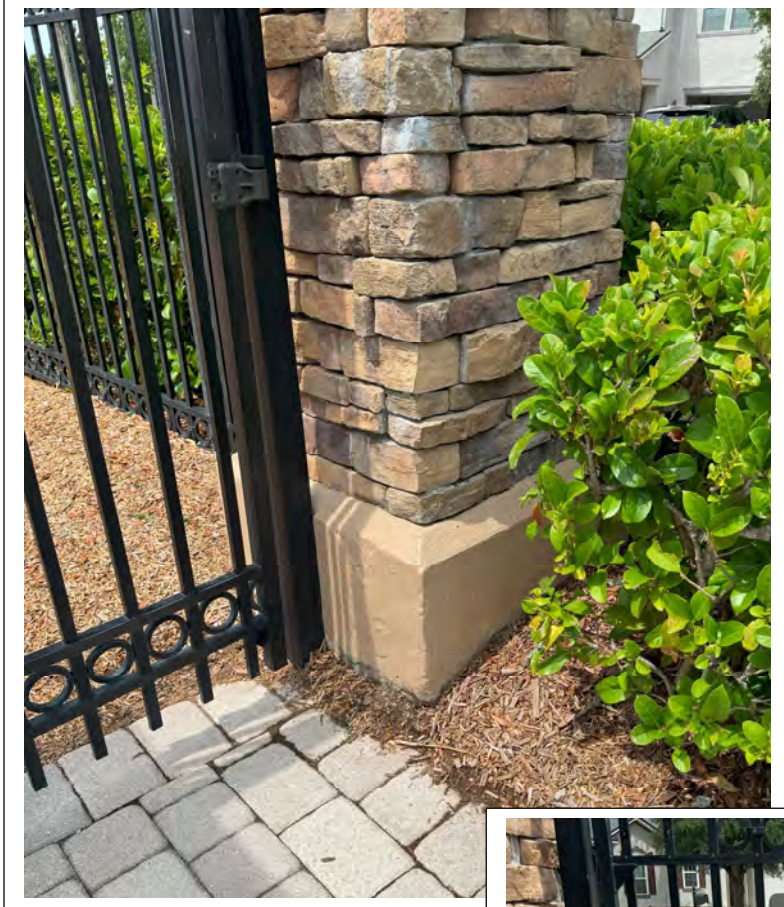
- Fallen ceiling trim was resecured.
- Broken urinal in men's bathroom was repaired by contractor.
- Uneven and sagging ceiling trim has been resecured.
- Purchased new commercial grade trash can.



- Damaged corner bases around playground have been repaired, reshaped, reinforced, and repainted.

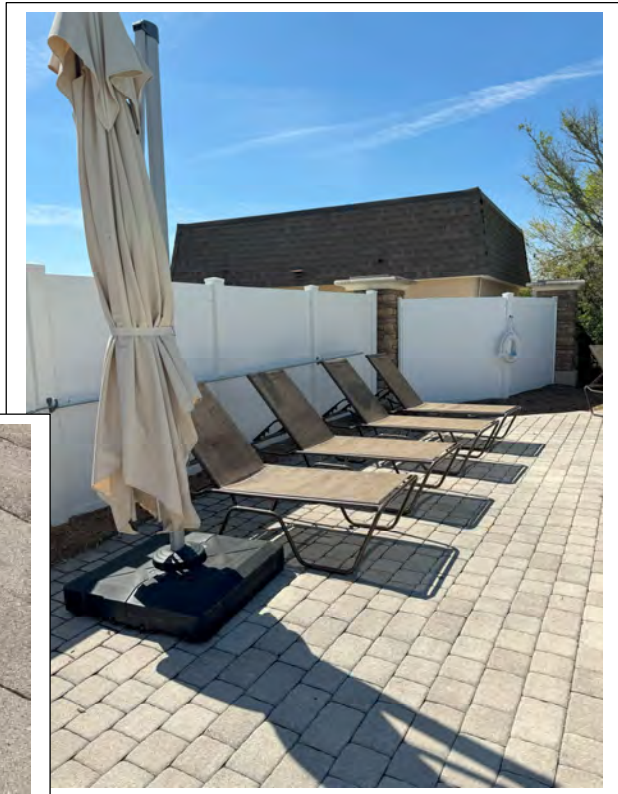






Completed Projects- Pool Deck

- Amenity staff is having to spend a considerable amount of time weekly rearranging pool furniture and tending to umbrellas.
- Broken tiles replaced by pool contractor.
- Broken 0 tile replace by pool contractor.





In Progress Projects- Amenity Center

- Received two quotes for paver auxiliary parking.
- Continue stacked stone repairs on fence comers around pool and playground.
- Repair remaining comer damage around playground.



Conclusion

For any questions or comments regarding the above information please contact:

Chip Dellinger, Field Operations Manager, at acmanager@gmsnf.com

Respectfully,
Chip Dellinger



NINTH ORDER OF BUSINESS

A.

Amelia Concourse
Community Development District

Unaudited Financial Reporting
April 30, 2024



Amelia Concourse
Community Development District
Combined Balance Sheet
April 30, 2024

	<i>General Fund</i>	<i>SPE, LLC</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Fund</i>
Assets:						
Cash:						
Operating Account	\$ 126,487	\$ -	\$ -	\$ -	\$ -	\$ 126,487
Regions Bank	-	5,997	-	-	-	5,997
Assessment Receivable	3,600	-	3,592	-	-	7,192
Investments:						
State Board of Administration (SBA)	59,629	-	-	171,485	-	231,113
Custody (US Bank)	500,004	-	-	-	-	500,004
Series 2007						
Reserve	-	-	116,389	-	-	116,389
Revenue	-	-	178,208	-	-	178,208
Prepayment	-	-	11,277	-	-	11,277
Cost of Issuance	-	-	-	-	1	1
Series 2016						
Reserve	-	-	72,925	-	-	72,925
Revenue	-	-	178,434	-	-	178,434
Prepayment	-	-	185	-	-	185
Series 2019A						
Reserve	-	-	106,301	-	-	106,301
Revenue	-	-	183,961	-	-	183,961
Prepayment	-	-	1	-	-	1
Construction	-	-	-	-	6,936	6,936
Series 2019B						
Prepayment	-	-	249	-	-	249
Construction	-	-	-	-	632,079	632,079
Prepaid Expenses	8,213	-	-	-	-	8,213
Deposits	2,475	-	-	-	-	2,475
Total Assets	\$ 700,408	\$ 5,997	\$ 851,522	\$ 171,485	\$ 639,015	\$ 2,368,427
Liabilities:						
Accounts Payable	\$ 18,263	\$ -	\$ -	\$ -	\$ -	\$ 18,263
Accrued Expenditures	2,361	-	-	-	-	2,361
Total Liabilities	\$ 20,625	\$ -	\$ -	\$ -	\$ -	\$ 20,625
Fund Balance:						
Nonspendable:						
Prepaid Items	\$ 8,213	\$ -	\$ -	\$ -	\$ -	\$ 8,213
Deposits	2,475	-	-	-	-	2,475
Restricted for:						
Debt Service - Series	-	-	851,522	-	-	851,522
Capital Project - Series	-	-	-	-	639,015	639,015
Assigned for:						
Capital Reserve Fund	-	-	-	171,485	-	171,485
Unassigned	669,095	5,997	-	-	-	675,092
Total Fund Balances	\$ 679,783	\$ 5,997	\$ 851,522	\$ 171,485	\$ 639,015	\$ 2,347,803
Total Liabilities & Fund Balance	\$ 700,408	\$ 5,997	\$ 851,522	\$ 171,485	\$ 639,015	\$ 2,368,427

