Amelia Concourse

Community Development District

November 19, 2024



Amelia Concourse Community Development District

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

November 12, 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, November 19, 2024 at 11:00 a.m. at the Amelia Concourse Amenity Center, 85200 Amaryllis Court, Fernandina Beach, Florida 32034. Following is the agenda for the meeting:

- I. Call to Order
- II. Public Comment
- III. Organizational Matters
 - A. Oath of Office for Newly Elected Supervisor
 - B. Consideration of Resolution 2025-01, Declaring a Vacancy in Seat 4
 - C. Consideration of Appointing a New Supervisor to Seat 4
 - D. Oath of Office for Newly Appointed Supervisor
 - E. Consideration of Resolution 2025-02, Designating Officers
- IV. Staff Reports (1)
 - A. District Engineer
 - 1. Acceptance of the 2024 Public Facilities Report
 - 2. Discussion of the Scope of Work to be Completed by Dream Finders
 - B. Landscape Maintenance
- V. Approval of Minutes of the September 17, 2024 Meeting
- VI. Update on Utility/Storage Building
- VII. Staff Reports (2)

- A. District Counsel
 - 1. Update on AT&T Easement
 - 2. Discussion of Applicability of Sunshine Law and Public Records Law to Social Media and Internet
- B. District Manager
- C. Field Operations Manager Report
- VIII. Financial Reports
 - A. Financial Statements as of September 30, 2024
 - B. Approval of Check Register
 - IX. Supervisors' Requests and Audience Comments
 - X. Next Scheduled Meeting January 21, 2024 at 11:00 a.m. at the Amelia Concourse Amenity Center
 - XI. Adjournment





RESOLUTION 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT DECLARING VACANCIES PURSUANT TO SECTION 190.006(3)(B), FLORIDA STATUTES; 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*; and

WHEREAS, in November 2024, two (2) members of the Board of Supervisors ("**Board**") were to be elected by "**Qualified Electors**," as that term is defined in Section 190.003, *Florida Statutes*; and

WHEREAS, the District published a notice of qualifying period set by the Supervisor of Elections at least two (2) weeks prior to the start of said qualifying period; and

WHEREAS, at the close of the qualifying period, no one qualified to run for Seat 4; and

WHEREAS, pursuant to Section 190.006(3)(b), *Florida Statutes*, the Board shall declare this seat vacant effective the second Tuesday following the general election; and

WHEREAS, Qualified Electors are to be appointed to any vacant seats within ninety (90) days thereafter; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt this Resolution declaring the seats available for election as vacant.

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

- **SECTION 1.** The following seat is hereby declared vacant effective as of November 19, 2024, which is the second Tuesday following the November 5, 2024, election day: Seat #4 (currently held by Bill Toohey).
- **SECTION 2.** Pursuant to Section 190.006(3)(b), *Florida Statutes*, and until such time as the District Board nominates a Qualified Elector to fill the vacancy declared in Section 1 above, the incumbent Board Supervisor of the vacant seat shall remain in office.
 - **SECTION 3**. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 19TH DAY OF NOVEMBER 2024.

ATTEST	AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT
Daint Nom o	Chairmanagan
Print Name:	Chairperson



RESOLUTION 2025-02

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

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

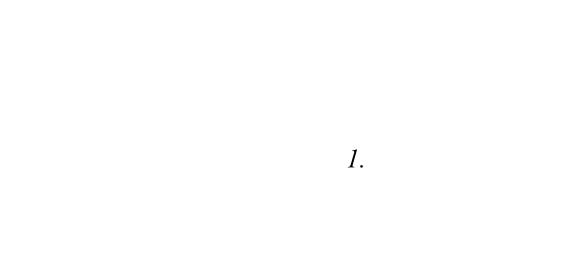
WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

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

SECTION 1.		is appointed Chairman.
SECTION 2.		is appointed Vice Chairman.
SECTION 3.		is appointed Secretary and Treasurer.
		is appointed Assistant Secretary.
		is appointed Assistant Secretary.
		is appointed Assistant Secretary.
		is appointed Assistant Treasurer.
		is appointed Assistant Secretary.
SECTION 4.	This Resolution shall be	ecome effective immediately upon its adoption.
PASSED AN	D ADOPTED THIS 197	ΓΗ DAY OF NOVEMBER, 2024.
ATTEST		AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT
Secretary/Assistant S	ecretary	Chairman/Vice Chairman



A.



Amelia Concourse Community Development District Public Facilities Report



Prepared for:

Amelia Concourse Community Development Board of Supervisors

Prepared By:



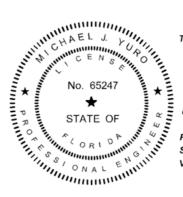
- Civil Engineering
- Land Surveying & Mapping
- Permitting
- **ADA** Consulting

November 11, 2024

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY:

ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.





- Civil Engineering
- Land Surveying & Mapping
- Permitting
- ADA Consulting

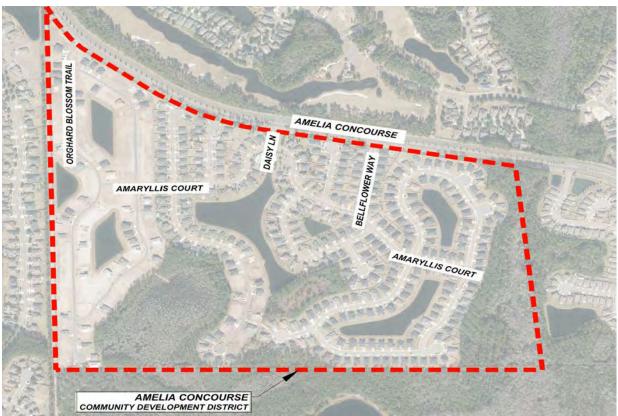


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- Civil Engineering
- Land Surveying & Mapping
- Permitting
 - ADA Consulting

PURPOSE AND SCOPE

Pursuant to section 189.08, *florida statues*, the District is required to submit a public facilities report and annual notice of any changes to each local-general purpose government in which it is located, and certain information is required to be updated every seven (7) years. As the District Engineer, Yuro & Associates was directed to complete this report on behalf of the Amelia Concourse CDD.

Section 189.08 states that the report and annual notice contain the following information.

- 1. A description of existing public facilities owned or operated by the District, and each public facility that is operated by another entity, except a local general purpose government, through a lease or other agreement with the District.
- 2. A description of each public facility the District is building, improving, or expanding, or is currently proposing to build, improve, or expand within at least the next seven (7) years.
- 3. If the District currently proposes to replace any facilities identified above with the next 10 years, the date when such facility will be replaced.
- 4. The anticipated time the construction, improvement, or expansion of a public facility will be completed.
- 5. The anticipated capacity of and demands on each public facility when completed.

GENERAL INFORMATION

The Amelia Concourse Community Development District (the District), encompasses approximately 200 acres within the unincorporated area of the Eastern part of Nassau County, FL. The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for the community development within the District. The District is located in Parts of Sections 30, Township 2 North, Range 27 East. The District is currently bounded to the north by the Amelia National single family development, to the east by Timberlake single family development, vacant parcels and wetlands to the south and Hampton Lakes (aka Amelia Walk) single family development to the west. Access to the District is via the Amelia Concourse roadway approximately 2.3 miles south of State Road 200. The District lies approximately halfway between I-95 and the Intercoastal Waterway.

The District is planned to consist of 458 single family units. The project was developed in three (3) phases, and all phases of construction and their associated infrastructure are now substantially complete. Phase 1 includes 133 single family lots along with the Amenity Center and recreation fields, Phase 2 includes 153 single family lots and Phase 3 consists of 172 single family lots.



- Civil Engineering
- Land Surveying & Mapping
- Permitting
- ADA Consulting

EXISTING PUBLIC FACILITIES

ROADWAYS

Primary vehicular access to the District is provided from the Amelia Concourse with Daisy Lane providing a two (2) lane access road with a median at the entrance. Secondary vehicular access to the District is provided with Bellflower Way and Orchid Blossom Trail, each providing a (2) lane, access road. Amelia Concourse is a four-lane divided county road that runs south from SR 200 along a portion of the northern boundary of the District. The internal road design for the District complies with the Nassau County transportation road circulation design criteria. All lots within the community are accessed via the internal roads of the neighborhood. All internal roads include underground electric & streetlights, with the main entrance at Daisy Lane also having landscaping & irrigation. The Main entry at Daisy Lane along with the entrance at Bellflower Way are located at a median opening on Amelia Concourse, while the entry at Orchard Blossom Trail does not have a median opening ono Amelia Concourse.

The roadways for all three (3) phases have been constructed. Phases 1 & 2 have been turned over to Nassau County for maintenance, while the Nasau County property appraiser's website shows that phase 3 is still the responsibility of the developer. All three phases will ultimately be owned and maintained by Nassau County. The capacity of the roadway system is adequate for all existing and future Phases.

STORMWATER MANAGEMENT

The stormwater management system for three (3) phases is substantially complete, including ponds, inlets and storm pipe. The permits for Phases 1 and 2 have been transferred to the Operation & Maintenance (O&M) phase with the Amelia Concourse CDD accepting the maintenance responsibility. The permit for phase 3 has not yet been transferred to the O&M phase and thus is still the responsibility of the developer.

POTABLE WATER AND SEWER SYSTEM

The District lies within the unincorporated area of Nassau County and JEA provides the potable water service. The District is served by a connection with the existing JEA water main in the Amelia Concourse right-of-way with water supplies by the Nassau Water Treatment Facility. The water distribution system consists of 10", 8", 6" and 4" water mains with appurtenant valves and fire hydrants.

JEA also provides the wastewater service to the District. The District is in JEA's Nassau County Regional W.W.T.P. service area. The Districts onsite sanitary sewer system consists of 8" and 10" gravity sewer lines with appurtenant manholes and one (1) pumping station. In Phase 1 the District installed approximately six hundred and forty feet (640) of 8" force main connecting with the existing JEA force main lying in the Amelia Concourse right-of-way. Phases 2 & 3 included extending the system onsite to serve all lots within each Phase. The pump station is adequately sized for all phases of construction.



- Civil Engineering
- Land Surveying & Mapping
- Permitting
 - ADA Consulting

RECREATION/ AMENITY CENTER

The recreation area is a one acre site located within the District and was constructed with the Phase 1 improvements. The recreation area consists of a clubhouse, swimming pool, parking lot and playground. These facilities are owned and maintained by the District. The capacity of the clubhouse appears adequate for all three (3) Phases of the development.

PROPOSED PUBLIC FACILITIES

ROADWAYS

There are no plans to add future roadways to this development. The capacity of the roadway system is adequate for all existing phases.

STORMATER MANAGEMENT

There are no plans to add ponds or to expand the stormwater management system for this development. The capacity of the stormwater system is adequate for all existing phases.

POTABLE WATER AND SEWER SYSTEM

There are no plans to add future water or sewer improvements to this development. The capacity of the potable water & sewer system is adequate for all existing phases.

RECREATION/AMENITY CENTER

There are no plans to add to the recreation area and/or amenity center. The capacity of the existing clubhouse and recreation areas are adequate for both existing Phases and Phase 3.

REPLACEMENT OF EXISTING FACILITIES

There are no plans to replace any of the existing facilities. The District will continue to maintain and perform any repairs necessary to ensure all existing facilities continue to serve the District adequately.

We appreciate the opportunity to assist with this Public Facilities Report. Please contact me at your convenience if you have any questions.

Sincerely,

Michael J. Yuro, P.E.

President

P.E. License No. 65247

.



Mr. Yuro,

The scope of work to be completed by Dream Finders Homes at Amila Concourse is as follows:

Dream Finders Homes and its trade partners will be working with Yuro & Associates, LLC (the Engineer) to finalize storm water management facilities (SWMF) within Ameila Concourse phase 3 as required by St. Johns River Water Management District (SJRWMD).

Disturbed areas will be returned to their original condition. Any damaged irrigation will be repaired. Should any sidewalk or curb be damaged at the access locations they will be repaired. Prior to any work starting videos and pictures will be taken to document the conditions of the area to ensure they are returned to the same state. This will be done in coordination with the engineer.

Work is expected to take approximately 120 working days from the time of mobilization.

Scope #1

As indicated on the Amelia Concourse Phase Three Unit B Plat, official records Book 2365 pages 1256, 1257, and 1258. Dream Finders Homes will be utilizing the 15 ft drainage easement between lots 99 and 98 to access Track "A" where structure S-75 is located for repair. The 15ft Drainage area will be properly staked. We will use the same easement and Tract "A" to access the top of bank area located in the rear of lots 102, 103, 51, 52 and 53 to regrade and sod with Bahia sod. Dream Finders Homes will not irrigate, fertilize, water or maintain the Bahia sod once it is installed

All disturbed areas in the 15ft drainage area will be re-sodded as needed with St. Augustine Sod. Irrigation services, if damaged will be repaired. Once repaired it will be the responsibly of the homeowners to properly care for the sod.

Scope #2

As indicated on the Amelia Concourse Phase Three Unit C Plat, official records Book 2369 pages 448, 449, and 450. Dream Finders Homes will utilize the 15 ft drainage easement between lots 84 and 85 to access Track "A". The 15ft Drainage area will be properly staked. We will use the easement and Tract "A" to access the top of bank area located in the rear of lots 65,64 and 87, to regrade and sod with Bahia sod. Dream Finders Homes will not irrigate, fertilize, water or maintain the Bahia sod once it is installed.

All disturbed areas in the 15ft drainage area will be re-sodded as needed with St. Augustine Sod. Irrigation services, if damaged will be repaired. Once repaired it will be the responsibly of the homeowners to properly care for the sod.

Scope #3

As indicated on the Amelia Concourse Phase Three Unit B Plat, official records Book 2365 pages 1256, 1257, and 1258. Dream Finders Homes will utilize the 15 ft drainage easement between lot 29-30 and 36-37 to access the 12' Drainage easement from lot 24 through lot 42 for the purpose of a topographical survey. This information will be provided to the engineer to determine if additional work is needed to meet the requirements of the SJRWMD. If additional work is needed the scope will be provided to Dream Finders Homes by the engineer.

14701 Philips Highway, Suite 300 Jacksonville, FL 32256



The engineer will inspect all work upon completion and coordinate the SJRWMD acceptance process.

Dream Finders Homes will not be responsible for any additional work outside of the scope listed in this letter. The Engineer will be responsible for all final inspections.

Once the SJRWMD acceptance is completed the CDD will accept responsibility for all SJRWMD areas and release any held CDD funds back to Dream Finders Homes within 60 days.





Dear Amelia Concourse CDD,

As part of our ongoing commitment to providing exceptional landscape maintenance services, I am pleased to provide our latest Client Communication Report. During my recent visit to your property, I was able to assess the following areas of recent accomplishment on your property.

In this report, you will find a high-level overview of our recent accomplishments on your property, including the completion of specific projects and any notable highlights that showcase the beauty and health of your landscape. We also provide insights into ongoing tasks, giving you a clear picture of our continuous efforts to maintain and enhance your outdoor spaces.

Moreover, we have identified several opportunities that could further elevate the aesthetic and functional value of your property. These suggestions are carefully curated based on our expert assessment and your unique landscape needs, aiming to deliver the best possible outcomes for your environment.

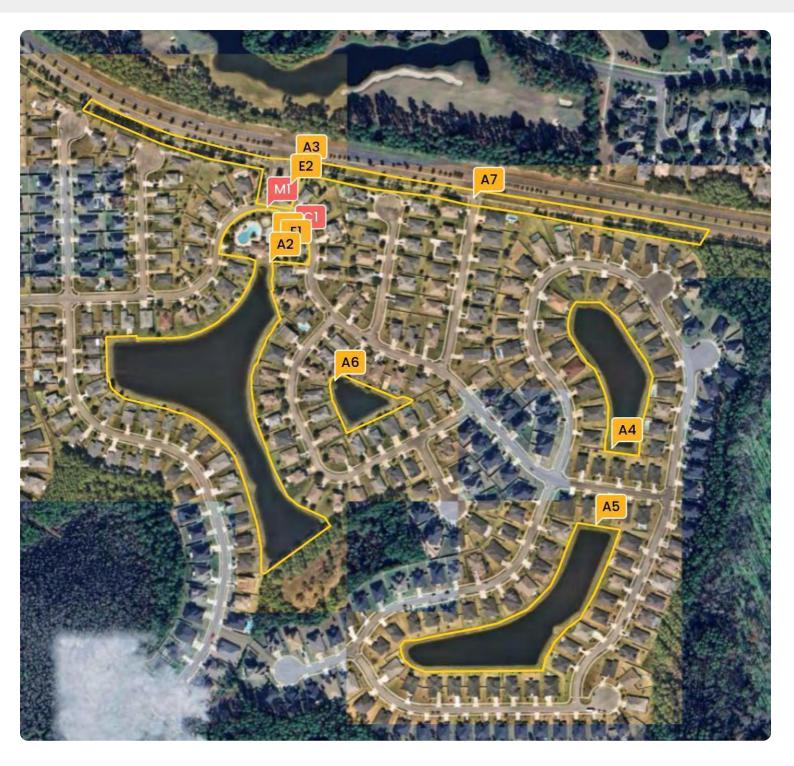
As your trusted advisor, my goal is to ensure transparent and effective communication, offering you peace of mind that your landscape is in capable hands. Should you have any questions or wish to discuss any aspect of the report, please do not hesitate to reach out to me directly.

Thank you for your continued trust in our services. We look forward to working together to create and maintain a landscape that exceeds your expectations.

Warm regards, William Allen Flannery, CRM

Created on PLATO Page 1 of 23





Client Communication Report

ac 9-25

Reported On: Report By:

September 25, 2024 William Allen Flannery

Property Size: Property Name:

18.94 Acres Amelia Concourse CDD Phase 1 & 2, 85200 Amaryllis C...

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Client Communication Report

MAINTENANCE ITEMS

1. I'm not quite sure why the strip of grass is brown. It kind of looks like maybe someone drove a vehicle onto the edge and may have had some sort of chemical or perhaps oil on the wheel. We will continue to monitor Turf.

ACCOMPLISHMENTS

- 1. Amenities center maintenance is in good shape. The edging is clean, the turf is mowed and the weeds are under control.
- 2. I am happy to report that the pond behind the amenity center we have successfully trimmed around the pond bank at the Waters edge.
- 3. The entrance Boulevard is well-maintained and it appears to be in good condition
- 4. This pond has been maintained. The fence lines are line trimmed. The turf is mowed and weed eating around the waters edge is completed.
- 5. This pond has been maintained. The grass is cut, the fence lines our line trimmed, and the pond banks are line trimmed
- 6. The pond on periwinkle is being maintained right now. The turf has been mowed, along the waters edge line is being trimmed, and the fences have been trimmed as well.
- 7. The landscape is maintained at the entrance to Bellflower way

RECOMMENDATIONS FOR PROPERTY ENHANCEMENTS

- 1. We recommend either removing or removing/replacement of a group of Holly shrubs that appear to be in declined at the amenity center
- 2. I did notice a couple of tripping hazards along the walkway near the entrance that I wanted to bring to your attention. Please let me know if you would like our assistance.

Created on PLATO Page 3 of 23



1. MAINTENANCE ITEM

Created On September 25, 2024 by William Allen Flannery ② Created On Site I'm not quite sure why the strip of grass is brown. It kind of looks

like maybe someone drove a vehicle onto the edge and may have had some sort of chemical or perhaps oil on the wheel. We will continue to monitor Turf.



Note Attachments





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Created on PLATO Page 5 of 23



1. ACCOMPLISHMENTS

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Amenities center maintenance is in good shape. The edging is clean, the turf is mowed and the weeds are under control.



Note Attachments





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Created on PLATO Page 7 of 23



2. ACCOMPLISHMENTS

Created On September 25, 2024 by William Allen Flannery ② Created On Site I am happy to report that the pond behind the amenity center we

have successfully trimmed around the pond bank at the Waters edge.



Note Attachments





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Created on PLATO Page 9 of 23



3. ACCOMPLISHMENTS

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The entrance Boulevard is well-maintained and it appears to be in good condition



Note Attachments





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Created on PLAT Page 11 of 23



4. ACCOMPLISHMENTS

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This pond has been maintained. The fence lines are line trimmed. The turf is mowed and weed eating around the waters edge is completed.



Note Attachments





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Created on PLATO Page 13 of 23



5. ACCOMPLISHMENTS

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This pond has been maintained. The grass is cut, the fence lines our line trimmed, and the pond banks are line trimmed



Note Attachments





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Created on PLATO Page 15 of 23



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The pond on periwinkle is being maintained right now. The turf has been mowed, along the waters edge line is being trimmed, and the fences have been trimmed as well.



Note Attachments





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Created on PLATO Page 17 of 23



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The landscape is maintained at the entrance to Bellflower way



Note Attachments





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Created on PLATO Page 19 of 23



1. RECOMMENDATIONS FOR PROPERTY ENHANCEMENT

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We recommend either removing or removing/replacement of a group of Holly shrubs that appear to be in declined at the amenity center



Note Attachments





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Created on PLATO Page 21 of 23



2. RECOMMENDATIONS FOR PROPERTY ENHANCEMENT

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I did notice a couple of tripping hazards along the walkway near
the entrance that I wanted to bring to your attention. Please let
me know if you would like our assistance.



Note Attachments





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End of Report

Created on PLATO Page 23 of 23



Dear Amelia Concourse CDD,

As part of our ongoing commitment to providing exceptional landscape maintenance services, I am pleased to provide our latest Client Communication Report. During my recent visit to your property, I was able to assess the following areas of recent accomplishment on your property.

In this report, you will find a high-level overview of our recent accomplishments on your property, including the completion of specific projects and any notable highlights that showcase the beauty and health of your landscape. We also provide insights into ongoing tasks, giving you a clear picture of our continuous efforts to maintain and enhance your outdoor spaces.

Moreover, we have identified several opportunities that could further elevate the aesthetic and functional value of your property. These suggestions are carefully curated based on our expert assessment and your unique landscape needs, aiming to deliver the best possible outcomes for your environment.

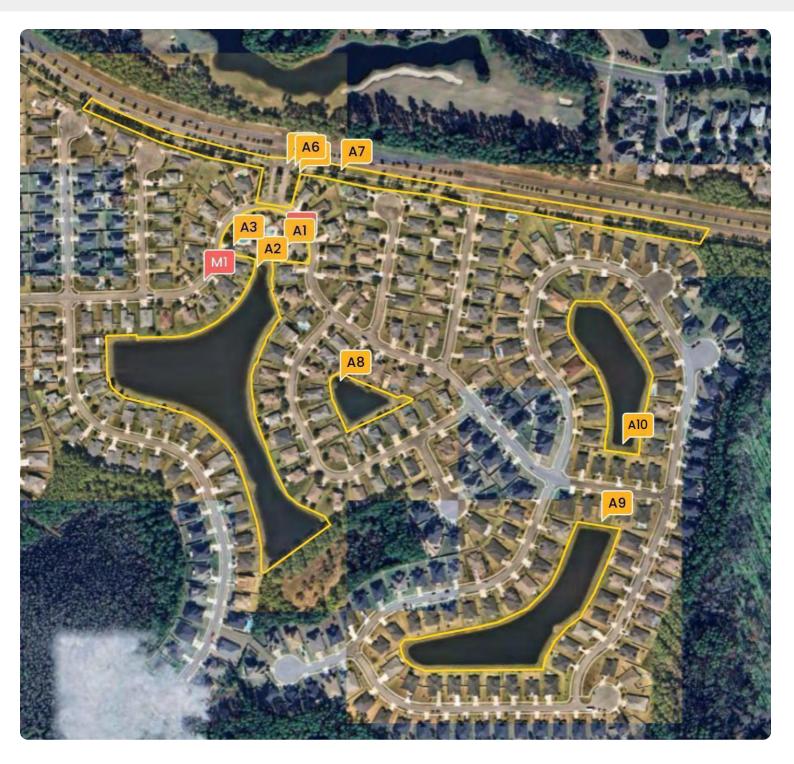
As your trusted advisor, my goal is to ensure transparent and effective communication, offering you peace of mind that your landscape is in capable hands. Should you have any questions or wish to discuss any aspect of the report, please do not hesitate to reach out to me directly.

Thank you for your continued trust in our services. We look forward to working together to create and maintain a landscape that exceeds your expectations.

Warm regards, William Allen Flannery, CRM

Created on PLATO Page 1 of 21





Client Communication Report

Amelia Concourse 10-11-24

Reported On: Report By:

October 11, 2024 William Allen Flannery

Property Size: Property Name:

18.94 Acres Amelia Concourse CDD Phase 1 & 2, 85200 Amaryllis C...

Created on PLATO Page 2 of 21



Client Communication Report

MAINTENANCE ITEMS

1. We do have some work to do at the Lyft station near the AT&T building. We have to prune the shrubs and get the turf maintenance under control. This job is now a priority and at the top of our list to take care of during service today.

ACCOMPLISHMENTS

- 1. General maintenance is in good shape at the amenity center
- 2. The pond bank at the amenity center is in good shape
- 3. The Debris that was staged behind the wax Myrtle at the AT&T building has been removed
- 4. We have completed the soil reduction and re-mulching project for the entrance, median island
- 5. We are doing a little bit of pruning detail work at the entrance shrubs
- 6. We have begun our efforts to beautify and maintain the beds along the entranceway fence line
- 7. Our turf maintenance along the entrance is in very good shape. Very nice mower, deck, height, and sharp clean edges.
- 8. Periwinkle Pond is in good shape
- 9. Amaryllis pond number one is in good shape
- 10. Amaryllis pond number two is in good shape

Created on PLATO Page 3 of 21



1. MAINTENANCE ITEM

Created On October 11, 2024 by William Allen Flannery

We do have some work to do at the Lyft station near the AT&T building. We have to prune the shrubs and get the turf maintenance under control. This job is now a priority and at the top of our list to take care of during service today.



Note Attachments





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General maintenance is in good shape at the amenity center



Note Attachments





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Created on PLATO Page 7 of 21



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The pond bank at the amenity center is in good shape



Note Attachments





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The Debris that was staged behind the wax Myrtle at the AT&T building has been removed



Note Attachments





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We have completed the soil reduction and re-mulching project for the entrance, median island



Note Attachments





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Created on PLATO Page 11 of 21



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We are doing a little bit of pruning detail work at the entrance shrubs



Note Attachments





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We have begun our efforts to beautify and maintain the beds along the entranceway fence line



Note Attachments





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Created on PLATO Page 14 of 21



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Our turf maintenance along the entrance is in very good shape.

Very nice mower, deck, height, and sharp clean edges.



Note Attachments





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Created On October 11, 2024 by William Allen Flannery © Created On Site Periwinkle Pond is in good shape



Note Attachments





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Created On October 11, 2024 by William Allen Flannery (3) Created on Site Amaryllis pond number one is in good shape



Note Attachments





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Created On October 11, 2024 by William Allen Flannery © Created On Site Amaryllis pond number two is in good shape



Note Attachments





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Enhancing People's Lives Through Beautiful Landscapes

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Dear Amelia Concourse CDD,

As part of our ongoing commitment to providing exceptional landscape maintenance services, I am pleased to provide our latest Client Communication Report. During my recent visit to your property, I was able to assess the following areas of recent accomplishment on your property.

In this report, you will find a high-level overview of our recent accomplishments on your property, including the completion of specific projects and any notable highlights that showcase the beauty and health of your landscape. We also provide insights into ongoing tasks, giving you a clear picture of our continuous efforts to maintain and enhance your outdoor spaces.

Moreover, we have identified several opportunities that could further elevate the aesthetic and functional value of your property. These suggestions are carefully curated based on our expert assessment and your unique landscape needs, aiming to deliver the best possible outcomes for your environment.

As your trusted advisor, my goal is to ensure transparent and effective communication, offering you peace of mind that your landscape is in capable hands. Should you have any questions or wish to discuss any aspect of the report, please do not hesitate to reach out to me directly.

Thank you for your continued trust in our services. We look forward to working together to create and maintain a landscape that exceeds your expectations.

Warm regards, William Allen Flannery, CRM

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Client Communication Report

Amelia concourse

Reported On: Report By:

October 25, 2024 William Allen Flannery

Property Size: Property Name:

18.94 Acres Amelia Concourse CDD Phase 1 & 2, 85200 Amaryllis C...

Created on PLATO Page 2 of 18



Client Communication Report

MAINTENANCE ITEMS

1. There is a wax myrtle branch that is brushing up against the AT&T building. We will communicate to our operations team that we need to have this cut back and away from the building. Please allow 2 to 3 service visits for completion.

ACCOMPLISHMENTS

- 1. The Amenity Center Landscape is in good order.
- 2. The front entrance Landscape is well-maintained and in good order
- 3. The pond, turf maintenance is being well-maintained and in good order
- 4. Periwinkle pond landscape maintenance is in good order
- 5. Amaryllis pond number one landscape maintenance is in good order
- 6. Amaryllis pond number two is in good order
- 7. The landscape maintenance at the Bellflower way exit is in good order

Created on PLATO Page 3 of 18



1. MAINTENANCE ITEM

Created On October 25, 2024 by William Allen Flannery ② Created On Site

There is a wax myrtle branch that is brushing up against the AT&T building. We will communicate to our operations team that we need to have this cut back and away from the building. Please allow 2 to 3 service visits for completion.



Note Attachments





Created on PLATO Page 4 of 18



Created On October 25, 2024 by William Allen Flannery © created on Site The Amenity Center Landscape is in good order.



Note Attachments





Created on PLATO Page 5 of 18









Created on PLATO Page 6 of 18



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The front entrance Landscape is well-maintained and in good order



Note Attachments

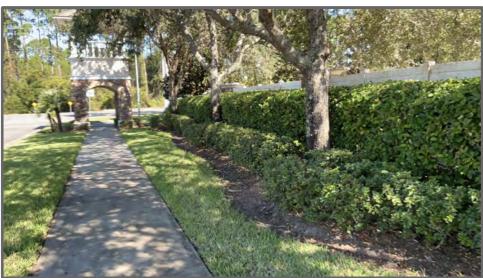




Created on PLATO Page 7 of 18









Created on PLATO Page 8 of 18



Created On October 25, 2024 by William Allen Flannery ② Created On Site

The pond, turf maintenance is being well-maintained and in good order



Note Attachments





Created on PLATO Page 9 of 18





Created on PLATO Page 10 of 18



Created On October 25, 2024 by William Allen Flannery (3) created on Site Periwinkle pond landscape maintenance is in good order



Note Attachments





Created on PLATO Page 11 of 18





Created on PLATO Page 12 of 18



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Amaryllis pond number one landscape maintenance is in good order



Note Attachments





Created on PLATO Page 13 of 18









Created on PLATO Page 14 of 18



Created On October 25, 2024 by William Allen Flannery © Created on Site Amaryllis pond number two is in good order



Note Attachments





Created on PLATO Page 15 of 18









Created on PLATO Page 16 of 18



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The landscape maintenance at the Rellflower way exit is in a

The landscape maintenance at the Bellflower way exit is in good order



Note Attachments





Created on PLATO Page 17 of 18









Enhancing People's Lives Through Beautiful Landscapes

Created on PLATO Page 18 of 18



Dear Amelia Concourse,

As part of our ongoing commitment to providing exceptional landscape maintenance services, I am pleased to provide our latest Client Communication Report. During my recent visit to your property, I was able to assess the following areas of recent accomplishment on your property.

In this report, you will find a high-level overview of our recent accomplishments on your property, including the completion of specific projects and any notable highlights that showcase the beauty and health of your landscape. We also provide insights into ongoing tasks, giving you a clear picture of our continuous efforts to maintain and enhance your outdoor spaces.

Moreover, we have identified several opportunities that could further elevate the aesthetic and functional value of your property. These suggestions are carefully curated based on our expert assessment and your unique landscape needs, aiming to deliver the best possible outcomes for your environment.