Amelia Concourse
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2024

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 439,044	\$ 439,044	\$ 443,941	\$ 4,897
Interest Income	5,000	5,000	10,768	5,768
Other Income	500	500	825	325
Total Revenues	\$ 444,544	\$ 444,544	\$ 455,534	\$ 10,990
Expenditures:				
<u>General & Administrative:</u>				
Supervisors	\$ 6,000	\$ 3,500	\$ 2,600	\$ 900
FICA Expense	459	268	199	69
Travel	300	175	-	175
Engineering	7,500	4,375	2,498	1,878
Attorney Fees	30,000	17,500	11,522	5,978
Annual Audit	4,350	2,538	-	2,538
Dissemination	11,130	6,493	6,993	(500)
Assessment Roll	7,950	7,950	7,950	-
Property Appraiser	5,000	5,000	4,481	519
Trustee Fees	10,000	13,588	13,588	-
Arbitrage	1,800	1,050	600	450
Management Fees	50,085	29,216	29,216	-
Information Technology	2,120	1,237	1,237	(0)
Website Maintenance	1,060	618	618	0
Telephone	500	292	104	187
Postage	1,000	583	62	521
Insurance	11,189	11,189	10,527	662
Printing and Binding	750	438	254	184
Legal Advertising	2,500	1,458	572	886
Other Current Charges	1,000	583	500	83
Office Supplies	100	58	2	56
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 154,968	\$ 108,283	\$ 93,697	\$ 14,586
<u>Operations & Maintenance</u>				
<u>Field:</u>				
<u>Contract Services:</u>				
Landscape Maintenance	\$ 32,988	\$ 19,243	\$ 18,850	\$ 393
Lake Maintenance	7,000	4,083	2,208	1,875
Management Company	30,000	17,500	16,333	1,167
<u>Repairs & Maintenance:</u>				
Repairs & Maintenance	18,000	10,500	8,904	1,596
Irrigation Repairs	4,000	2,333	-	2,333
Landscape Contingency	10,000	5,833	6,603	(770)
<u>Utilities:</u>				
Electric	35,000	20,417	14,400	6,017
Water & Sewer	19,000	11,083	5,941	5,143
Subtotal Field	\$ 155,988	\$ 90,993	\$ 73,239	\$ 17,754

Amelia Concourse
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2024

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
<i>Amenity Center:</i>				
Insurance	\$ 21,822	\$ 21,822	\$ 19,652	\$ 2,170
Pool Maintenance	16,000	9,333	10,351	(1,018)
Pool Chemicals	13,000	7,583	6,489	1,094
Pool Permits	530	309	515	(206)
Cable	2,000	1,167	649	517
Janitorial	6,300	3,675	5,390	(1,715)
Facility Maintenance	5,000	5,000	7,226	(2,226)
Pest Control	1,000	583	898	(315)
Refuse	660	385	414	(29)
Holiday Decorations	2,000	1,167	769	397
<i>Reserves:</i>				
Capital Reserve Funding	65,276	-	-	-
Subtotal Amenity Center:	\$ 133,588	\$ 51,025	\$ 52,355	\$ (1,330)
Total Operations & Maintenance	\$ 289,576	\$ 142,018	\$ 125,594	\$ 16,424
Total Expenditures	\$ 444,544	\$ 250,301	\$ 219,291	\$ 31,009
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 194,244	\$ 236,243	\$ 42,000
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)	\$ -	\$ -	\$ 12	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 12	\$ -
Net Change in Fund Balance	\$ -	\$ 194,244	\$ 236,255	\$ 42,000
Fund Balance - Beginning	\$ -		\$ 443,528	
Fund Balance - Ending	\$ -		\$ 679,783	

Amelia Concourse

Community Development District

Amelia Concourse SPE, LLC

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2024

	Adopted	Prorated Budget	Actual	Variance
	Budget	Thru 04/30/24	Thru 04/30/24	
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	

Amelia Concourse

Community Development District

Debt Service Fund Series 2007

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2024

	Amended Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 111,295	\$ 111,295	\$ 112,536	\$ 1,241
Interest Income	500	500	7,908	7,408
Total Revenues	\$ 111,795	\$ 111,795	\$ 120,444	\$ 8,649
Expenditures:				
Interest - 11/1	\$ 31,769	\$ 31,769	\$ 31,769	\$ -
Interest - 5/1	31,769	-	-	-
Principal - 5/1	50,000	-	-	-
Total Expenditures	\$ 113,538	\$ 31,769	\$ 31,769	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ (1,742)	\$ 80,027	\$ 88,676	\$ 8,649
Other Financing Sources/(Uses):				
Property Appraiser	\$ (1,200)	\$ (1,200)	\$ (1,136)	\$ 64
Transfer (Out)	(100)	(100)	(327)	(227)
Transfer In	-	-	1,044	1,044
Total Other Financing Sources/(Uses)	\$ (1,300)	\$ (1,300)	\$ (419)	\$ 881
Net Change in Fund Balance	\$ (3,042)	\$ 78,727	\$ 88,256	\$ 9,530
Fund Balance - Beginning	\$ 93,152		\$ 218,531	
Fund Balance - Ending	\$ 90,110		\$ 306,787	