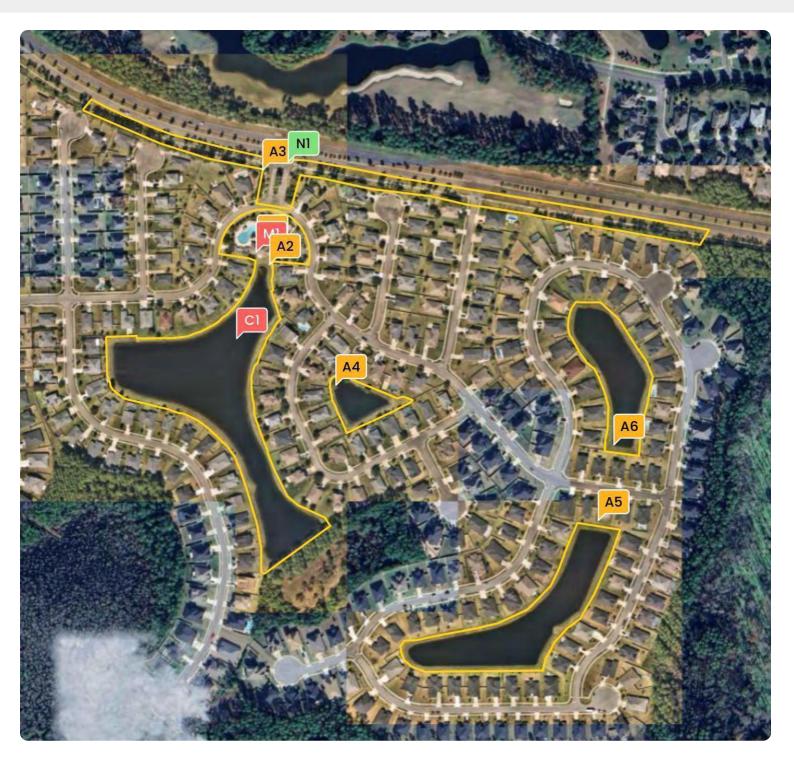
As your trusted advisor, my goal is to ensure transparent and effective communication, offering you peace of mind that your landscape is in capable hands. Should you have any questions or wish to discuss any aspect of the report, please do not hesitate to reach out to me directly.

Thank you for your continued trust in our services. We look forward to working together to create and maintain a landscape that exceeds your expectations.

Warm regards, William Allen Flannery, CRM

Created on PLATO Page 1 of 17





Client Communication Report

Amelia Concourse

Reported On: Report By:

November 01, 2024 William Allen Flannery

Property Size: Property Name:

18.94 Acres Amelia Concourse CDD Phase 1 & 2, 85200 Amaryllis C...

Created on PLATO Page 2 of 17



Client Communication Report

MAINTENANCE ITEMS

1. I do notice some crack weeds at the pool deck amenity area. I will bring this to the attention to the operations team. Please allow one to two visits for completion.

ACCOMPLISHMENTS

- 1. Amenity Center Landscape is in order
- 2. Landscape maintenance around amenity center pond is in good order
- 3. The entrance Landscape is in good order
- 4. Periwinkle pond is in good shape
- 5. Amaryllis pond one is in good shape
- 6. Amaryllis pond two is in good shape

NOTES TO OWNER/CLIENT

1. Just a friendly reminder, we are anticipating the annual flowers to be rotated in the next couple of weeks

Created on PLATO Page 3 of 17



1. MAINTENANCE ITEM

Created On November 01, 2024 by William Allen Flannery (a) created on Site

I do notice some crack weeds at the pool deck amenity area. I will bring this to the attention to the operations team. Please allow one to two visits for completion.



Note Attachments





Created on PLATO Page 4 of 17



Created On November 01, 2024 by William Allen Flannery © Created On Site Amenity Center Landscape is in order



Note Attachments





Created on PLATO Page 5 of 17









Created on PLATO Page 6 of 17



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Landscape maintenance around amenity center pond is in good order



Note Attachments





Created on PLATO Page 7 of 17







Created on PLATO Page 8 of 17



Created On November 01, 2024 by William Allen Flannery © Created On Site
The entrance Landscape is in good order



Note Attachments





Created on PLATO Page 9 of 17









Created on PLATO Page 10 of 17



Created On November 01, 2024 by William Allen Flannery © Created On Site Periwinkle pond is in good shape



Note Attachments





Created on PLATO Page 11 of 17







Created on PLATO Page 12 of 17



Created On November 01, 2024 by William Allen Flannery (2) Created On Site Amaryllis pond one is in good shape



Note Attachments





Created on PLATO Page 13 of 17







Created on PLATO Page 14 of 17



Created On November 01, 2024 by William Allen Flannery © Created On Site Amaryllis pond two is in good shape



Note Attachments





Created on PLATO Page 15 of 17







Created on PLATO Page 16 of 17



1. NOTES TO OWNER/CLIENT

Created On November 01, 2024 by William Allen Flannery © created on Site

Just a friendly reminder, we are anticipating the annual flowers to be rotated in the next couple of weeks



Note Attachments





Enhancing People's Lives Through Beautiful Landscapes

Created on PLATO Page 17 of 17



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 Wednesday, September 17, 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
Kimberley Chamerda	Supervisor
William Busby	Supervisor
Jeff Snow	Supervisor

Also present were:

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

Roy Grantham The Greenery
Alan Flannery The Greenery

Terry Glynn by phone GMS

The following is a summary of the discussions and actions taken at the September 17, 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

Charles Gay asked why the people that signed the agreement for the storage building with AT&T were not contacted.

Mr. Laughlin stated that counsel has been in contact with AT&T for about six months, and the Board has determined they are moving forward with making repairs to the building.

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

SIXTH ORDER OF BUSINESS

Ratification of Agreement with The Greenery for Landscape and Irrigation Maintenance Services

Mr. Laughlin stated that The Greenery was the landscape and irrigation maintenance vendor chosen by the Board at the last meeting. The agreement to provide landscape and irrigation maintenance services was signed between meetings as the service began on September 1, 2024.

Mr. Greenberg asked if The Greenery has had a chance to draft a proposal to remove old mulch.

Mr. Flannery responded that a proposal was submitted in the amount of \$1,600.

Mr. Dellinger noted that the cost for replacement mulch is included in the agreement.

On MOTION by Ms. Chamerda seconded by Mr. Snow with all in favor the proposal from The Greenery to remove the old mulch and to regrade the area for a total of \$1,600 was approved.

Mr. Flannery presented a proposal to cut the Wax Myrtles near the utility building flush to the soil totaling \$2,335.59.

This proposal was tabled to the next meeting.

On MOTION by Mr. Snow seconded by Ms. Chamerda with all in favor the agreement with The Greenery for landscape and irrigation maintenance services was ratified.

THIRD ORDER OF BUSINESS

Staff Reports (1): District Engineer – Consideration of Proposal for Preparation of a Public Facilities Report

Mr. Yuro presented a proposal to prepare an updated public facilities report totaling \$1,950, which is required to be updated every seven years per the Florida Statutes.

On MOTION by Mr. Snow seconded by Ms. Chamerda with all in favor the proposal from Yuro & Associates to prepare an updated public facilities report for a total of \$1,950 was approved.

Mr. Yuro stated that he is an engineer for three communities in the area, and he is receiving a lot of complaints regarding the wetlands and preserve areas behind people's homes. He was asked to look at two areas, the first being behind 95333 Snapdragon. He inspected the area prior to the meeting and found that it is still flooded. According to the previous engineer, the intent is that the wetland would spill over the pond bank behind Windflower. There is a little water leeching through currently, but it does appear that there is a berm that would prevent anything from spilling over into the pond. He needs to review the grading plans. A potential solution is to cut a swale into the wetland. He also thinks the lots look low, so there's a chance the problem is more with the lot grading. Additionally, there was a complaint of some erosion by 94666 Windflower. It appears to be tire ruts from the mowers, and the vegetation in the area does not appear to be well maintained.

Mr. Yuro stated that he has not received any updates from Dream Finders regarding the items necessary for turnover of the new phase. Mr. Greenberg asked Mr. Yuro to provide Ms. Gentry with a brief outline, so counsel can again put the county on notice about the deficiencies from the builder to encourage them not to accept anything and not to return the performance bond.

Ms. Gentry stated that she will check her records but that based on previous correspondence she believes the county has already accepted the areas.

FOURTH ORDER OF BUSINESS Approval of Minutes of the July 24, 2024 Meeting

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

On MOTION by Ms. Chamerda seconded by Mr. Busby with Ms. Chamerda, Mr. Snow and Mr. Busby in favor and Mr. Greenberg opposed, the minutes of the July 24, 2024 meeting were approved as presented 3-1.

FIFTH ORDER OF BUSINESS

Update on Utility/Storage Building – Consideration of Proposal for Building Repair

Ms. Gentry informed the Board that AT&T has made an opening offer of \$5,000 and noted she believes there is room for negotiation. Her firm has reviewed their standard form of easement agreement, and AT&T has accepted the changes her firm asked for. She also asked that

they narrow down the area they would be asking for an easement over so it's not the whole tract, so they are working on that.

Mr. Snow asked if the dollar amount they offered is a lump sum.

Ms. Gentry responded that it is. She had proposed the possibility of an ongoing lease agreement where AT&T would make an annual payment, but they responded that is not something they do when they are installing permanent improvements.

Mr. Laughlin presented a proposal from Dallapiazza Construction to repair the utility building for a total of \$68,000.

Mr. Greenberg stated that there are two homeowners that he'd like to have consider repairing or replacing the roof, repair or replace the door, remove the mold inside the building, and removing the sheetrock as well as the non-supporting demising wall at cost for the materials and labor and only charging a 5% general contractor fee.

Mr. Dellinger stated that one of the homeowners provided a proposal to obtain the engineering plans for a total of \$1,700.

Kevin Rayberg stated that the professional opinion is the current roof is not a good style of roof. He proposed removing that roof and frame a hip style roof. He also noted that engineering will be necessary. He believes Wyatt can beat the \$68,000 estimate, however he cannot speak for them on whether they would do the job at cost.

On MOTION by Mr. Busby seconded by Mr. Snow with all in favor, the proposal from Wyatt's Contracting Services for engineering plans for the utility building totaling \$1,700 was approved.

SEVENTH ORDER OF BUSINESS Acceptance of the Fiscal Year 2023 Audit Report

Mr. Laughlin presented the fiscal year 2023 audit report. There were a couple of findings as in past years due to the SPE, however that should be cleared before the next audit.

On MOTION by Mr. Snow seconded by Ms. Chamerda with all in favor, the fiscal year 2023 audit report was accepted.

EIGHTH ORDER OF BUSINESS Consideration of Proposals for Electrical Work

Mr. Dellinger informed the Board that he received a proposal from Peacock Electric in the amount of \$3,450 for the middle island to replace eight light posts with LED flood lights, and to add GFI outlets on the posts. They also submitted a proposal in the amount of \$1,470 to replace four light posts and two GFI outlets at the entry towers. Johnny's AC Electrical & More submitted a proposal in the amount of \$1,754 for replacing the eight light posts in the middle island, and \$988 to replace four posts at the entry towers.

Mr. Snow stated that a homeowner that is an electrician has recommended a junction box in the island.

Mr. Greenberg recommended approving a not to exceed amount to allow the homeowner to look at it.

On MOTION by Ms. Chamerda seconded by Mr. Snow with all in favor electrical work at the entrance was approved at an amount not to exceed \$2,800.

NINTH ORDER OF BUSINESS

Staff Reports (2)

A. District Counsel

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

B. District Manager – Consideration of Adopting Goals and Objectives for Fiscal Year 2025

Mr. Laughlin informed the Board Florida legislature now requires special districts adopt goals and objectives for each year. He presented a proposed performance measures/standards and annual reporting form that would be posted to the District's website if it is adopted.

On MOTION by Mr. Snow seconded by Mr. Busby with all in favor the performance measures/standards and annual reporting form was approved as presented.

C. Field Operations Manager – Report

Mr. Dellinger presented the operations report, a copy of which was included in the agenda package and informed the Board he plans to work on the shrubbery, ropes, fence posts, and the mulch borders around the pool area.

TENTH ORDER OF BUSINESS Financial Reports

A. Financial Statements as of August 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 \$53,261.64 was included in the agenda package.

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

ELEVENTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

Mr. Snow stated that he has not received a response from Gemstone on the cost for the permanent lights to be installed in the median, so he is not sure what not to exceed amount to recommend. He estimated \$3,500 based on a verbal estimate.

On MOTION by Mr. Snow seconded by Mr. Busby with all in favor lighting for 10 trees in the median at an amount not to exceed \$3,500 was approved.

Mr. Snow stated that he asked about resident interest in decorating the entrance, or whether they'd prefer to pay a company to decorate it. The majority voted to pay a company to decorate it.

Mr. Greenberg stated that a company was brought in a few years ago and it cost a little over \$5,000 and there were many complaints from homeowners.

Ann Bachand stated that many residents are not on Facebook, and she would have volunteered to help. She recommended advertising that volunteers are needed next time with signs.

6

On MOTION by Ms. Chamerda seconded by Mr. Busby with all in favor authorizing Supervisor Snow to approve a Christmas lighting proposal was approved.

Charles Gay asked why the original board members that signed the agreement with AT&T were not contacted.

Mr. Laughlin responded that he did contact the person that signed the agreement for the HOA, as she used to be on the CDD's board, and she had no information to provide.

Ms. Gentry added that there is nothing in the agreement about the CDD building and it wasn't signed by the CDD, it was only signed by the HOA.

Charles Gay asked why brand new electrical is being replaced.

Mr. Snow responded that he does not think the towers will be touched, just the median will be changed.

Ms. Chamerda asked if there should be a request to ask Johnny's AC Electrical & More to install the junction box in the island.

Mr. Greenberg responded that he thinks before that is done, a better indication is needed form the homeowner that is an electrician.

TWELFTH ORDER OF BUSINESS

Next Scheduled Meeting – November 19, 2024 at 11:00 a.m. at the Amelia Concourse Amenity Center

THIRTEENTH 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



A.

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RE: Applicability of Sunshine Law and Public Records Law to Social Media and Internet

Dear Board Supervisor,

This is a reminder regarding the interaction between Florida's Sunshine Law, Public Records Law, and social media websites like Facebook and other online forums. The Sunshine Law and Public Records Law apply to social media, and there are several best practices that you may want to consider when using social media or other electronic means to communicate with constituents.

Florida's Government in the Sunshine Law

Generally speaking, the Sunshine Law applies to all formal or informal gatherings of two or more Board Supervisors to discuss matters that may foreseeably come before the Board for official action. Section 286.011, Florida Statutes, contains three requirements for such meetings: (1) the meetings must be open to the public; (2) the meetings must be noticed; and (3) minutes of the meetings must be taken. Consistent with the Florida Supreme Court's broad interpretation of the Sunshine Law, the Sunshine Law extends to any discussion or exchange by two or more Board Supervisors regarding District business regardless of the means of communication, including but not limited to e-mail, phone calls, social media websites, blogs, and third-party liaisons.

Although the Sunshine Law does not specifically prohibit a Board Supervisor from using social media to express a position on District business, Board Supervisors must be aware that any exchange of opinions relating to District matters between two or more Board Supervisors, whether directly or indirectly via social media, triggers the requirements of the Sunshine Law. In addition, Board Supervisors should be aware of the potential for other third party users to trigger these requirements. For example, the Attorney General has expressed concern as to "the inherent availability of other participant's or contributors to act as liaisons" for board members to discuss official matters that should properly be handled at a public meeting.

Public Records Law

Board Supervisors are also subject to the duties contained in Chapter 119, Florida Statutes, which creates certain retention and inspection requirements for public records. "Public records" are defined in Section 119.011(11), Florida Statutes, to include "all documents, papers, letters... or other material, regardless of the physical form, characteristics, or means of transmission, made or received... in connection with the transaction of official business by any agency." The nature of the record, rather than the form of the record, determines whether it is a public record subject to Chapter 119, Florida Statutes. Opinions or comments posted on social media websites or blogs by Board Supervisors regarding District matters or matters that may come before the Board are considered to be made "in connection with the transaction of office business" and are, therefore, "public records." This is true regardless of whether the posts are made on a private social media account, a public social media page, or on a public website.