Amelia Concourse

Community Development District

Debt Service Fund Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2024

	Amended Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 146,859	\$ 146,859	\$ 148,497	\$ 1,637
Interest Income	2,000	2,000	6,113	4,113
Total Revenues	\$ 148,859	\$ 148,859	\$ 154,610	\$ 5,750
Expenditures:				
Interest - 11/1	\$ 53,850	\$ 53,850	\$ 53,850	\$ -
Principal Prepayment - 11/1	5,000	5,000	5,000	-
Interest - 5/1	53,700	-	-	-
Principal - 5/1	35,000	-	-	-
Total Expenditures	\$ 147,550	\$ 58,850	\$ 58,850	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 1,309	\$ 90,009	\$ 95,760	\$ 5,750
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ (50)	\$ (29)	\$ -	\$ 29
Property Appraiser	(1,500)	(1,500)	(1,499)	1
Total Other Financing Sources/(Uses)	\$ (1,550)	\$ (1,529)	\$ (1,499)	\$ 30
Net Change in Fund Balance	\$ (241)	\$ 88,480	\$ 94,261	\$ 5,781
Fund Balance - Beginning	\$ 82,502		\$ 158,487	
Fund Balance - Ending	\$ 82,261		\$ 252,748	

Amelia Concourse
Community Development District
Debt Service Fund Series 2019A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2024

	Amended Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 179,916	\$ 179,916	\$ 181,922	\$ 2,006
Interest Income	2,500	2,500	7,016	4,516
Total Revenues	\$ 182,416	\$ 182,416	\$ 188,938	\$ 6,522
Expenditures:				
Interest - 11/1	\$ 67,941	\$ 67,941	\$ 67,941	\$ (0)
Principal Prepayment - 11/1	5,000	5,000	5,000	-
Interest - 5/1	67,800	-	-	-
Principal - 5/1	40,000	-	-	-
Total Expenditures	\$ 180,741	\$ 72,941	\$ 72,941	\$ (0)
Excess (Deficiency) of Revenues over Expenditures	\$ 1,675	\$ 109,475	\$ 115,997	\$ 6,522
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ (1,700)	\$ (1,700)	\$ (3,947)	\$ (2,247)
Property Appraiser	(1,900)	(1,900)	(1,836)	64
Total Other Financing Sources/(Uses)	\$ (3,600)	\$ (3,600)	\$ (5,783)	\$ (2,183)
Net Change in Fund Balance	\$ (1,925)	\$ 105,875	\$ 110,214	\$ 4,339
Fund Balance - Beginning	\$ 77,058		\$ 181,524	
Fund Balance - Ending	\$ 75,133		\$ 291,738	

Amelia Concourse

Community Development District

Debt Service Fund Series 2019B

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/24	Thru 04/30/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ -	\$ -	\$ -	\$ -
Interest Income	-	-	280	280
Total Revenues	\$ -	\$ -	\$ 280	\$ 280
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	\$ -	\$ -	\$ (30,808)	\$ (30,808)
Other Financing Sources/(Uses):				
Transfer In	\$ -	\$ -	\$ 667	\$ 667
Transfer (Out)	-	-	(30)	(30)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 637	\$ 637
Net Change in Fund Balance	\$ -	\$ -	\$ (30,171)	\$ (30,171)
Fund Balance - Beginning	\$ -	\$ -	\$ 30,420	
Fund Balance - Ending	\$ -	\$ -	\$ 250	

Amelia Concourse
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2024

	Adopted Budget	Prorated Budget Thru 04/30/24	Actual Thru 04/30/24	Variance
Revenues				
Capital Reserve Funding	\$ 65,276	\$ -	\$ -	\$ -
Interest	2,500	2,500	5,419	2,919
Total Revenues	\$ 67,776	\$ 2,500	\$ 5,419	\$ 2,919
Expenditures:				
Capital Outlay	\$ 20,000	\$ 11,667	\$ -	\$ 11,667
Repair and Replacements	50,000	29,167	-	29,167
Total Expenditures	\$ 70,000	\$ 40,833	\$ -	\$ 40,833
Excess (Deficiency) of Revenues over Expenditures	\$ (2,224)		\$ 5,419	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (2,224)		\$ 5,419	
Fund Balance - Beginning	\$ 133,830		\$ 166,066	
Fund Balance - Ending	\$ 131,606		\$ 171,485	

Amelia Concourse
Community Development District
Statement of Revenues and Expenditures

Capital Projects Funds

For The Period Ending April 30, 2024

Description	SE 2007	SE 2019A	SE 2019B
Revenues			
Interest Income	\$ 24	\$ 143	\$17,974
Transfer In	327	3,279	18
Total Revenues	\$ 352	\$ 3,422	\$ 17,992
Expenditures			
Capital Outlay	\$ -	\$ -	\$ 2,199
Transfer Out	1,044	-	-
Total Expenditures	\$ 1,044	\$ -	\$ 2,199
Excess Revenues (Expenditures)	\$ (692)	\$ 3,422	\$ 15,794
Beginning Fund Balance	\$ 693	\$ 3,514	\$ 616,285
Ending Fund Balance	\$ 1	\$ 6,936	\$ 632,079

Amelia Concourse

Community Development District

Long Term Debt Report

Series 2007, Capital Improvement Revenue 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	\$ 116,389	
Reserve Fund Balance	116,389	
Excess Funds Revenue Acc 11/2	Any lawful 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 Improvement 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	\$ 72,925	
Reserve Fund Balance	72,925	
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

Amelia Concourse
Community Development District
Long Term Debt Report

Series 2019A, Capital Improvement 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

**AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024 ASSESSMENT RECEIPTS SUMMARY**

ASSESSED	# UNITS ASSESSED	SERIES 2007 DEBT SERVICE ASMT	SERIES 2016 DEBT SERVICE ASMT	SERIES 2019A DEBT SERVICE 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

DUE / RECEIVED	BALANCE DUE	SERIES 2007 DEBT SERVICE PAID	SERIES 2016 DEBT SERVICE PAID	SERIES 2019A DEBT SERVICE PAID	O&M PAID	TOTAL PAID
TAX ROLL DUE / RECEIPTS	(9,779.67)	112,536.24	148,496.61	181,922.16	443,941.45	886,896.46
TOTAL DUE / RECEIVED	(9,779.67)	112,536.24	148,496.61	181,922.16	443,941.45	886,896.46

SUMMARY OF TAX ROLL RECEIPTS						
NASSAU COUNTY DISTRIBUTION	DATE RECEIVED	AMOUNT RECEIVED	SERIES 2007 RECEIPTS	SERIES 2016 RECEIPTS	SERIES 2019A RECEIPTS	O&M RECEIPTS
1	11/03/23	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
3	12/05/23	788,552.70	100,057.64	132,030.53	161,749.66	394,714.87
4	12/22/23	16,070.75	2,039.18	2,690.79	3,296.47	8,044.31
5	01/08/24	10,470.30	1,328.55	1,753.08	2,147.69	5,240.98
6	02/07/24	6,582.08	835.18	1,102.06	1,350.13	3,294.71
7	03/07/24	2,289.54	290.51	383.35	469.64	1,146.04
8	03/13/24	331.00	42.00	55.42	67.90	165.68
9	04/05/24	2,707.11	343.50	453.26	555.29	1,355.06
10	05/08/24	7,191.73	912.54	1,204.14	1,475.18	3,599.87
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
TOTAL TAX ROLL RECEIPTS		886,896.46	112,536.24	148,496.61	181,922.16	443,941.45

PERCENT COLLECTED TAX ROLL		101.11%	101.11%	101.11%	101.11%	101.11%
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B.

Amelia Concourse
Community Development District
Check Register Summary
April 1, 2024 through April 30, 2024

Fund	Date	Check #'s	Amount
<i>Payroll</i>	4/18/24	50219-50220	\$ 369.40
		<u>Sub-Total</u>	<u>\$ 369.40</u>
<i>General Fund</i>	4/12/24	2341-2348	\$ 15,268.60
	4/26/24	2349-2352	8,682.41
		<u>Sub-Total</u>	<u>\$ 23,951.01</u>
Total			\$ 24,320.41

PR300R

PAYROLL CHECK REGISTER

RUN 4/18/24 PAGE 1

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50219	12	JEFFRY A SNOW	184.70	4/18/2024
50220	15	WILLIAM T BUSBY	184.70	4/18/2024
TOTAL FOR REGISTER			369.40	

ACON AMELIA CONCOUR DLAUGHLIN

Attendance Sheet

District Name: Amelia Concourse CDD

Board Meeting Date: April 16, 2024 Workshop

	Name	In Attendance	Fee
1	William Busby	✓	\$200
2	Harvey Greenberg	✓	N/A
3	Bill Toohey	NO	\$200
4	Kimberly Chamerda	NO	\$200
5	Jeffry Snow	✓	\$200

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

Approved for Payment:


District Manager Signature

4/16/24
Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/12/24	00132	4/01/24	24578747	202404	320	57200	46200		APR LANDSCAPE MAINTENANCE	*	2,749.00		
BRIGHTVIEW LANDSCAPE SERVICES, INC.											2,749.00	002341	
4/12/24	00081	4/02/24	19	202404	310	51300	32400		AMORT SCHDL SE2007	*	100.00		
		4/02/24	19	202404	310	51300	32400		AMORT SCHDL SE2016	*	100.00		
		4/02/24	19	202404	310	51300	32400		AMORT SCHDL SE2019A	*	100.00		
DISCLOSURE SERVICES, LLC												300.00	002342
4/12/24	00005	3/19/24	296	202402	320	57200	35000		FEB FACILITY MAINTENANCE	*	520.00		
GOVERNMENTAL MANAGEMENT SERVICES												520.00	002343
4/12/24	00005	4/01/24	294	202404	310	51300	34000		APR MANAGEMENT FEES	*	4,173.75		
		4/01/24	294	202404	310	51300	52000		APR WEBSITE ADMIN	*	88.33		
		4/01/24	294	202404	310	51300	35100		APR INFO TECH	*	176.67		
		4/01/24	294	202404	310	51300	32400		APR DISSEM AGENT SRVCS	*	927.50		
		4/01/24	294	202404	310	51300	51000		OFFICE SUPPLIES	*	.33		
		4/01/24	294	202404	310	51300	42000		POSTAGE	*	17.50		
		4/01/24	294	202404	310	51300	42500		COPIES	*	44.85		
GOVERNMENTAL MANAGEMENT SERVICES												5,428.93	002344
4/12/24	00005	4/01/24	295	202404	320	57200	34000		APR CONTRACT ADMIN	*	1,166.67		
		4/01/24	295	202404	320	57200	35100		APR FACILITY MANAGEMENT	*	1,166.67		
		4/01/24	295	202404	320	57200	46000		APR JANITORIAL	*	770.00		
		4/01/24	295	202404	320	57200	45300		APR POOL MAINTENANCE	*	1,433.33		
GOVERNMENTAL MANAGEMENT SERVICES												4,536.67	002345
4/12/24	00142	4/01/24	6723521	202404	320	57200	45400		POOL CHEMICALS	*	1,466.50		
		4/01/24	6723521	202404	320	57200	45400		POOL CHEMICALS	*	45.00		
HAWKINS INC												1,421.50	002346

ACON AMELIA CONCOUR OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/12/24	00127	4/01/24	402819	202404	320	57200	34500		APR SECURITY SERVICES	*	110.00		
									HI-TECH SYSTEM			110.00	002347
4/12/24	00112	4/05/24	3508	202403	310	51300	31100		MAR ENGINEERING EFFORTS	*	202.50		
									YURO & ASSOCIATES, LLC			202.50	002348
4/26/24	00132	4/09/24	8867281	202404	320	57200	46300		INSTALL FLOWER ROTATION	*	1,464.35		
									BRIGHTVIEW LANDSCAPE SERVICES, INC.			1,464.35	002349
4/26/24	00005	4/16/24	298	202403	320	57200	62000		MAR FACILITY MAINTENANCE	*	958.47		
									GOVERNMENTAL MANAGEMENT SERVICES			958.47	002350
4/26/24	00005	4/15/24	297	202404	320	57200	62000		POOL RPR-BACKSPLASH TILE	*	1,017.50		
									GOVERNMENTAL MANAGEMENT SERVICES			1,017.50	002351
4/26/24	00016	4/16/24	25597	202404	310	51300	32100		ARBIT SE2019 FYE 2/28/24	*	600.00		
									GRAU AND ASSOCIATES			600.00	002352
4/26/24	00011	4/11/24	24-00060	202404	310	51300	48000		NTC OF RULE DEVELOPMENT	*	80.00		
									JACKSONVILLE DAILY RECORD			80.00	002353
4/26/24	00011	4/18/24	24-00065	202404	310	51300	48000		NTC OF RULEMAKING 4/18	*	170.00		
									JACKSONVILLE DAILY RECORD			170.00	002354
4/26/24	00135	4/17/24	9060	202403	310	51300	31500		MAR GENERAL SERVICES	*	3,970.09		
									KILINSKI VAN WYK PLLC			3,970.09	002355
4/26/24	00082	4/04/24	56044091	202404	320	53800	45513		APR FIRE ANT SERVICE	*	81.00		
									NADERS PEST CONTROL			81.00	002356
4/26/24	00082	4/08/24	04082024	202404	320	53800	45513		ANNUAL TERMITE RENEWAL	*	341.00		
									NADERS PEST CONTROL			341.00	002357