Best Practices

While social media and electronic communication offer Board Supervisors a powerful means by which to communicate with constituents, use of social media by Board Supervisors presents the risk of violation of both the Sunshine Law and the Public Records Law. Here are a handful of common pitfalls and how to address them to avoid a Sunshine Law or Public Records violation, and other legal considerations:

- 1. Do NOT post on a social media page in response to another Supervisor's post about District business, and do NOT direct others to make such a post on your behalf. In fact, our recommendation is to avoid using social media for District business on an individual level.
- 2. If you do post on a social media page regarding District business, create a copy of that post and submit it promptly to the District Manager's office, who will maintain the record as the District's records custodian.
- 3. Be aware of First Amendment freedom-of-speech considerations. If you create a social media post regarding District business, do not delete unfavorable comments or responses. You may, however, turn off commenting entirely for a post if you wish.
- 4. Do not purport to post on behalf of the Board as a whole or as the "District". If you have a page dedicated to District issues in your official capacity, we recommend a disclaimer in substantially the following form: "Statements on this page have not been reviewed or approved by the District, its staff, or its Board of Supervisors. Official meeting minutes can be found on the District website at the following address: https://ameliaconcoursecdd.com/. Please note that correspondence to and from this account may be subject to public disclosure under Florida law." If you make posts about the District from your personal page, we recommend a disclaimer that, "This is a personal page and opinions expressed are strictly my own."
- 5. While not a legal requirement, refraining from antagonistic, inaccurate or offensive posts about District supervisors or staff is highly recommended. It rarely, if ever, has positive impacts on community cohesion or Board productivity.
- 6. Maintain District-related e-mail separate and apart from any personal e-mail to help facilitate responses to public records requests.
- 7. If in doubt about the accuracy of any planned posts, please consult with staff first, or feel free to direct a constituent with a particular question to staff for follow-up.
- 8. Use person-to-person contact, e-mail and telephone as your primary, or sole, means of communication with your constituents.

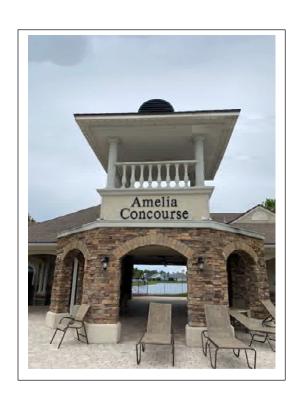
I hope this information is helpful. Please reach out directly to your Kilinski | Van Wyk attorney with any questions.

C.

11/19/2024

Community Development District

Amenity Management & Field Operations Report



Chip Dellinger

FIELD OPERATIONS MANAGER GOVERNMENTAL MANAGEMENT SERVICES

Amelia Concourse Community Development District

Amenity & Field Operations Report

November 19th, 2024

To: Board of Supervisors

From: Chip Dellinger

Field Operations Manager

RE: Amelia Concourse Amenity & Field Operations Report

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

Communication

- Any resident questions or concerns can be submitted by email to <u>Acmanager@gmsnf.com</u>
 - Any resident that needs to request an access card should reach out to above email. Many new residents have been doing sothe CDD email on the information center at the front of the community seems effective.
 - 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.

Operations Updates

- All amenity center rental requests are being scheduled and coordinated by GMS.
- New resident and replacement cards are being coordinated and distributed by GMS.
- Checks payable to the CDD for replacement cards and reservations are being deposited and documented by GMS.
- GMS staff is rearranging the meeting room after HOA meetings and resident rentals.
- Garbage is being taken to the curb weekly by GMS staff.
- Pool chemicals are being monitored and ordered by GMS.
- GMS staff is monitoring security system and cameras.
- Proposals being gathered for AT&T building repairs.
- GMS staff is working with board members to address trespassing issues.
- GMS staff is closely monitoring performance of cleaning contractor.

Completed Projects – Amenity Center



Comer caps and bases have all been painted.

- GMS staff worked with resident electrician to replace all wire caps, covers, and remove light fixtures from entry island (will be replaced with different product). Rewired outlets on both ends and installed access cover.
- GMS staff installed ground anchor in concrete and locked the trash can on playground to it. It was being moved and used by children to jump the fence into the pool.

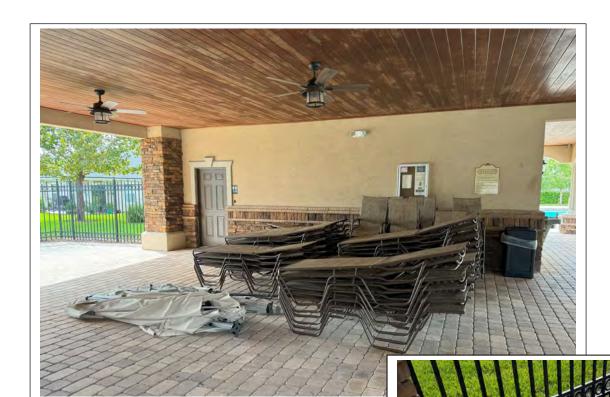








Completed Projects-Pool Deck



- GMS staff removed all pool furniture from the pool deck and secured for three tropical storm events.
- GMS staff cut off old locks from fencing.





 GMS staff removed old rope and caps from pool entry. Replaced with new rope, caps, and reset crooked post in 50lbs of concrete.

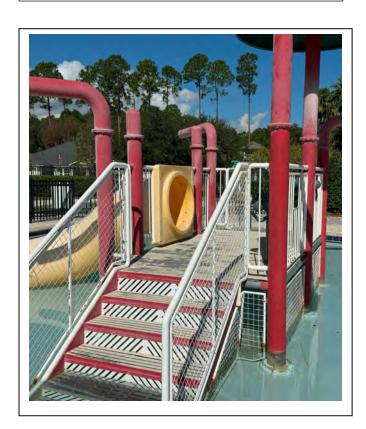






In Progress Projects

- Replace leaking spigots on pool deck showers.
- Continue cleaning hard water stains from splash pad features.
- Repair and repaint foam bases at entry towers.







Conclusion

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

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

Respectfully, Chip Dellinger





A.

Community Development District

Unaudited Financial Reporting October 31, 2024



Community Development District

Combined Balance Sheet October 31, 2024

	General Fund	Dε	ebt Service Fund		tal Reserve Fund	Сар	ital Project Fund	Gover	Totals nmental Funds
Assets:									
Cash:									
Operating Account	\$ 135,207	\$	-	\$	-	\$	-	\$	135,207
Assessment Receivable	2,599		2,479		_		-		5,078
Due from Capital Reserve Fund	1,750		-		-		-		1,750
Investments:									
State Board of Administration (SBA)	61,265		-		234,225		-		295,490
Custody (US Bank)	215,589		-		-		-		215,589
<u>Series 2007</u>									
Reserve	-		112,263		-		-		112,263
Revenue	-		109,949		-		-		109,949
Cost of Issuance	-		-		-		1		1
<u>Series 2016</u>									
Reserve	-		73,646		-		-		73,646
Revenue	-		90,083		-		-		90,083
Prepayment	-		230		-		-		230
Series 2019A									
Reserve	-		106,301		-		-		106,301
Revenue	-		75,422		-		-		75,422
Construction	-		-		-		9,908		9,908
Series 2019B									
Prepayment	-		256		-		-		256
Construction	-		-		-		647,643		647,643
Prepaid Expenses	7,435		-		-		-		7,435
Deposits	2,475		-		-		-		2,475
Total Assets	\$ 426,320	\$	570,628	\$ 2	234,225	\$	657,551	\$	1,888,724
Liabilities:									
Accounts Payable	\$ 6,845	\$	-	\$	-	\$	-	\$	6,845
Accrued Expenditures	5,020		-		-		-		5,020
Total Liabilites	\$ 11,865	\$	-	\$	-	\$	-	\$	11,865
Fund Balance:									
Nonspendable:									
Prepaid Items	\$ 7,435	\$	-	\$	-	\$	-	\$	7,435
Deposits	2,475		-		-		-		2,475
Restricted for:									
Debt Service - Series	-		570,628		-		-		570,628
Capital Project - Series	-		-		-		657,551		657,551
Assigned for:									
Capital Reserve Fund	-		-		234,225		-		234,225
Unassigned	404,546		-		-		-		404,546
Total Fund Balances	\$ 414,455	\$	570,628	\$ 2	234,225	\$	657,551	\$	1,876,859

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

		Adopted	Prora	ited Budget		Actual		
		Budget	Thru	10/31/24	Thru	10/31/24	V	ariance
Revenues:								
Nevenues.								
Special Assessments - Tax Roll	\$	459,139	\$	2,599	\$	2,599	\$	-
Interest Income		5,000		417		1,509		1,092
Other Income		500		42		-		(42)
Total Revenues	\$	464,639	\$	3,058	\$	4,108	\$	1,050
Expenditures:								
General & Administrative:								
Supervisors	\$	6,000	\$	500	\$	-	\$	500
ICA Expense		459		38		-		38
`ravel		300		25		-		25
ngineering		7,500		625		-		625
ttorney Fees		30,000		2,500		-		2,500
nnual Audit		4,350		363		-		363
Pissemination		11,798		983		1,083		(100)
ssessment Roll		8,427		8,427		8,427		-
roperty Appraiser		5,000		417		-		417
rustee Fees		13,588		1,132		8,979		(7,847)
rbitrage		1.800		150		-		150
lanagement Fees		51,588		4,299		4,299		(0)
nformation Technology		2,247		187		187		0
Vebsite Maintenance		1,124		94		94		(0)
elephone		500		42				42
ostage		1,000		83		8		76
nsurance		11,580		11,580		11,264		316
rinting and Binding		750		63		133		(71)
egal Advertising		2,500		208		100		208
ther Current Charges		1,000		83		_		83
ffice Supplies		100		8		0		8
ues, Licenses & Subscriptions		175		175		175		-
•								
otal General & Administrative	\$	161,785	\$	31,982	\$	34,650	\$	(2,667)
Operations & Maintenance								
Contract Services:								
andscape Maintenance	\$	45,000	\$	3,750	\$	3,177	\$	573
ake Maintenance	*	7,000		583		368	•	215
ield Operations Management		16,800		1,400		1,400		
Repairs & Maintenance:								
depairs & Maintenance		18,000		1,500		-		1,500
rigation Repairs		4,000		333		-		333
andscape Contingency		10,000		833		1,600		(767)
<u>Utilities:</u>		25.000		2017		2.042		70
Electric Nater & Sewer		35,000 15,000		2,917 1,250		2,843 2,176		73 (926)
Subtatal Field	.		¢		¢		.	
Subtotal Field	\$	150,800	\$	12,567	\$	11,565	\$	1,002

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2024 $\,$

	Adopted Prorated Budget			Actual			
	Budget	Thru	10/31/24	Thr	u 10/31/24	V	ariance
Amenity Center:							
Insurance	\$ 22,207	\$	22,207	\$	20,242	\$	1,965
Facility Management	16,800		1,400		1,400		-
Pool Maintenance	18,318		1,527		1,527		-
Pool Chemicals	13,000		1,083		1,779		(696)
Pool Permits	530		44		-		44
Cable	2,200		183		162		21
Janitorial	9,841		820		820		(0)
Facility Maintenance	13,596		1,133		195		938
Pest Control	1,000		83		-		83
Refuse	750		63		59		4
Holiday Decorations	2,000		167		-		167
Reserves:							
Capital Reserve Funding	75,000		6,250		-		6,250
Subtotal Amenity Center:	\$ 175,242	\$	34,960	\$	26,184	\$	8,776
Total Operations & Maintenance	\$ 326,042	\$	47,527	\$	37,749	\$	9,778
Total Expenditures	\$ 487,827	\$	79,509	\$	72,398	\$	7,110
Excess (Deficiency) of Revenues over Expenditures	\$ (23,188)	\$	(76,451)	\$	(68,290)	\$	8,161
Other Financing Sources/(Uses):							
Transfer In/(Out)	\$ -	\$	-	\$	-	\$	-
Total Other Financing Sources/(Uses)	\$ -	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$ (23,188)	\$	(76,451)	\$	(68,290)	\$	8,161
Fund Balance - Beginning	\$ 23,188			\$	482,745		
Fund Balance - Ending	\$ -			\$	414,455		

Community Development District Month to Month

		Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
		OCI	NOV	Dec	jan	reb	March	Aprii	May	june	July	Aug	зері	Total
Revenues:														
Special Assessments - Tax Roll	\$	2,599 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	2,599
Interest Income		1,509	-	-	-	-	-	-	-	-	-	-	-	1,509
Other Income		-	-	-	-	-	-	-	-	•	-	-	-	-
Total Revenues	\$	4,108 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	4,108
Expenditures:														
General & Administrative:														
Supervisors	\$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
FICA Expense		-	-	-	-	-	-	-	-	-	-	-	-	-
Travel		-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering		-	-	-	-	-	-	-	-	-	-	-	-	-
Attorney Fees		-	-	-	-	-	-	-	-	-	-	-	-	-
Annual Audit		-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination		1,083	-	-	-	-	-	-	-	-	-	-	-	1,083
Assessment Roll		8,427	-	-	-	-	-	-	-	-	-	-	-	8,427
Property Appraiser		-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees		8,979	-	-	-	-	-	-	-	-	-	-	-	8,979
Arbitrage		-	-	-	-	-	-	-	-	-	-	-	-	-
Management Fees		4,299	-	-	-	-	-	-	-	-	-	-	-	4,299
Information Technology		187	-	-	-	-	-	-	-	-	-	-	-	187
Website Maintenance		94	-	-	-	-	-	-	-	-	-	-	-	94
Telephone		-	-	-	-	-	-	-	-	-	-	-	-	-
Postage		8	-	-	-	-	-	-	-	-	-	-	-	8
Insurance		11,264	-	-	-	-	-	-	-	-	-	-	-	11,264
Printing and Binding		133	-	-	-	-	-	-	-	-	-	-	-	133
Legal Advertising		-	-		-	-		-	-		-	-	-	
Other Current Charges		-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies		0	-		-	-		-	-		-	-	-	0
Dues, Licenses & Subscriptions		175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$	34,650 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	34,650
Operations & Maintenance														
Field:														
Contract Services:														
Landscape Maintenance	\$	3,177 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	3,177
Lake Maintenance	4	368	-	Ψ -	_		Ψ -	_	-	_	-		-	368
Field Operations Management		1,400	-	-	-	-	-	-	-	-	-	-	-	1,400
Repairs & Maintenance:														
Repairs & Maintenance		_	-	-	_	_	-	_	_	-	_	-		
Irrigation Repairs		_	_	_	_	_	_	_	_	-	_	_	_	_
Landscape Contingency		1,600	-	-	-	-	-	-	-	-	-	-	-	1,600
<u>Utilities:</u>														
Electric		2,843	-	-	-	-	-	-	-	-	-	-	-	2,843
Water & Sewer		2,176	-	-	-	-	-	-	-	-	-	-	-	2,176
Subtotal Field Expenditures	\$	11,565 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	11,565
	*	,	4	*	.	Ψ	*	•		Ψ	•	Ψ		

Community Development District Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Center:													
Insurance	\$ 20,242 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	20,242
Facility Management	1,400	-	-	-	-	-	-	-	-	-	-	-	1,400
Pool Maintenance	1,527	-	-	-	-	-	-	-	-	-	-	-	1,527
Pool Chemicals	1,779	-	-	-	-	-	-	-	-	-	-	-	1,779
Pool Permits	-	-	-	-	-	-	-	-	-	-	-	-	-
Cable	162	-	-	-	-	-	-	-	-	-	-	-	162
Janitorial	820	-	-	-	-	-	-	-	-	-	-	-	820
Facility Maintenance	195	-	-	-	-	-	-	-	-	-	-	-	195
Pest Control	-	-	-	-	-	-	-	-	-	-	-	-	-
Refuse	59	-	-	-	-	-	-	-	-	-	-	-	59
Holiday Decorations	-	-	-	-	-	-	-	-	-	-	-	-	-
Reserves:													
Capital Reserve Fund	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Amenity Center:	\$ 26,184 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	26,184
Total Operations & Maintenance	\$ 37,749 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	37,749
Total Expenditures	\$ 72,398 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	72,398
Excess (Deficiency) of Revenues over Expenditures	\$ (68,290) \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	(68,290)
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Total Other Financing Sources/Uses	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Net Change in Fund Balance	\$ (68,290) \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	(68,290)

Community Development District

Debt Service Fund Series 2007

Statement of Revenues, Expenditures, and Changes in Fund Balance

Amended		ted Budget		Actual		
Budget	Thru	10/31/24	Thr	u 10/31/24	Va	riance
\$ 111,295	\$	633	\$	633	\$	-
5,000		417		915		498
\$ 116,295	\$	1,049	\$	1,548	\$	498
\$ 29,900	\$	-	\$	-	\$	-
29,900		-		-		-
50,000		-		-		-
\$ 109,800	\$	-	\$	-	\$	-
\$ 6,495	\$	1,049	\$	1,548	\$	498
\$ (1,200)	\$	(100)	\$	-	\$	100
-		-		-		-
-		-		-		-
\$ (1,200)	\$	(100)	\$	-	\$	100
\$ 5,295	\$	949	\$	1,548	\$	598
\$ 103,187			\$	221,296		
\$ 108.483			\$	222.844		
\$ \$ \$ \$	\$ 116,295 \$ 29,900 29,900 50,000 \$ 109,800 \$ 6,495 \$ (1,200) \$ (1,200) \$ 5,295 \$ 103,187	\$ 116,295 \$ \$ 29,900 \$ 29,900 \$ 50,000 \$ \$ 109,800 \$ \$ (1,200) \$ \$ (1,200) \$ \$ 5,295 \$ \$ 103,187	\$ 116,295 \$ 1,049 \$ 29,900 \$ - 29,900	5,000 417 \$ 116,295 \$ 1,049 \$ 29,900 - \$ 29,900 - 50,000 - \$ 109,800 \$ - \$ 6,495 \$ 1,049 \$ (1,200) \$ (100) \$ (1,200) \$ (100) \$ 5,295 \$ 949 \$ 103,187 \$	\$ 116,295 \$ 1,049 \$ 1,548 \$ 29,900 \$ - \$ - 29,900	5,000 417 915 \$ 116,295 \$ 1,049 \$ 1,548 \$ 29,900 - - \$ 29,900 - - \$ 0,000 - - \$ 109,800 \$ - \$ - \$ 6,495 \$ 1,049 \$ 1,548 \$ (1,200) \$ (100) \$ - \$ (1,200) \$ (100) \$ - \$ (1,200) \$ (100) \$ - \$ (1,200) \$ (100) \$ - \$ (1,200) \$ (100) \$ - \$ (1,200) \$ (100) \$ - \$ (1,200) \$ (100) \$ - \$ (1,200) \$ (100) \$ - \$ (1,200) \$ (100) \$ - \$ (1,200) \$ (100) \$ - \$ (1,200) \$ (100) \$ - \$ (1,200) \$ (100) \$ - \$ (1,200) \$ (100) \$ (100) \$ (1,200) \$ (100) \$ (100) \$ (1,200) \$ (100) \$ (100) \$ (1,200) \$ (100) \$ (100) \$ (1,200) \$ (100) \$ (100)

Community Development District

Debt Service Fund Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Amended		Prora	ted Budget		Actual		
		Budget	Thru 10/31/24		Thr	u 10/31/24	Va	riance
Revenues:								
Special Assessments - Tax Roll	\$	146,859	\$	830	\$	830	\$	-
Interest Income		5,000		417		675		258
Total Revenues	\$	151,859	\$	1,246	\$	1,505	\$	258
Expenditures:								
Interest - 11/1	\$	52,500	\$	-	\$	-	\$	-
Interest - 5/1		52,500		-		-		-
Principal - 5/1		35,000		-		-		-
Total Expenditures	\$	140,000	\$	-	\$	-	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$	11,859	\$	1,246	\$	1,505	\$	258
Other Financing Sources/(Uses):								
Property Appraiser	\$	(1,500)	\$	(125)	\$	-	\$	125
Transfer In/(Out)		-		-		-		-
Total Other Financing Sources/(Uses)	\$	(1,500)	\$	(125)	\$	-	\$	125
Net Change in Fund Balance	\$	10,359	\$	1,121	\$	1,505	\$	383
Fund Balance - Beginning	\$	92,266			\$	163,284		
Fund Balance - Ending	\$	102,625			\$	164,788		

Community Development District

Debt Service Fund Series 2019A

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending October 31, 2024 $\,$

	Amended		Prora	ted Budget		Actual		
		Budget	Thru	10/31/24	Thr	u 10/31/24	Va	ariance
Revenues:								
Special Assessments - Tax Roll	\$	179,916	\$	1,016	\$	1,016	\$	-
Interest Income		5,000		417		750		334
Total Revenues	\$	184,916	\$	1,433	\$	1,767	\$	334
Expenditures:								
Interest - 11/1	\$	66,529	\$	-	\$	-	\$	-
Interest - 5/1		66,529		-		-		-
Principal - 5/1		45,000		-		-		-
Total Expenditures	\$	178,058	\$	-	\$	-	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$	6,859	\$	1,433	\$	1,767	\$	334
Other Financing Sources/(Uses):								
Property Appraiser	\$	(1,900)	\$	(158)	\$	-	\$	158
Transfer In/(Out)		-		-		(440)		(440)
Total Other Financing Sources/(Uses)	\$	(1,900)	\$	(158)	\$	(440)	\$	(281)
Net Change in Fund Balance	\$	4,959	\$	1,275	\$	1,327	\$	52
Fund Balance - Beginning	\$	75,131			\$	181,413		
Fund Balance - Ending	\$	80,089			\$	182,740		

Community Development District

Debt Service Fund Series 2019B

Statement of Revenues, Expenditures, and Changes in Fund Balance

				Prorated Budget		ctual			
	Buc	lget	Thru 1	Thru 10/31/24		10/31/24	Va	riance	
Revenues:									
Special Assessments - Tax Roll	\$	-	\$	-	\$	-	\$	-	
Interest Income		-		-		1		1	
Total Revenues	\$	-	\$	-	\$	1	\$	1	
Expenditures:									
Interest - 11/1	\$	-	\$	-	\$	-	\$	-	
Principal Prepayment - 11/1		-		-		-		-	
Total Expenditures	\$	-	\$	-	\$	-	\$	-	
Excess (Deficiency) of Revenues over Expenditures	\$	-	\$	-	\$	1	\$	1	
Other Financing Sources/(Uses):									
Transfer In	\$	-	\$	-	\$	-	\$	-	
Transfer (Out)		-		-		-		-	
Total Other Financing Sources/(Uses)	\$	-	\$	-	\$	-	\$	-	
Net Change in Fund Balance	\$	-	\$	-	\$	1	\$	1	
Fund Balance - Beginning	\$	-			\$	255			
Fund Balance - Ending	\$	-			\$	256			

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted		Prora	Prorated Budget		Actual		
		Budget	Thru	10/31/24	Thr	u 10/31/24	V	ariance
Revenues								
Capital Reserve Funding	\$	75,000	\$	6,250	\$	-	\$	(6,250)
Interest		5,000		417		1,021		604
Total Revenues	\$	80,000	\$	6,667	\$	1,021	\$	(5,646)
Expenditures:								
Capital Outlay	\$	20,000	\$	1,667	\$	-	\$	1,667
Repair and Replacements		50,000		4,167		-		4,167
Total Expenditures	\$	70,000	\$	5,833	\$	-	\$	5,833
Excess (Deficiency) of Revenues over Expenditures	\$	10,000			\$	1,021		
Other Financing Sources/(Uses)								
Transfer In/(Out)	\$	-	\$	-	\$	-	\$	-
Total Other Financing Sources (Uses)	\$	-	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$	10,000			\$	1,021		
Fund Balance - Beginning	\$	229,337			\$	233,204		
Fund Balance - Ending	\$	239,337			\$	234,225		

Community Development District

Statement of Revenues and Expenditures

Capital Projects Funds

Description	SE 200	7	S	E 2019A	SE 2019B
Revenues					
Interest Income	\$	-	\$	37	\$2,495
Transfer In		-		440	-
Total Revenues	\$	-	\$	476	\$ 2,495
<u>Expenditures</u>					
Capital Outlay	\$	-	\$	-	\$ -
Transfer Out		-		-	-
Total Expenditures	\$	-	\$	-	\$ -
Excess Revenues (Expenditures)	\$	-	\$	476	\$ 2,495
Beginning Fund Balance	\$	1	\$	9,432	\$ 645,147
Ending Fund Balance	\$	1	\$	9,908	\$ 647,643

Community Development District

Long Term Debt Report

Series 2007, Capital	Improvement Revent	ie Bonds	
Optional Redemption Date		5/1/2017	
Interest Rate		5.75%	
Maturity Date		5/1/2038	
Reserve Fund Definition	7.0264% of Deemed	Outstanding	
Reserve Fund Requirement	\$	112,263	
Reserve Fund Balance		112,263	
Excess Funds Revenue Acc 11/2	Any law	ful Purpose	
Bonds outstanding - 9/30/2013			\$ 7,255,000
Less: November 1, 2013			-
Less: May 1, 2014 (Mandatory)			(125,000)
Less: May 1, 2014 (Prepayment)			(65,000)
Less: May 1, 2014 (Prior Years)			(435,000)
Less: November 1, 2014 (Prepayment)			(85,000)
Less: May 1, 2015 (Prepayment)			(75,000)
Less: December 16, 2021 (Partial Redemption)			(895,000)
Less: May 1, 2022 (Prepayment)			(200,000)
Less: August 8, 2023 (Partial Redemption)			(4,270,000)
Less: May 1, 2024 (Prepayment)			(15,000)
Less: May 1, 2024 (Mandatory)			(50,000)
Current Bonds Outstanding			\$ 1,040,000

Series 2016, Capital Improv	vement 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	\$ 73,646	
Reserve Fund Balance	73,646	
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)
Less: May 1, 2024 (Prepayment)		(5,000)
Less: May 1, 2024 (Mandatory)		(35,000)
Current Bonds Outstanding		\$ 1,750,000

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)			
Less: May 1, 2024 (Prepayment)		(5,000)			
Less: May 1, 2024 (Mandatory)		(40,000)			
Current Bonds Outstanding	\$	2,355,000			

AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025 ASSESSMENT RECEIPTS SUMMARY

		SERIES 2007	SERIES 2016	SERIES 2019A		
	# UNITS	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE		
ASSESSED	ASSESSED	ASMT	ASMT	ASMT	FY25 O&M ASMT	TOTAL
NET ASSESSED TAX ROLL	458	111,999.88	146,859.16	179,916.12	460,140.25	898,915.41
TOTAL NET ASSESSED	458	111,999.88	146,859.16	179,916.12	460,140.25	898,915.41

		SERIES 2007	SERIES 2016	SERIES 2019A		
		DEBT SERVICE	DEBT SERVICE	DEBT SERVICE		
DUE / RECEIVED	BALANCE DUE	PAID	PAID	PAID	O&M PAID	TOTAL PAID
TAX ROLL DUE / RECEIPTS	893,837.15	632.72	829.65	1,016.40	2,599.49	5,078.26
TOTAL DUE / RECEIVED	893,837.15	632.72	829.65	1,016.40	2,599.49	5,078.26

SUMMARY OF TAX ROLL RECEIPTS						
	DATE	AMOUNT	SERIES 2007	SERIES 2016	SERIES 2019A	
NASSAU COUNTY DISTRIBUTION	RECEIVED	RECEIVED	RECEIPTS	RECEIPTS	RECEIPTS	O&M RECEIPTS
1	11/01/24	5,078.26	632.72	829.65	1,016.40	2,599.49
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
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			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
TOTAL TAX ROLL RECEIPTS		5,078.26	632.72	829.65	1,016.40	2,599.49
PERCENT COLLECTED TAX ROLL		0.56%	0.56%	0.56%	0.56%	0.56%



Community Development District

Check Register Summary 9/1/24 - 10/31/24

Fund	Date	Check #'s	Amount	
Payroll	9/18/24	50226-50228	\$ 554.10	
		Sub-Total	\$ 554.10	
General Fund				
	9/3/24	2427-2429	\$ 7,639.95	
	9/16/24	2430-2443	51,554.51	
	9/30/24	2444-2449	11,989.98	
	10/21/24	2450-2461	30,186.65	
		Sub-Total	\$ 101,371.09	
Total			\$ 101,925.19	

PR300R	PA	YROLL CHECK REGISTER	RUN	9/18/24	PAGE	1
CHECK #	EMP #	EMPLOYEE NAME	CHECK	CHE DA	CK TE	
50226	12	JEFFRY A SNOW	 184.70	9/18/20	24	
50227	13	KIMBERLY CHAMERDA	184.70	9/18/20	24	
50228	15	WILLIAM T BUSBY	 184.70	9/18/20	24	
	TOT	AL FOR REGISTER	554.10			

ACON AMELIA CONCOUR DLAUGHLIN

Attendance Sheet

District Name: <u>Amelia Concourse CDD</u>

Board Meeting Date: September 17, 2024

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

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

Approved for Payment:		
D0/		
District Manager Signature	Date	

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

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

Invoice

invoice#: 313 Invoice Date: 8/16/24

Due Date: 8/16/24

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rele	Amount
facility Maintenance July 1 - July 31, 2024 Maintenance Supplies		1,538,89 373,85	1,538.89 373.85
Approved Chip Dellinger Amenity & Operations Manager Governmental Management Services On behalf of Amelia Concourse CDD Date: 8/20/2024 Acct. # 1-320-57200-62000			
Juny Landert 8-23-24			
	Total		\$1,912.74
	Payments	s/Credits	\$0.00
	Balance I	Due	\$1,912.74

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

<u>Date</u>	<u>Hours</u>	Employee	Description
7/5/24	5	C.D.	Hosed out and cleaned very dirty and smelly two trash receptacles, prepped surfaces of pool compact damage by sanding and cleaning with acetone, cut out fiberglass repair patch, mixed up epoxy resin and applied to repair, rearranged pool deck furniture and tended to umbrellas
7/5/24	2.15	C.D.	Cleaned all pool patio, removed debris from pool patio, prepped pool pack for repair, applied fiberglass to pool pack for repair
7/9/24	2	C.D.	Rearranged pool deck furniture and tended to umbrellas, blew leaves and debris off pool deck and sidewalk
7/16/24	2	C.D.	Rearranged pool deck and tended to umbrellas, blew off storm debris from pool deck and sidewalk, took out trash receptacles
7/19/24	4	C.D.	Rearranged pool deck furniture and tend to umbrellas, removed two broken paper towel dispensers, installed two new paper towel dispensers, one in unisex bathroom into drywall with anchors with improved hardware, one in men's handicap stall into plastic wall, repositioned both slightly for better access
7/22/24	1	C.D.	Went through AC diagnostic, system working good, doors and poor insulation system design is leading to very hot temps
7/23/24	1	C.D.	Rearranged pool deck furniture and tended to umbrellas, took out trash receptacles
7/23/24	3	T.M.	Pool pack needed repair dur to hinges rusted off, applied epoxy and fiberglass to pool pack holes to fix holes, will need to add hinges after dry, outdoor ceiling trim sagging, drilled screws into trim to fix sagging
7/24/24	3	C.D.	Set up meeting room for CDD meeting and break down after meeting, rearranged pool deck furniture and tend to umbrellas
7/26/24	4	C.D.	Worked to re-install hinges on repaired pool pack, aligned and drilled new holes, installed new stainless hardware, installed new air filters, picked up supplies
7/26/24	2.87	T.M.	Finished pool pack repair by drilling holes for hinge and installing hinge, AC unit needed filters installed, straightened and organized pool deck furniture
7/30/24	3	C.D.	Make support cables for newly repaired pool pack due to hinge allowing for over rotation, picked up supplies, over saw security system install
7/30/24	3.75	T.M.	Straightened and organized pool deck fumiture, removed debris around pool deck, installed cable wire on pool pack to help support lid when opened
TOTAL	36.77	- =	
MILES	153		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 8/05/24