TOTAL FOR BANK A 23,951.01

ACON AMELIA CONCOUR OKUZMUK

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
TOTAL FOR REGISTER							23,951.01	

ACON AMELIA CONCOUR OKUZMUK

INVOICE



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

Customer #: 24578747
Invoice #: 8841227
Invoice Date: 4/1/2024
Cust PO #:

Job Number	Description	Amount
346108408	Amelia Concourse CDD Exterior Maintenance For April	2,749.00
Total invoice amount		2,749.00
Tax amount		
Balance due		2,749.00

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 #: 8841227
Invoice Date: 4/1/2024

Amount Due: \$2,749.00

Thank you for allowing us to serve you

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

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

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

Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
4/2/2024	19

Bill To
Amelia Concourse CDD C/O GMS

Terms	Due Date
Net 30	5/2/2024

Description	Amount
Amortization Schedule Series 2007 5-1-24 Prepay \$15,000	100.00
Amortization Schedule Series 2016 5-1-24 Prepay \$5,000	100.00
Amortization Schedule Series 2019A 5-1-24 Prepay \$5,000	100.00

RECEIVED
APR 02 2024
BY: _____

Total	\$300.00
Payments/Credits	\$0.00
Balance Due	\$300.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

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

Invoice

Invoice #: 296
Invoice Date: 3/19/24
Due Date: 3/19/24
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 February 1 - February 29, 2024		520.00	520.00

RECEIVED
MAR 28 2024
BY: _____

Approved
Chip Dellinger, Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Date: 3/27/2024
Acct. # 1-320-57200.62000

Jimmy Lambert
3-28-24

Total	\$520.00
Payments/Credits	\$0.00
Balance Due	\$520.00

**AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT
 MAINTENANCE BILLABLE HOURS
 FOR THE MONTH OF FEBRUARY 2024**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
2/1/24	5	C.D.	Purchased additional storage bins and storage hooks, emptied large bins into smaller bins, opened attic storage and set up ladder, constructed rack for bins in attic space, moved all bins into attic and stacked neatly, installed hanger for large wreaths, hung wreaths to get them off the ground
2/6/24	4	C.D.	Cleaned up bathroom tissue from walls and ceiling in women's restroom vandalization, filed police report with Nassau County, reviewed footage and proposed restricting access from access card
2/15/24	4	C.D.	Completed stacked stone repairs to higher stones requiring the use of a ladder, all repairs to main structure are complete, began moving to stone repairs needed around the columns surrounding the pool, cut and fit stones with locate PL 500 landscaping adhesive
TOTAL	<u>13</u>		
MILES	<u>0</u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 294
Invoice Date: 4/1/24
Due Date: 4/1/24
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - April 2024		4,173.75	4,173.75
Website Administration - April 2024		88.33	88.33
Information Technology - April 2024		176.67	176.67
Dissemination Agent Services - April 2024		927.50	927.50
Office Supplies		0.33	0.33
Postage		17.50	17.50
Copies		44.85	44.85

RECEIVED
APR 02 2024
BY: _____

Total	\$5,428.93
Payments/Credits	\$0.00
Balance Due	\$5,428.93

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

Invoice

Invoice #: 295
Invoice Date: 4/1/24
Due Date: 4/1/24
Case:
P.O. Number:

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

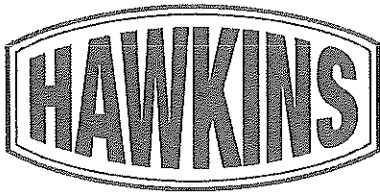
Description	Hours/Qty	Rate	Amount
Contract Administration - April 2024		1,166.67	1,166.67
Facility Management -April 2024		1,166.67	1,166.67
Janitorial - April 2024		770.00	770.00
Pool Maintenance -April 2024		1,433.33	1,433.33

RECEIVED
APR 02 2024
BY: _____

Jerry Lambert
4-2-24

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

Original



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

INVOICE

Total Invoice	\$1,466.50
Invoice Number	6723521
Invoice Date	4/1/24
Sales Order Number/Type	4492524 SL
Branch Plant	74
Shipment Number	5336796

Sold To: 498805
ACCOUNTS PAYABLE
AMELIA CONCOURSE COMMUNITY
DEVELOPMENT
475 W Town Pl
SUITE 114
Saint Augustine FL 32092-3648

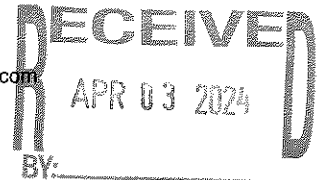
Ship To: 498806
AMELIA CONCOURSE COMMUNITY
DEVELOPMENT
85200 Amaryllis Ct
SUITE 114
Fernandina Beach FL 32034-9716

Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#	P.O. Release	Sales Agent #			
5/1/24	Net 30	PPD Origin	HWTG			382			
Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	41930	Azone - EPA Reg. No. 7870-1 1 LB BLK (Mini-Bulk)	N	335.0000 335.0000	GA GA	\$2.9000	GA	3,239.5 LB 3,239.5 GW	\$971.50
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$29.0000			\$29.00
2.000	935	Hydrochloric Acid 20' 145 LB DD ACID MURIATIC 20'	N	4.0000 4.0000	DD DD	\$101.5000	DD	580.0 LB 636.0 GW	\$406.00
Lot/SN: 754956									
2.001	699922	15 GA Blu/Black Deldrum DELDRM 1H1/X1.9/250	N	4.0000 4.0000	DD RD	\$15.0000	RD	40.0 LB 40.0 GW	\$60.00

Related Order #: 04492524

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

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



Page 1 of 1

Tax Rate
0 %

Sales Tax
\$0.00

Invoice Total

\$1,466.50

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. Seller warrants that all goods covered by this invoice were produced in compliance with the requirements of the Fair Labor Standards Act of 1938, as amended. Seller specifically disclaims and excludes any warranty of merchantability and any warranty of fitness for a particular purpose.
NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD CONDITION.