DISTRICT	DATE	SUPPLIES	PRICE	EMPLOYEE
Amelia Concourse				
	7/5/24	Toilet Seat Bolts	3.43	C.D.
	7/5/24	Nylon Washer for Tollet Seat	1.17	C.D.
	7/10/24	Desk Calendar	7.97	Ç.D.
	7/10/24	Planner	10,51	C.D.
	7/11/24	GP Paper Towel Dispensers (2)	. 86.25	C.D.
	7/11/24	Femanine Hygiene Liner Bags	46.91	C.D.
	7/11/24	GP 8" Hard Wound Paper Towels	94.85	C.D.
	7/26/24	50' Galvanized Coated Wire	26.43	C.D.
	7/26/24	Stainless Steel Washers	6.87	C.D.
	7/26/24	Stainless Clamp Set (4)	32.06	C.D.
	7/26/24	Air Filters (4)	32.13	C.D.
	8/2/24	Great Stuff Expanding Foam (2)	10.07	C.D.
	8/2/24	WD-40	7.22	C.D.
	8/2/24	No Trespassing Sign	3,99	C,D,
	8/2/24	24 Hour Surveillance Sign	3.99	C.D.
			Innoversity 100 to 100	

TOTAL \$373.85

Original



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

INVOICE

Total Invoice \$816.25 Invoice Number 6841519 Invoice Date 8/19/24 4603013 Sales Order Number/Type SL

Branch Plant 74 Shipment Number 5483994

498806 Ship To:

AMELIA CONCOURSE COMMUNITY

DEVELOPMENT 85200 Amaryllis Ct **SUITE 114**

Fernandina Beach FL 32034-9716

Sold To: 498805

ACCOUNTS PAYABLE

AMELIA CONCOURSE COMMUNITY

DEVELOPMENT 475 W Town PI **SUITE 114**

Saint Augustine FL 32092-3648

Net Due	Date Terms	FOB Description	Ship Via		Ct	ustomer F	P.O.#	Ρ.	O. Release	Sales Agent #
9/18/24	Net 30	Net 30 PPD Origin								382
Line #	Item Number	Item Name/ Description		Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000 41930	41930	Azone - EPA Reg. No. 787	70-1	N	195.0000	GA	\$2.9500	GA	1,885.7 LB	\$575.25
		1 LB BLK (Mini-Bulk)			195.0000	GA			1,885.7 GW	
1.010	Fuel Surcharge	Freight		N	1.0000	EA	\$12.0000			\$12.00

2.000	60953	Cyanuric Acid	N	1.0000	PA	\$229.0000	PA	45.0 LB	\$229.00
		45 LB PA		1.0000	PA			45.9 GW	

Lot/SN: 2023

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

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



Page 1 of 1 Tax Rate Sales Tax **Invoice Total** \$816.25 0 % \$0.00

No Diacounts on Freight
IMPORTANT: All products are sold wildrout warranty of
any kind and purchasors will, by their own tests,
determine suilability of such products for their own use.
Seller warrants that all goods covered by this involce 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 Account Name: Account #; ABA/Routing #: Swift Code#:

800 Nicoliet Mali

FINANCIAL INSTITUTION:

Minneapolis, MN 55402

Hawkins, Inc. 180120759469 091000022 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.



Invoice # 10138 Date: 08/20/2024 Due On: 09/19/2024

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

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



Amelia Concourse CDD - General

Type	Attorney	Date	Notes Notes	Quantity	Rate	Total
Service	MGH	07/02/2024	Preliminary review of draft agenda for July 24, 2024 Board meeting.	0.20	\$270.00	\$54.00
Service	LG	07/08/2024	Confer with Laughlin regarding outstanding items for meeting.	0.20	\$325.00	\$65.00
Service	LG	07/08/2024	Receive and review Sedgwick response to AT&T claim; update files regarding same; transmit same to supervisors.	0.60	\$325.00	\$195.00
Service	LG	07/09/2024	Attend agenda planning call; provide information regarding performance reporting.	0,60	\$325.00	\$195.00
Service	MGH	07/16/2024	Prepare budget approval resolution; prepare annual assessment resolution; prepare resolution setting regular meeting schedule for Fiscal Year 2025.	0.90	\$270.00	\$243.00
Service	LG	07/17/2024	Review and revise appropriation resolution, assessment resolution, and meeting schedule resolution.	0.30	\$325.00	\$97.50
Service	LG	07/19/2024	Coordinate time for calls regarding AT&T disputes; confer with Greenberg regarding same.	0.80	\$325.00	\$260.00
Service	LG	07/21/2024	Review landscaping proposals.	0.60	\$325.00	\$195.00
Service	LG	07/22/2024	Confer with Busby regarding AT&T disputes.	0.50	\$325.00	\$162.50
Service	MGH	07/22/2024	Analyze and exchange correspondence and documentation related to Coastal Greenery Florida registration and licensure	0.20	\$270.00	\$54.00

			in preparation for Board evaluation of responses to Request for Proposals for landscape and irrigation maintenance services.			
Service	LG	07/22/2024	Research timeline of AT&T dispute.	0.90	\$325.00	\$292.50
Service	MGH	07/22/2024	Being preparing for upcoming Board meeting; initial review of AT&T roof claim materials.	0.20	\$270.00	\$54.00
Service	MGH	07/23/2024	Review and analyze agenda package and materials for Board consideration, including responses to Request for Proposals for landscape and irrigation maintenance services, documentation related to AT&T utility building claim and easement negotiations, staff reports, financial reports, and meeting minutes, in preparation for Board meeting.	2.20	\$270.00	\$594.00
Service	LG	07/23/2024	Confer Snow regarding AT&T dispute.	0.40	\$325.00	\$130.00
Service	MGH	07/24/2024	Prepare for and attend Board meeting.	6.70	\$270.00	\$1,809.00
Service	MGH	07/24/2024	Distribute ethics training memorandum to Supervisor Busby.	0.10	\$270.00	\$27.00
Service	MGH	07/24/2024	Prepare letter to Brightview Landscape Services regarding termination of landscape and irrigation maintenance agreement.	0.40	\$270.00	\$108.00
Expense	RB	07/24/2024	Travel: Mileage MGH	76.80	\$0.67	\$51.46
Service	MGH	07/31/2024	Review draft Fiscal Year 2023 Audit Report and provide comments to same; consult District and bond documents as needed to verify information.	1.20	\$270.00	\$324.00
Non-billa	ble entrie	s. Personal				
Service	MGH	07/01/2024	Preliminary review of draft agenda for July 16, 2024 meeting.	0.10	\$270.00	\$27.0 0
Service	MGH	07/09/2024	Prepare for and attend agenda planning call with District staff and Chairman.	0.60	\$270.00	\$162.0 0
Service	LG	07/19/2024	Prepare notes for supervisor calls regarding AT&T disputes.	1.00	\$325.00	\$325.00
Service	LG	07/24/2024	Attend Board meeting.	2.50	\$325.00	\$812.50
Service	MGH	07/25/2024	Further prepare and distribute letter to Brightview Landscape Services regarding termination of landscape and irrigation maintenance services agreement.	0.20	\$270.00	\$ 54.00

Total \$4,910.96

Detailed Statement of Account

Current Invoice

Invoice Numb	er Due On	Amount Due P	ayments Received	Balance Due
10138	09/19/2024	\$4,910.96	\$0.00	\$4,910.96
Participation out and described by Agreement of Service (Service Service Servi		ter ger kland var reine vist den heket in Mar Lebischen i var van de kannen in hekelikaan maari de dit kannen	Outstanding Balance	\$4,910.96
		Tota	al Amount Outstanding	\$4,910.96

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

Please pay within 30 days.

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(PAT)				
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\·/		Contract	2. Duck	Advicare

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

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Customer	Amelia Concourse Community Development District	
Abct# 🗓 🕬	276	
Date	08/28/2024	
Customer Service	Kristina Rudez	
Page	1 of 1	

Payment Inform	nation	
Invoice Summary	\$	31,506.00
Payment Amount		
Payment for:	Invoice#24869	
100124539		

Thank You

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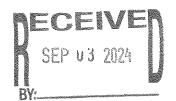
Customer: Amelia Concourse Community Development District

Invoice	Effective	Transaction	Description	Amount
			Policy #100124539 10/01/2024-10/01/2025 Florida Insurance Alliance	
24869	10/01/2024	Renew policy	Package - Renew policy Due Date: 8/28/2024	31,506.00
			States and States	
			A16 29 7004	
			The second secon	
				Total
				\$ 31,506.00
				Thank You
FOR PAYN Bank of An	ENTS SENT OVERN Jerica Lockbox Servic	IIGHT: es, Lockbox 748555, 6000 Feldw	rood Rd. College Park, GA 30349	
Remit Pav	ment To: Eals In	surance Advisors	(321)233-9939 Date	

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555		08/28/2024
Atlanta, GA 30374-8555	sclimer@egisadvisors.com	00.20.202

Amelia Concourse COMMUNITY DEVELOPMENT DISTRICT

General Fund



Check Request

Date	Amount	Authorized By		
9.3.2024	\$250	Chip Dellinger		
	Payable to:			
Emma Jensen	· · · · · · · · · · · · · · · · · · ·	- Land Inc.		
Date Check Needed:	Budget Categ	ory:		
ASAP	001.300.3690	0.10100		
Rental Deposit Refu	nded Use of Funds Request			
Mailing Address 95110 Gladiolus Pla	ce Fernandina Beach FL 32	034		
(Attach supporting	documentation for reque	est.)		

Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

Invoice

Invoice #: 314
Invoice Date: 9/1/24

Due Date: 9/1/24

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - September 2024 Website Administration - September 2024 Information Technology - September 2024 Dissemination Agent Services - September 2024 Office Supplies Postage Copies Telephone		4,173.75 88.33 176.67 927.50 0.39 28.17 0.15 64.65	4,173.75 88.33 176.67 927.50 0.39 28.17 0.15 64.65
SEP 05 2024			
	Total		¢5 450 6:

Total	\$5,459.61
Payments/Credits	\$0.00
Balance Due	\$5,459.61

Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

Invoice

Invoice #: 316
Invoice Date: 9/1/24

Due Date: 9/1/24

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 - September 2024 Facility Management- September 2024 Janitorial - September 2024 Pool Maintenance - September 2024		1,166.67 1,166.67 770.00 1,433.33	1,166.67 1,166.67 770.00 1,433.33
SEP UB 2024			
Juny Lanbut 9-6-24			

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



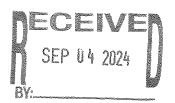
PO Box 6569 Hilton Head Island, SC 29938

Bill To	
GMS	
475 w Town PL	
Ste 114	
St Augustine, FL 32092	

Invoice	762680				
Date	PO/Contract#				
09/03/24					
Account Manager	Terms				
WILLIAM FLANNERY	Due on Receipt				
Total Amount	\$3,177.00				
Property Address					
Amelia Concourse CDD Amelia Concourse CDD 85200 Amaryllis Ct Fernandina Beach, FL 32034					

Please detach and return with payment. *PAYMENTS DUE UPON RECEIPT* Thank You!

Description		Amount
#68385 - Maintenance Contract Services - Amelia Concourse CDD Phase 1 & 2 September 2024		\$3,177.00
	Total	\$3,177.00



Visa, Discover, AMEX, and MasterCard are accepted. All credit card transactions will incur a 3% non-refundable convenience fee. Payments can also be made via ACH, or by mailing a check to:

P.O. Box 6569 Hilton Head Island, SC 29938.

Current	1-30 Days	31-60 Days	61-90 Days	90+ Days	
	Past Due	Past Due	Past Due	Past Due	
\$0.00	\$3,177.00	\$0.00	\$0.00	\$0.00	

Phone #	E-mail	Web Site
843-785-3848	accountsreceivable@thegreeneryinc.com	www.thegreeneryinc.com



Bill To	
GMS	
475 w Town PL	
Ste 114	
St Augustine, FL 32092	

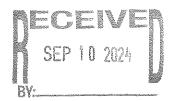
Invoice	763118
Date	PO/Contract#
09/10/24	
Account Manager	Terms
WILLIAM FLANNERY	Due on Receipt
Total Amount	\$11.15
Property Address	
Amelia Concourse CD 85200 Amaryllis Ct Fernandina Beach, Fl	

Total

\$11.15

Please detach and return with payment. *PAYMENTS DUE UPON RECEIPT* Thank You!

Description	Qty/UOM	Rate	Amount
#70652 - Repairs During Inspection 9-6			
Repaired broken risers during inspection that were leaf	king badly.		
Repaired broken risers during inspection that were lea	king badly.		
Irrigation REPAIR - 09/06/2024 Enhancements - Miscellaneous Materials (Material)	9.00	\$2.23	\$11.15



Visa, Discover, AMEX, and MasterCard are accepted. All credit card transactions will incur a 3% non-refundable convenience fee. Payments can also be made via ACH, or by mailing a check to:

P.O. Box 6569 Hilton Head Island, SC 29938.

Current	1-30 Days	31-60 Days	61-90 Days	90+ Days	
	Past Due	Past Due	Past Due	Past Due	
\$11.15	\$3,177.00	\$0.00	\$0.00	\$0.00	

Phone #	E-mail	Web Site		
843-785-3848	accountsreceivable@thegreeneryinc.com	www.thegreeneryinc.com		

Original



ACCOUNTS PAYABLE

DEVELOPMENT

475 W Town PI

SUITE 114

AMELIA CONCOURSE COMMUNITY

Saint Augustine FL 32092-3648

Sold To: 498805

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

INVOICE

\$543.00 Total Invoice 6849052 Invoice Number Invoice Date 8/27/24 4609690 Sales Order Number/Type SL Branch Plant 74 5492689 Shipment Number

Ship To:

498806

AMELIA CONCOURSE COMMUNITY

DEVELOPMENT 85200 Amaryllis Ct **SUITE 114**

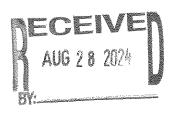
Fernandina Beach FL 32034-9716

Net Due	Date	Terms	FOB Description	Ship Via		Cı	ustomer P.	O.#	P.	O. Release	Sales Agent #
9/26/24		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	4193	30	Azone - EPA Reg. No. 78	70-1	N	180.0000	GA	\$2.9500	GA	1,740.6 LB	\$531.00
Ļ			1 LB BLK (Mini-Bulk)			180.0000	GA		•	1,740.6 GW	

\$12.00 \$12,0000 Ν 1.0000 EΑ 1.010 Fuel Surcharge Freight

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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

\$543.00

No Discounts on Freight
MEPORTANT: 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 Pair
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.

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

CHECK REMITTANCE: Hawkins, Inc. P.O. Box 860263

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

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

Minneapolis, MN 55486-0263

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

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

180120759469 091000022 USBKUS44IMT Corporate Checking ACH PAYMENTS:

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

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

CASH IN ADVANCE/EFT PAYMENTS:

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

Original



ACCOUNTS PAYABLE

DEVELOPMENT 475 W Town PI

SUITE 114

AMELIA CONCOURSE COMMUNITY

Saint Augustine FL 32092-3648

Sold To: 498805

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

INVOICE

\$1,015.00 Total Invoice 6857668 Invoice Number 9/9/24 Invoice Date 4618939 SL Sales Order Number/Type

Branch Plant 74 Shipment Number 5504878

498806 Ship To:

AMELIA CONCOURSE COMMUNITY

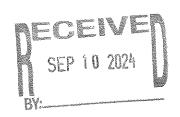
DEVELOPMENT 85200 Amaryllis Ct **SUITE 114**

Fernandina Beach FL 32034-9716

Net Due	Date Terms	FOB Description	Ship Via		Cı	ıstomer F	P.O.#	Р.	O. Release	Sales Agent #
10/9/24	Net 30	PPD Origin	D Origin HWTG			- Little we-				382
Line #	Item Number	Item Name/ Description		Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000 4193	41930	Azone - EPA Reg. No. 78	70-1	N	340.0000	GA	\$2.9500	GA	3,287.8 LB	\$1,003.00
		1 LB BLK (Mini-Bulk)			340.0000	GA			3,287.8 GW	
1.010	Fuel Surcharge	Freight		N	1.0000	EA	\$12.0000		***************************************	\$12.00

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

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



Page 1 of 1 Tax Rate Sales Tax \$1,015.00 **Invoice Total** 0 % \$0.00

No Discounts on Freight
IMPORTANT: All products are sold without warranty of
any kind and purchasors will, by their own tests
feletrmine 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.

DUIPOSE. 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 Nicoliet Mall Minneapolis, MN 55402

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

Hawkins, Inc. 180120759469 091000022 USBKUS44IMT Corporate Checking ACH PAYMENTS:

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

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

CASH IN ADVANCE/EFT PAYMENTS:

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



Tallahassee, FL 32308 2498 Centerville Rd.

Invoice

Invoice #:

410887

Invoice Date: Completed:

09/01/2024 09/01/2024

Terms:

Due on Aging Date

Bid#:

475 W Town Place

Bill to:

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

HiTechFlorida.com

	Description	Qty	Rate	Amount
1-14212-ACC-1 - Access Control System - A Alarm.com Cloud Access Control ADC-Access-Door-Addon Service Plan Sales Tax	melia Concourse CDD - 85200 Amaryllis Court, Fernan	dina Bea 1.00 1.00 1.00	\$20.00 \$40.00	20.00 40.00 50.00 0.00

Tech Resolution Note:

Thank you for choosing Hi-Tech!

To review or pay your account online, please visit our online bill payment portal at Hi-Tech Customer Portal. You will need your customer number and billing zip code to create a new login.

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

Total

\$110.00

Payments

\$0.00

Balance Due

\$110.00



Invoice

Tallahassee, FL 32308 2498 Centerville Rd.

Bill to:

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

Invoice #:

410999

Invoice Date: Completed: 09/06/2024

Terms:

09/06/2024

Due On Receipt

Bid#:

Job:

7961-3

475 W Town Place

HiTechFlorida.com

,,,,,coi,,,o,,coi,,			
Description	Qły	Rate	Amount
Amelia Concourse CDD - 85200 Amaryllis Court, Fernandina Beach, FL			
Araknis Networks 210 Series Websmart Gigabit Switc	-1.00	\$831.87	(831.87)
Araknis 24p POE Switch	1.00	\$831.87	831.87
1-14212-CCTV-1 - CCTV System - Amelia Concourse CDD - 85200 Ameryllis Court, Fernandina Beac			
HT OVRC Net Pro	0.83		20.83
Hi-Tech Commercial Video 16	0.83	\$60.00	50.00
Sales Tax			0.00
	l		
SEP U 6 2024			
		:	
$\frac{1}{2}\sqrt{\frac{\pi}{2}}\sum_{i=1}^{n}\frac{1}{2}\frac{1}{n}$			
	Ì		

Tech Resolution Note:

Pro-rated services from 09/06/2024 to 09/30/2024

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 \$70.83
Payments \$0.00

Balance Due

\$70.83

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



Bill to

Amelia Concourse CDD 352 Period St. St. Johns, FL 32259 Ship to Amelia Concourse CDD 9655 Florida Mining Blvd, Bldg. 300, Ste 305 Jacksonville, FL 32257

Invoice details

Invoice no.: 8832-B Terms: Net 30

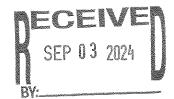
Invoice date: 08/01/2024 Due date: 08/31/2024

#	Date	Product or service	Description	Qty	Rate Amo	ount
1.		Aquatic Maintenance	Monthly Lake Maintenance-4 Ponds	1	\$368.00 \$36	8.00
			$(\mathbf{x}_{i},$			

Total \$368.00

Approved Chip Dellinger Amenity & Operations Manager Governmental Management Services On behalf of Amelia Concourse CDD Date: 8/2/2023

Acct. # 1-320-57200-46800



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



Bill to

Amelia Concourse CDD 352 Period St. St. Johns, FL 32259 Ship to Amelia Concourse CDD 9655 Florida Mining Blvd, Bldg. 300, Ste 305 Jacksonville, FL 32257

Invoice details

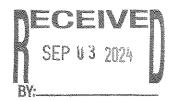
Invoice no.: 8362-B Terms: Net 30

Invoice date: 05/01/2024 Due date: 05/31/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		LM-Amelia Concourse	Monthly Lake Maintenance-4 Ponds	1	\$368.00	\$368.00
		en e				
			Total		•	368.00

Overdue 05/31/2024

Approved Chip Dellinger Amenity & Operations Manager Governmental Management Services On behalf of Amelia Concourse CDD Date: 9/3/2024 Acct. # 1-320-57200-46800



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



Bill to

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

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

Invoice details

Invoice no.: 8945-B Terms: Net 30

Invoice date: 09/01/2024 Due date: 10/01/2024 SEP 03 2024

Date

Product or service

Description

Qty

Rate

Amount

1.

Aquatic Maintenance

Monthly Lake Maintenance-4 Ponds

1 \$368.00

\$368.00

Total

\$368.00

Approved Chip Dellinger Amenity & Operations Manager Governmental Management Services On behalf of Amelia Concourse CDD Date: 9/3/2024

Acct. # 1-320-57200-46800



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

7445216

Invoice Date: Direct Inquiries To: Phone: 08/23/2024 Schuhle, Scott A (954)-938-2476

Amelia Concourse CDD c/o GMS - North Florida, LLC 475 West Town Place Suite 114 St. Augustine, FL 32092 United States

AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2007

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

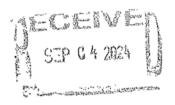
STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$3,771.25

All involces are due upon receipt



Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2007

Involca Ni	mhan	endasaan		74	45216
Current D	uén galam			\$3,7	71.25
Direct Inq Phone:	uines To		S.	chuhle, S	cott A
Phone:				(954)-938	-2476

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





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

Invoice Number:

7445216 08/23/2024

Direct Inquiries To: Phone: Schuhle, Scott A (954)-938-2476

AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2007

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,500.00	100,00%	\$3,500.00
Subtotal Administration Fees - In Advance	ce 08/01/2024 - 07/31/2025	3		\$3,500.00
Incidental Expenses 08/01/2024 to 07/31/2025	3,500.00	0.0775		\$271,25
Subtotal Incidental Expenses	1,000			\$271.25
TOTAL AMOUNT DUE				\$3,771.25

Original



ACCOUNTS PAYABLE

DEVELOPMENT 475 W Town PI

AMELIA CONCOURSE COMMUNITY

Sold To: 498805

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

INVOICE

Total Invoice \$808.50 Invoice Number 6869439 Invoice Date 9/20/24 Sales Order Number/Type 4628748 SL **Branch Plant** 74 Shipment Number 5518041

Ship To:

498806

AMELIA CONCOURSE COMMUNITY

DEVELOPMENT 85200 Amaryllis Ct **SUITE 114**

Fernandina Beach FL 32034-9716

SUITE 114 Saint Augustine FL 32092-3648

Net Due	Date Terms	FOB Description	Ship Vìa		Ci	ustomer F	P.O.#	P.	O. Release	Sales Agent #
10/20/24	Net 30	PPD Origin	HWTG		1,000				more re-	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. 787	70-1	N	270.0000	GA	\$2.9500	GA	2,610.9 LB	\$796.50
		1 LB BLK (Mini-Bulk)			270.0000	GA	www		2,610.9 GW	
1.010	Fuel Surcharge	Freight		N	1.0000	EA	\$12.0000			\$12.00

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

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



Page 1 of 1

Tax Rate

0 %

Sales Tax \$0.00

Invoice Total

\$808.50

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 filness for a particular
purpose.

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

CHECK REMITTANCE: Hawkins, Inc. P.O. Box 860263

Fax Number:

Minneapolis, MN 55486-0263

WIRING CONTACT INFORMATION:

Phone Number: (612) 617-8581

Email: Credit.Dept@HawkInsinc.com

(612) 225-6702

800 Nicollet Mail Minneapolis, MN 55402

FINANCIAL INSTITUTION:

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

Hawkins, Inc. 180120759469 091000022 USBKUS44IMT

Corporate Checking

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.

Hi-Tech System Associates, Inc.

2498 Centerville Road Tallahassee, FL 32308 Tel: (850) 385-7649 Invoice Number Date
407850 7/19/2024

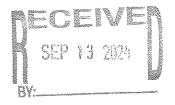
Customer Number Due Date
14212 7/19/2024

To: Amelia Concourse CDD 475 W Town Place Suite 114 Saint Augustine, FL 32092 Remit To: Hi-Tech System Associates, Inc. 2498 Centerville Road Tallahassee, FL 32308

Net Due: \$8,244.98

Customer Name Amelia Concourse CDD	Customer Number 14212	PO Number	Invoice Date 7/19/2024	Due Date 7/19/2024
Quantity Descr	iption		Rate	Amount
Amelia Concourse CDI	O 85200 Amaryllis Court, Ferne	andina Beach,		
1,00 12 m	onth Hi-Touch Access, CCTV,	and OVRC	(2,250.00)	(2,250.00)
32.00 Instal	lation		85.00	2,720.00
24.00 Pre-V	Vire		75.00	1,800.00
1.00 4TB l	HDD		155.97	155.97
1.00 4U V	ertical Wall-Mount Patch Panel	Rack	123.25	123.25
6.00 ADC	-VC728PF		256.93	1,541.58
1.00 Arakı	nis Networks 210 Series Websn	nart Gigabit	831.87	831.87
1.00 OvrC	Pro Lifetime License + Gigabi	t Hub	249.04	249.04
6.00 Pro S	eries Commercial Bullet Camer	ra with 2-Way	226.06	1,356.36
1.00 Pro S	eries CSVR w/ Built-in Gb NIC	C Port w/ 6TB	793.68	793.68
1.00 Wattl	Box IP Power Conditioner Vers	saBox with	411.09	411.09
2.00 Wire	oath Cat6 550MHz Unshielded	Wire - 1000 ft.	225.82	451.64
•	oath RJ45 Connectors for Cat6		60.50	60.50

1.300.131.10101



Hi-Tech System Associates, Inc.

2498 Centerville Road Tallahassee, FL 32308 Tel: (850) 385-7649
 Invoice
 Date

 407850
 7/19/2024

 Customer Number
 Due Date

 14212
 7/19/2024

To: Amelia Concourse CDD 475 W Town Place Suite 114 Saint Augustine, FL 32092 Remit To: Hi-Tech System Associates, Inc. 2498 Centerville Road Tallahassee, FL 32308

Net Due: \$8,244.98

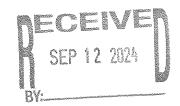
Customer N Amelia Concou		omer Number 14212	PO Number	Invoice Date 7/19/2024	Due Date 7/19/2024
Quantity	Description			Rate	Amount
	Tax				\$ 0.00
CCTV		11.00_0.00******************************			
Date	Invoice #	Description		Amount	Balance Due
7/19/2024	407850	Installation Ser	vices (7961-3)	8,244.98	8,244.98
Customer: Am	elia Concourse CD	D		Invoice Number Bill Payer ID:	407850 14212
Due This Inv.	8,244.98 Amou	nt Remitted		Din I ayer 1D.	14212
Payment Ch Method	eck Check	Number		Date Remitted	
		Number		Exp Da	
Ch	arge* Name	On Card		Card II)



Invoice # 10374 Date: 09/12/2024 Due On: 10/12/2024

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

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



Amelia Concourse CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	LG	08/05/2024	Prepare agreement with The Greenery for landscape maintenance services.	0.70	\$325.00	\$227.50
Service	MGH	08/06/2024	Review and analyze status of Hi-Tech contract documents for security camera installation and monitoring services in response to vendor request.	0.10	\$270.00	\$27.00
Service	MGH	08/08/2024	Review District staff reports regarding unauthorized swimming lessons in District pool.	0.10	\$270.00	\$27.00
Service	LG	08/08/2024	Confer with Henley regarding security agreement; analyze requested revisions.	1.20	\$325.00	\$390.00
Service	MGH	08/13/2024	Review and revise draft minutes of the July 24, 2024 Board meeting; review and analyze correspondence regarding homeowner complaints about excessive standing water.	0.60	\$270.00	\$162.00
Service	MGH	08/14/2024	Review additional correspondence from District Engineer regarding homeowner complaints about excessive standing water and status of stormwater pond system.	0.10	\$270.00	\$27.00
Service	MGH	08/15/2024	Analyze additional correspondence regarding standing water in community and status of stormwater pond functionality.	0.20	\$270.00	\$54.00
Service	LG	08/16/2024	Follow up on AT&T matter and coordinate call to discuss same.	0.20	\$325.00	\$65.00
Service	LG	08/19/2024	Coordinate calls regarding AT&T	1.60	\$325.00	\$520.00

\$1,840.50

Balance Due

Total

Payments Received

			easement; review and provide comments to July minutes; call with Busby regarding negotiation strategy.			
Service	MGH	08/19/2024	Further review and revise meeting minutes of the July 24, 2024 Board meeting and distribute same to District Manager; analyze meeting notes and takeaways regarding easement negotiations for utility building.	0.30	\$270.00	\$81.00
Service	LG	08/22/2024	Confer with AT&T counsel regarding easement; provide update to Busby regarding same.	0.70	\$325.00	\$227.50
Service	JK	08/23/2024	Prepare human trafficking affidavit and contract addendum to comply with new section 787.06, Florida Statutes.	0.10	\$325.00	\$32.50
Non-billa	ble entries					
Service	MGH	08/08/2024	Review and analyze overall status of Hi- Tech agreement for security camera installation and monitoring services; confer with L. Gentry regarding contract provisions and next steps; analyze Hi-Tech's initial proposal to confirm terms and conditions included.	1.30	\$ 270.0 0	\$351.00

Detailed Statement of Account

Due On

Other Invoices

Invoice Number

10138	09/19/2024	\$4,910.96	\$0.00	\$4,910.96
Current Invoi	ce			
Invoice Num	ber Due On	Amount Due	Payments Received	Balance Due
10374	10/12/2024	\$1,840.50	\$0.00	\$1,840.50
			Outstanding Balance	\$6,751.46
		7	otal Amount Outstanding	\$6,751.46

Amount Due

Please make all amounts payable to: Killinski | 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?

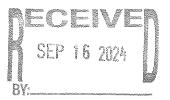
Termites cause billions of dollars in damage every year rarely covered by homeowner's insurance and in our area, it's not if your home will encounter termites, but when. Protect your family and home 24/7/365 with Sentricon® with Always Active from Nader's, the #1 provider of Sentricon in the world, CALL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

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

Customer Number: 1328696

Statement Date: 09/10/24 Payment Due Upon Receipt

Date	Invoice #	Description	Amount	Tax	Balance
Service Addr	ess: 85200 Amaryllis Ct	, Fernandina Beach, FL 32034-9716			
09/04/24	58466050	Fire Ant Service	\$81.00	\$0.00	\$81.00



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

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

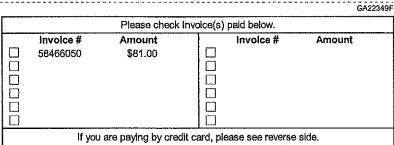
PO Box 1330 • Yulee, FL 32041-1330

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

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

AMELIA CONCOURSE AMENITIES CENTER TONY SHIVER 1439 393 PALM COAST PKWY SW UNIT 4

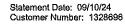
PALM COAST FL 32137-4774



Please make checks payable and remit to:

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

Balance Forward: \$0.00	Amount Due: \$81.00
Amount:	Check#





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

Service Inspection Report

ORDER #: 58466050

WORK DATE: 09/04/2024

BILL-TO

1328696

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

Email:

dlaughlin@gmsnf.com;Cdellinger@gmsnf.com

Phone:

904-940-9850 904-537-9034

Alt. Phone:

LOCATION

1328696

Amelia Concourse Amenities Center

Tony Shiver 85200 Amaryllis Ct Fernandina Beach, FL 32034-9716 Email: Cdellinger@gmsnf.com;

dlaughlin@gmsnf.com

Phone:

904-631-5135 xChip

Time In:

09/04/2024 02:35:47 PM

Time Out:

09/04/2024 02:45:15 PM

Customer Signature

Customer is unavailable to sign

Technician Signature

Joseph Emory

License #:

FL - JE225335

Purchase 0	rder Terms	Service Description	Quantity	Amount
None	DUE UPON RECEIPT	Fire Ant Service	1.00	
	Approved		Subtotal	81.00
	Chip Dellinger, Date 9	.13.2024	Tax	0.00
Amenity & Operations Manager Governmental Management Services			Total	81.00
			Prior Balance:	0.00
	On behalf of Amelia C	oncourse CDD	Total Due:	81.00
	Acct. # 1-320-53800-4	15513 Pest Control	i otal paci	01.00

GENERAL COMMENTS / INSTRUCTIONS

Access Code to Pool Area- 7946#

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

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

Thanks, Joseph

CUSTOMER INSTRUCTIONS & PRECAUTIONS

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

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

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

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

Do not burn treated firewood for 1 month after treatment.