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 Mall
Minneapolis, MN 55402
Account Name: Hawkins, Inc.
Account #: 180120759469
ABA/Routing #: 091000022
Swift Code#: USBKUS44IMT
Type of Account: Corporate Checking

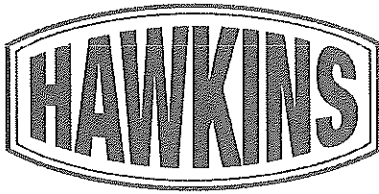
ACH PAYMENTS:
CTX (Corporate Trade Exchange) is our preferred method. Please remember to include in the addendum the document numbers pertaining to the payment.
For other than CTX, the remit to information may be emailed to Credit.Dept@Hawkinsinc.com
CASH IN ADVANCE/EFT PAYMENTS:
Please list the Hawkins, Inc. sales order number or your purchase order number if the invoice has not been processed yet.

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

www.hawkinsinc.com

Job# 4369446

Original



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

CREDIT MEMO

Total Invoice	(\$45.00)
Invoice Number	6723942
Invoice Date	4/2/24
Sales Order Number/Type	4493965 CO
Branch Plant	74
Shipment Number	5338783

Sold To: 498805
ACCOUNTS PAYABLE
AMELIA CONCOURSE COMMUNITY
DEVELOPMENT
475 W Town Pl
SUITE 114
Saint Augustine FL 32092-3648

Ship To: 498806
AMELIA CONCOURSE COMMUNITY
DEVELOPMENT
85200 Amaryllis Ct
SUITE 114
Fernandina Beach FL 32034-9716

Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#	P.O. Release	Sales Agent #
5/2/24	Net 30	COL Origin	HWTG	EMPTIES		382

Line #	Item Number	Item Name/Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.001	699922	15 GA Blu/Black Deldrum	N	2.0000-	DD	\$15.0000	DD	20.0- LB	(\$30.00)
		DELDRM 1H1/X1.9/250		2.0000-	DD			20.0- GW	

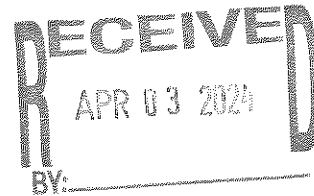
Related Order #: 04350446

1.002	699922	15 GA Blu/Black Deldrum	N	1.0000-	DD	\$15.0000	DD	10.0- LB	(\$15.00)
		DELDRM 1H1/X1.9/250		1.0000-	DD			10.0- GW	

Related Order #: 04492524

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

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



Page 1 of 1

Tax Rate 0 %
Sales Tax \$0.00

Invoice Total (\$45.00)

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. Seller warrants that all goods covered by this invoice were produced in compliance with the requirements of the Fair Labor Standards Act of 1938, as amended. Seller specifically disclaims and excludes any warranty of merchantability and any warranty of fitness for a particular purpose.
NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD CONDITION.

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 Mall
Minneapolis, MN 55402

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

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www.hawkinsinc.com

Job# 4369465



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 402819
Invoice Date: 04/01/2024
Completed: 04/01/2024
Terms: Due on Aging Date
Bid#:

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

475 W Town Place

HiTechFlorida.com

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

RECEIVED
APR 01 2024
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



Civil Engineering
 Land Surveying & Mapping
 Permitting
 ADA Consulting

Invoice

Date	Invoice #
4/5/24	3508

Bill To
Governmental Management Services Daniel Laughlin Amelia Concourse CDD - District Manager 475 West Town Place, Suite 114 St. Augustine, FL 32092

P.O. No

Yuro & Assoc. - Job No.
Y20-910

Item	Date	Description	Hours	Rate	Amount
Amelia Conc...	3/19/24	AMELIA CONCOURSE CDD - MARCH ENGINEERING CDD Meeting	1.5	135.00	202.50

RECEIVED
 APR 05 2024
 BY: _____

Total	\$202.50
--------------	-----------------



INVOICE

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

Customer #: 24578747
Invoice #: 8867281
Invoice Date: 4/9/2024
Sales Order: 8351903
Cust PO #:

Project Name: Spring 2024 Annuals installation
Project Description: Spring 2024 Annuals installation and soil install

Job Number	Description	Amount
346108408	Amelia Concourse CDD Installation of the new flower rotation 504 annuals Annuals Soil installation- 2 yds	1,464.35
Total Invoice Amount		1,464.35
Taxable Amount		
Tax Amount		
Balance Due		1,464.35

RECEIVED
APR 10 2024
BY: _____

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 #: 8867281
Invoice Date: 4/9/2024

Amount Due: \$ 1,464.35

Thank you for allowing us to serve you

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

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

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



Proposal for Extra Work at Amelia Concourse CDD

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

Project Name Spring 2024 Annuals installation
Project Description Spring 2024 Annuals installation and soil install

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
504.00	EACH	Installation of the new flower rotation 504 annuals	\$2.25	\$1,134.05
1.00	EACH	Annuals Soil installation- 2 yds	\$330.30	\$330.30

For internal use only

SO# 8351903
JOB# 346108408
Service Line 140

Total Price \$1,464.35

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 282-1014

TERMS & CONDITIONS

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

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

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

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

Acceptance of the Contract

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

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

Customer:

		Property Manager
Signature	Title	
Daniel Laughlin		March 05, 2024
Printed Name	Date	
BrightView Landscape Services, Inc. "Contractor"		
		Account Manager - Exterior
Signature	Title	
Royce Peaden		March 05, 2024
Printed Name	Date	
Job #:	348108408	
SO #:	8351803	Proposed Price: \$1,464.35

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

Invoice

Invoice #: 298
Invoice Date: 4/16/24
Due Date: 4/16/24
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 March 1 - March 31, 2024		840.00	840.00
Maintenance Supplies		118.47	118.47

RECEIVED
APR 22 2024
BY: _____

Approved
Chip Dellinger
Amenity & Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Date: 4/18/2024
Acct. # 1-320-57200-62000

Jerry Lambert
4-22-24

Total	\$958.47
Payments/Credits	\$0.00
Balance Due	\$958.47

**AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT
 MAINTENANCE BILLABLE HOURS
 FOR THE MONTH OF MARCH 2024**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
3/5/24	2	C.D.	Reviewed security footage and access card usage after mess left in family restroom, cleaned mess left in restroom, installed hard wound paper towel refills
3/7/24	5	C.D.	Repaired deep gauging from children playing on foam pillar bases, using fiber infused stucco repair to cover and secure falling fiber coating, repaired three pillar bases
3/14/24	5	C.D.	Foam pillar base repair, cut an sealed filler pieces to fill large voids in foam, set fillers in place with stucco concrete, covered repair spots and other cracked comers with two coats of stucco concrete
3/19/24	1	C.D.	Re-arranged pool deck, put back all tables, chairs and lounges to their spots, set up and break down meeting room
3/20/24	2	C.D.	Meeting with Hightech Florida and CDD chair to go over final proposal for security system upgrade
3/26/24	3	C.D.	Depp cleaned floors, tile and grout in uni-sex bathroom, finished mopped, deep cleaned tile and grout in men's restroom, finished mopped, rearranged pool deck loungers, umbrellas, chairs and tables
3/28/24	3	C.D.	Deep cleaned tile and grout in women's restroom, finished mopped, blew off food from pool deck, removed debris from pool deck
TOTAL	21		
MILES	0		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 4/05/24

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
Amelia Concourse	2/29/24	Toilet Paper	28.99	C.D.
	2/29/24	Paper Towels	42.44	C.D.
	3/28/24	Lock on Scrub Brush	17.22	C.D.
	3/28/24	Lock on Floor Squeegee	12.62	C.D.
	3/28/24	Lock on Floor Pole	17.22	C.D.
		TOTAL	<u>\$118.47</u>	

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

Invoice

Invoice #: 297
Invoice Date: 4/15/24
Due Date: 4/15/24
Case:
P.O. Number: C BUSS 1686

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

Description	Hours/Qty	Rate	Amount
Pool Repair - Replace 6x6 Cobalt Backsplash Tile		1,017.50	1,017.50
Total			\$1,017.50
Payments/Credits			\$0.00
Balance Due			\$1,017.50

RECEIVED
APR 15 2024
BY: _____

Grau and Associates

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

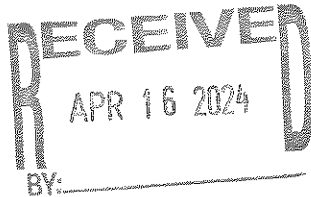
Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 25597
Date 04/16/2024

SERVICE	AMOUNT
Project: Arbitrage - Series 2019 FYE 2/28/2024	
Arbitrage Services	
Arbitrage	\$ <u>600.00</u>
	Subtotal: <u>600.00</u>
	Total 600.00
	Current Amount Due \$ <u>600.00</u>



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

Payment due upon receipt.

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

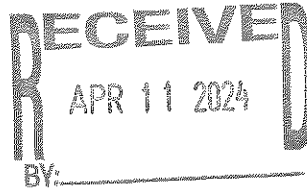
P.O. Box 1769
Jacksonville, FL 32201
(904) 356-2466

INVOICE

April 11, 2024

Date

Attn: Courtney Hogge
GMS, LLC
475 West Town Place, Ste 114
Saint Augustine FL 32092



Serial #	24-00060N	PO/File #	_____	\$80.00
				Payment Due
	Notice of Rule Development For Amenity Rates			
	_____			\$80.00
	Amelia Concourse Community Development District			Publication Fee

Case Number	_____			Amount Paid
Publication Dates	4/11			
County	Nassau			

Payment Due Upon Receipt
For your convenience, you may remit payment online at www.jaxdailyrecord.com/send-payment.

If your payment is being mailed, please reference Serial # 24-00060N on your check or remittance advice.

Payment is due before the Proof of Publication is released.

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

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

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

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

**NOTICE OF RULE
DEVELOPMENT FOR
AMENITY RATES BY
THE AMELIA CONCOURSE
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").

The purpose and effect of the Amenity Rates 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* (2023), 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, *Florida Statutes* (2023), as amended.

A public hearing on the adoption of the proposed Amenity Rates and Disciplinary Rule will be conducted by the District on **May 21, 2024 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
Apr. 11 00 (23-00060N)

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

April 18, 2024

Date

Attn: Courtney Hogge
GMS, LLC
475 West Town Place, Ste 114
Saint Augustine FL 32092

Serial # 24-00065N PO/File # _____ \$170.00
Payment Due

Notice of Rulemaking for Amenity Rates

\$170.00

Publication Fee

Amelia Concourse Community Development District

Case Number _____ **Amount Paid**

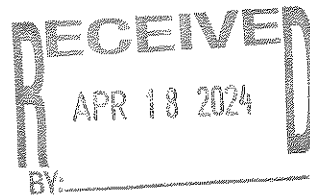
Publication Dates 4/18

Payment Due Upon Receipt
For your convenience, you may remit payment online at www.jaxdailyrecord.com/send-payment.

County Nassau

If your payment is being mailed, please reference Serial # 24-00065N on your check or remittance advice.

Payment is due before the Proof of Publication is released.



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

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

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

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

**NOTICE OF RULEMAKING FOR AMENITY RATES 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 May 21, 2024 at 11:00 a.m. at the Amelia Concourse Amenity Center, 85200 Amaryllis Court, Fernandina Beach, Florida 32034. Prior Notice of Rule Development was published in the *Jacksonville Daily Record* on April 11, 2024.

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").

The purpose and effect of the Amenity Rates 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* (2023), 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, *Florida Statutes* (2023), as amended. The proposed changes to the Amenity Rates include:

Fee*	Original	Proposed
Gathering Room	\$125 (1-25 attendees)	\$250 (any number of attendees)
Rental (Refundable deposit)	\$250 (more than 25 attendees)	

*The District has previously adopted other rates, fees, and charges not addressed herein. Only those rates, fees, and charges addressed herein are proposed for changes.

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 within twenty-one (21) days after the date of publication of the notice.

The public hearing to be held at the date, time and location 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 verbatim 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.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the District Office at least forty-eight (48) business hours before the hearing by contacting the District Manager at (904) 940-5850. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

A copy of the proposed Amenity Rates may be obtained by contacting the District Manager at Governmental Management Services LLC, at 475 West Town Place, Suite 114, St. Augustine, FL 32092, or by phone at (904) 940-5850.

Apr. 18

00 (24-00065N)



KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

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

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

ACCDD-01 General

Amelia Concourse CDD - General

INVOICE

Invoice # 9060
Date: 04/17/2024
Due On: 05/17/2024



Type	Professional	Date	Notes	Quantity	Rate	Total
Service	LG	03/04/2024	Respond to insurance adjuster regarding AT&T building; review draft agenda; attend agenda planning call; prepare general election resolution.	1.20	\$325.00	\$390.00
Service	LG	03/06/2024	Review documentation regarding damage from car crash; advise regarding same; prepare resolution setting hearing on rates; confer regarding rental violations.	1.10	\$325.00	\$357.50
Service	LG	03/07/2024	Coordinate call with AT&T counsel.	0.20	\$325.00	\$65.00
Service	MGH	03/11/2024	Review and analyze draft Board meeting agenda in advance of publication to identify additions or revisions needed	0.20	\$270.00	\$54.00
Service	LG	03/12/2024	Review correspondence regarding amenity rental; confer with Laughlin regarding same.	0.30	\$325.00	\$97.50
Service	LG	03/13/2024	Review documentation of permits, deeds, and real property documents; confer with AT&T counsel regarding easement and building damage.	0.80	\$325.00	\$260.00
Service	MGH	03/13/2024	Review and analyze records related to permit requests for utility building	0.40	\$270.00	\$108.00
Service	MGH	03/18/2024	Review and analyze agenda and materials for Board consideration in preparation for upcoming Board meeting	0.90	\$270.00	\$243.00

Service	LG	03/19/2024	Travel to and attend board meeting.	5.80	\$325.00	\$1,885.00
Expense	AL	03/19/2024	Mileage: Travel LG	218.05	\$0.67	\$146.09
Service	MGH	03/28/2024	Further prepare notices of rulemaking and rule development regarding changes to facility rental deposit policy approved by Board	0.10	\$270.00	\$27.00
Service	LG	03/29/2024	Prepare letter regarding amenity rules.	0.70	\$325.00	\$227.50
Service	RVW	03/29/2024	Finalize legislative recap of all bills affecting special districts for end of session summary.	0.30	\$365.00	\$109.50
Non-billable entries						
Service	MGH	03/19/2024	Prepare for and attend Board meeting	3.40	\$270.00	\$918.00
Expense	AL	03/19/2024	Mileage: Travel MGH	95.00	\$0.67	\$63.65
Total						\$3,970.09

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
9060	05/17/2024	\$3,970.09	\$0.00	\$3,970.09
Outstanding Balance				\$3,970.09
Total Amount Outstanding				\$3,970.09

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

Please pay within 30 days.



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

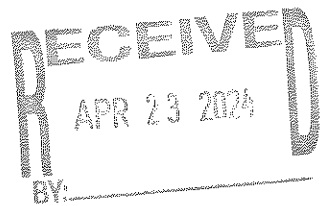
IS YOUR HOME PROTECTED FROM TERMITES?

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:** 04/09/24 **Payment Due Upon Receipt**

Date	Invoice #	Description	Amount	Tax	Balance
Service Address: 85200 Amaryllis Ct, Fernandina Beach, FL 32034-9716					
04/04/24	56044091	Fire Ant Service	\$81.00	\$0.00	\$81.00



Current: \$81.00 Past Due: \$0.00 Total Amount Due: \$81.00

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

GA22349F



PO Box 1330 • Yulee, FL 32041-1330

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

*****AUTO**MIXED AADC 270



AMELIA CONCOURSE AMENITIES CENTER 8
 TONY SHIVER 1689
 393 PALM COAST PKWY SW UNIT 4
 PALM COAST FL 32137-4774



Please check Invoice(s) paid below.			
	invoice #	Amount	invoice # Amount
<input type="checkbox"/>	56044091	\$81.00	<input type="checkbox"/>
<input type="checkbox"/>			<input type="checkbox"/>
<input type="checkbox"/>			<input type="checkbox"/>
<input type="checkbox"/>			<input type="checkbox"/>
<input type="checkbox"/>			<input type="checkbox"/>
<input type="checkbox"/>			<input type="checkbox"/>

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

Please make checks payable and remit to:

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



Statement Date: 04/09/24
 Customer Number: 1328696

Balance Forward: \$0.00
 Amount: _____

Amount Due: \$81.00
 Check # _____



Fernandina Office 904-225-9425

PO Box 1330

Yulee, FL 32041-1330

www.naderspestraiders.com

Termite Renewal Notice

ARE YOUR FAMILY & HOME PROTECTED FROM PESTS?

Warm weather is upon us and that means common pests such as ants, cockroaches and mosquitoes are out in full force. These pests are more than just a nuisance, they can be a real threat to you and your family due to diseases they can carry and damage they can cause. With Nader's STEPS® Total Protection System™, we can control pests and provide you with peace of mind knowing you and your family are protected.
CALL TODAY! 855-MY-NADERS.

Customer Number: 1328696

Notice Date: 04/08/24

Expiration Date: 06/2024

*** An Important Message Concerning Your Annual Termite Guarantee Renewal ***

Termites feed 24 hours a day, 365 days a year. Every year, termites invade millions of homes, causing **billions** of dollars in damage. The startling fact is termites do more damage than fires and storms combined. And, the damage caused by termites is rarely covered by insurance.

That's why it is important to renew your termite agreement every year and keep your guarantee in place so we can continue to protect your home. It's easy. Simply mail your payment or pay online at www.naderspestraiders.com, then give us a call so we can schedule your annual inspection.

If you are a new homeowner, please call your local office to update your account information and schedule your inspection to complete the warranty transfer process. This termite guarantee transfers to you at no additional cost.

Thank you for giving us the opportunity to go *Beyond the Call*.

Service Address: 85200 Amarylils Ct, Fernandina Beach, FL 32034-971

Termite Renewal Notice Total: \$341.00

****If you are on auto-pay, your card will be automatically charged.****

Please Keep the Top Portion For Your Records

Return Bottom Portion with Payment

GA2234RF



PO Box 1330 • Yulee, FL 32041-1330

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

www.naderspestraiders.com

*****AUTO**MIXED AADC 270



AMELIA CONCOURSE AMENITIES CENTER 7
393 PALM COAST PKWY SW UNIT 4 1420
PALM COAST FL 32137-4774

Please make checks payable and remit to:

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



Renewal Notice Date: 04/08/24
Account Number: 1328696

Total: \$341.00

***Check # _____