PRODUCTS APPLIE	D				
Material	A.I. %	Finished Qty	Application Equipment	Application Rate	Time
EPA #	A.I. Concentration	Undiluted Qty	Application Method	Sq/Cu/L Ft	Lot #
Advion Fire Ant Bait	0.0450%	6.0000 Ounce	Spreader		2:36:27 PM
100-1481	n/a		BROADCAST Uniform application to an entire area.		

Target Pests: Fire Ants

Areas Applied: EXTERIOR; EXTERIOR -> Landscaped Areas;

Page: 1/2 Printed: 09/04/2024



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

Service Inspection Report

ORDER #: 58466050

WORK DATE: 09/04/2024

PRODUCTS APP	PLIED				
Material	A.I. %	Finished Qty	Application Equipment	Application Rate	Time
EPA #	A.I. Concentration	Undiluted Qty	Application Method	Sq/Cu/L Ft	Lot #
Niban G	5.0000%	10.0000 Ounce	Spreader		2:36:20 PM
64405-2	n/a		BROADCAST Uniform application to an entire area.		

Target Pests: A) Nuisance ants, A) Roaches, A) Silverfish
Areas Applied: EXTERIOR; EXTERIOR -> Landscaped Areas;

Printed: 09/04/2024 Page: 2/2



Civil Engineering

Land Surveying & Mapping

Permitting

ADA Consulting

Invoice

Date	Invoice #
9/19/24	3618

Bill To

Governmental Management Services

Daniel Laughlin

Amelia Concourse CDD - District Manager

475 West Town Place, Suite 114

St. Augustine, FL 32092

P.O. No

Yuro & Asssoc. - Job No.

Y20-910

Item	Date	Description	Hours	Rate	Amount
CDD Amelia CDD Amelia	8/9/24 8/14/24	AMELIA CONCOURSE - AUGUST ENGINEERING EFFORTS coordinate with County Engineer on resident flooding complaint 95333 Snapdragon flooding issue	1 0.5	145.00 145.00	145.00 72.50
		AND THE RESIDENCE OF THE PROPERTY OF THE PROPE	10000		
- identification	- Constant	SEP 26 2024			
	minddelig g				

Total

\$217.50



Civil Engineering

Land Surveying & Mapping

Permitting

ADA Consulting

Invoice

Date	Invoice #
9/27/24	04-3629

Bill To

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

P.O. No

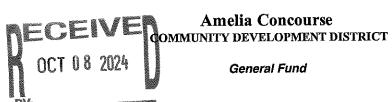
Yuro & Asssoc. - Job No.

Y20-910

Item	Date	Description	Hours	Rate	Amount
		AMELIA CONCOURSE CDD - SEPTEMBER ENGINEERING EFFORTS			
CDD Amelia	9/3/24	agenda call	0.5	145.00	72.50
CDD Amelia CDD Amelia		coordinate with County Engineer on resident flooding complaint review emails re: resident pond bank erosion complaint	0.5 0.5	145.00 145.00	72.50 72.50
CDD Amelia	9/15/24	research engineering plans for flooding issues & site visit	1.5	145,00	
CDD Amelia		research engineering plans for flooding issues & site visit	2.5	145.00	362.50
		SEP 27 2024			

Total

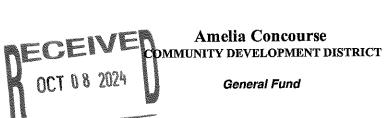
\$797.50



General Fund

Check Request

Date	Amount	Authorized By	
10.8.2024	\$250	Chip Dellinger	
	Payable to:		
	Amanda Jones		
Date Check Needed:	Budget Cate	gory:	
ASAP	001.300.369		
AMAGEN	Intended Use of Funds Reques	sted:	
Rental Depos	sit Refund		
Mailing Address: 95274 Cornflower Dr Fernandina Beach, FL 32034			
A AMERICAN AND A AMER		10000 1000 1000 1000 1000 1000 1000 10	
(Attach sup	porting documentation for requ	est.)	



Check Request

Date	Amount	Authorized By
10.8.2024	\$250	Chip Dellinger
	Payable to:	
	Brian Taylor	
Date Check Needed:	Budget Cate	egory:
ASAP	001.300.369	900.10100
	Intended Use of Funds Reque	sted:
Rental Deposi Mailing Address: 95115 Snapdr	agon Dr Fernandina Beach, FL	32034
		AMARIAN AMARIA
(Attach supp	porting documentation for requ	uest.)





Number: INV0002 Date: Sep 25, 2024 Due date: On receipt

Bill to:

Amelia Concourse CDD

475 West Town Place, Suite 114 Saint Augustine, Florida 32092 dlaughlin@gmsnf.com 904-940-5850

50% Deposit Required to schedule.

Invoice From:

Celebration Lights LLC

celebratelights904@gmail.com 904-799-3718

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Metal Fence Wrap Warm lights on Top of black metal fence wrap surrounding pool by community center	1	\$979.20	\$979.20
Foliage Warm lights on Bushes along entry walk way in both sides of community entrance. Along with small palms.	1	\$1,305.60	\$1,305.60
Wreaths 30" large wreath with warm lights and red bow	4	\$227.78	\$911.12
Timers Solar activated light timers to be placed as needed.	4	\$25.56	\$102.24
Payment instructions	SUBT	OTAL	\$3,298.16
Check to Celebration Lights LLC	TOTA	L	\$3,298.16
Venmo @kasehannah Cash App \$kasehannah	PAID		\$0.00
Zelle 9047993718	BALA	NCE DUE	\$3,298.16
			A 1110
Terms and conditions OCT	15 2024		≯1,694.(Signature

Thank you so much for your business. Please review Invoice in its entirety. Any corrections or adjustments must be discussed as this will be the reference for the set-up, locations, materials, and pick up. Any sudden adjustments or changes at time of event set up are subject to additional charges. Tents must be set up on a soft surface, if outdoors, to be properly anchored into the ground for structural integrity and prevention of damage to the tent from potential inclement weather conditions. If tent is to be set up on a hard surface such as a concrete, asphalt, or paver driveway, additional materials will be needed which would incur additional set up fees.

Quote good for 3 days to allow for ordering / holding inventory. Cancellation of party set up is a forfeiture of deposit. Cancellation is also Subject to include a restocking fee. Final invoice payment is due at time of delivery and installation, not at the time of pick up or takedown. If anything is being supplied by the client for the set up that requires assembly, additional charges will be applied. Please have payment method ready upon arrival.

Signature

SIR

DATE SIGNED Sep 25, 2024







Photo 2

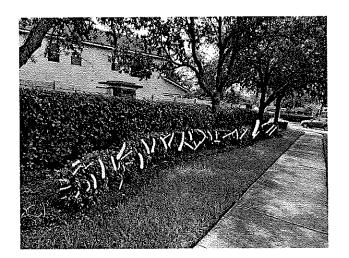


Photo 3



Photo 4







Photo 6

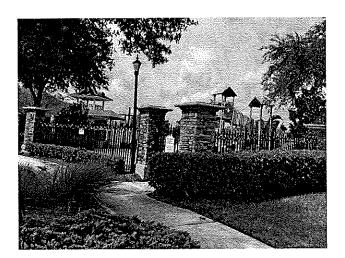


Photo 7

Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

Invoice

Invoice #: 317 Invoice Date: 9/15/24

Due Date: 9/15/24

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Assessment Roll Certification - FY 2025		8,427.00	8,427.00
	Total		\$8,427.00
	Payme	ents/Credits	\$0.00
	Balan	ce Due	\$8,427.00

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

Invoice

Invoice #: 319 Invoice Date: 10/1/24

Due Date: 10/1/24

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 - October 2024 Facility Management- October 2024 Janitorial - October 2024 Pool Maintenance - October 2024		1,400.00 1,400.00 820.08 1,526.50	1,400,00 820,08
OCT 03 2024			
Juny Lanbut 10-3-24			

Total	\$5,146.58
Payments/Credits	\$0.00
Balance Due	\$5,146.58

Governmental Management Services, LLC

1001 Bradford Way Kingston, TN 37763

Invoice

\$5,704.36

Balance Due

Invoice #: 320

Invoice Date: 10/1/24

Due Date: 10/1/24

Case:

P.O. Number:

Bill To:

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

anagement Fees - October 2024	4,299.0 93.6	
ebsite Administration - October 2024 formation Technology - October 2024	187.2	
issemination Agent Services - October 2024	983.1	7 983.17
ffice Supplies	0.3	
ostage opies	7.5 133.3	
OCT 02 2024 BY:		
	Total	\$5,704.3

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

Invoice

Invoice #: 318

Invoice Date: 9/23/24 Due Date: 9/23/24

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance August 1 - August 31, 2024 Maintenance Supplies		1,364.36 180.86	1,364.36 180.86
Approved Chip Dellinger Amenity & Operations Manager Governmental Management Services On behalf of Amelia Concourse CDD Date: 9/26/2024 Acct. # 1-320-57200-62000			
SEP 27 2024			
Juny Landett			
	Total		0 ana 12

Total	\$1,545.22		
Payments/Credits	\$0.00		
Balance Due	\$1,545.22		

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

<u>Date</u>	<u>Hours</u>	Employee	<u>Description</u>
8/2/24	5	C.D.	Picked up supplies to begin upper foam comer repairs from tree damage, met with High Teck installed and oversaw install, set up recording rules on all cameras to optimize clip usage, met with Harvey, set up automation for party Sunday
8/2/24	4.02	T.M.	Fence post for playground had chunk missing at the top, used spray foam to fill in hole, sanded down excess foam to make patch sits flush, straightened and organized pool deck fumiture, removed debris from pool deck, assisted in fixing broken fiberglass patio table
8/6/24	1	C.D.	Straightened and organized pool deck fumiture, took debris out
8/13/24	2	C.D.	Set up for fence pillar repair, checked pool chemicals, cleaned out refrigerator in amenity center, programed key cards
8/13/24	2.87	т.м.	Fence pillar repair, added more spray foam to prep for stucco patch, sprayed moldy fence pillars with outdoor bleach and cleaned them, removed debris around pool deck, straightened and organized pool deck furniture
8/15/24	2	C.D.	Health inspection with Inspector, gate hinges need to be replaced, purchased new hinge kit
8/15/24	1.68	T.M.	Continued patch work on fence pillar, restocked all bathrooms, straightened and organized pool deck fumiture
8/16/24	4	C.D.	Removed old hinges from splash pad gate, cleaned up gate and prepped for paint, painted gate two coats, installed new hinges and set tension
8/20/24	1	C.D.	Cleaned glass in amenity center, wiped out refrigerator, cleaned shelves
8/20/24	2.62	T.M.	Continued patch work on fence pillar top, removed debris on pool deck, checked and changed trash receptacles on pool deck, took trash cans to curb, straightened and organized pool deck furniture
8/27/24	1	C.D.	Took garbage cans to the curb and brought back in after pick up, restocked paper products in restrooms
8/27/24	3.15	Т.М.	Finished patch job on fence post, painted the patch once it was done healing, will continue to paint the other fence posts, removed debris from pool deck, straightened and organized pool deck furniture
8/30/24	2	C.D.	Went over electrical inspection of front island with Johnny's Electric, hosed out garbage cans, mounted a set clock on pool deck, took measurements to replace rope fencing around pool deck
TOTAL	32.34	=	
MILES	159	- =	*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 9/05/24

DISTRICT	DATE	SUPPLIES	PRICE	EMPLOYEE
Amelia Concourse				
	7/24/24	AAA Batterles 20pk	16.09	C.D.
	8/13/24	2 Gallon Bleach and Deck Sprayer	32.17	C.D.
	8/13/24	Outdoor Bleach	10.10	C.D.
	8/13/24	Stucco Patch	20.98	C.D.
	8/15/24	15" Outdoor Clock	33.21	C.D.
	8/15/24	Tollet Paper	22.98	C.D.
	8/16/24	Gate Kit	29.29	C.D.
	8/16/24	Rustolium Spray Paint	16.05	C.D.
		ATOT	L <u>\$180.86</u>	•

Original



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

INVOICE

\$852.75 Total Invoice Invoice Number 6882058 Invoice Date 10/4/24 4639741 Sales Order Number/Type SL 74 Branch Plant 5532775 Shipment Number

Sold To: 498805

ACCOUNTS PAYABLE

AMELIA CONCOURSE COMMUNITY

DEVELOPMENT 475 W Town PI **SUITE 114**

Saint Augustine FL 32092-3648

498806 Ship To:

AMELIA CONCOURSE COMMUNITY

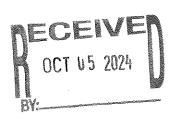
DEVELOPMENT 85200 Amaryllis Ct **SUITE 114**

Fernandina Beach FL 32034-9716

Net Due Date Terms FOB Description Ship Via		Ct	rstomer P.O.#		P.O. Release		Sales Agent #			
11/3/24	Net 30	PPD Orlgin	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. 78	370-1	N	285.0000	GA	\$2.9500	GA	2,756.0 LB	\$840.75
Lumm		1 LB BLK (Mini-Bulk)			285.0000	GA			2,756.0 GW	
1.010	Fuel Surcharge	Freight		N	1.0000	EA	\$12.0000	······		\$12.00

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

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



Page 1 of 1

Tax Rate

Sales Tax

\$0.00

Invoice Total

\$852.75

No Discounts on Freight
IMPORTANT: All products are sold without warranty of
any kind and purchasers will, by their own tests,
determine suitability of such products for their own use.
Selier warrants that all goods covered by this invoice were
produced in compliance with the requirements of the Fair
Labor Standards Act of 1938, as amended. Selier
specifically disclaims and excludes any warranty of
merchantability and any warranty of fitness for a particular
nurnose.

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

CHECK REMITTANCE: Hawkins, Inc. P.O. Box 860263

Minneapolis, MN 55486-0263

WIRING CONTACT INFORMATION:

Phone Number: (612) 331-6910

Fax Number: (612) 225-6702

Emall: Credit.Dept@Hawkinsinc.com

FINANCIAL INSTITUTION: US Bank 800 Nicollet Mali

Minneapolis, MN 55402 Hawkins, Inc.

Account Name: Account #: ABA/Routing #: Swift Code#: USBKU544IMT

180120759469 091000022

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.



Tallahassee, FL 32308 2498 Centerville Rd.

Invoice #:

412505

Invoice Date:

10/01/2024 10/01/2024

Completed: Terms:

Due on Aging Date

Invoice

Bid#:

475 W Town Place

Bill to:

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

HiTechFlorida.com

Description	Qty	Rate	Amount
1-14212-ACC-1 - Access Control System - Amelia Concourse CDD - Alarm.com Cloud Access Control	1.00	\$20.00	20.00
ADC-Access-Door-Addon Service Plan	1.00 1.00 Amandia Court Formandina Roadh Fl	\$40.00 \$50.00	40.00 50.00
1-14212-CCTV-1 - CCTV System - Amelia Concourse CDD - 85200 HT OVRC Net Pro Hi-Tech Commercial Video 16	Amaryins Court, Pernandina Beach, FL 1.00 1.00	\$25.00 \$60.00	25.00 60.00
Sales Tax			0.00

Tech Resolution Note:

Thank you for choosing Hi-Tech!

To review or pay your account online, please visit our online bill payment portal at Hi-Tech Customer Portal. You will need your customer number and billing zip code to create a new login.

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

Total

\$195.00

Payments

\$0.00

Balance Due

\$195.00

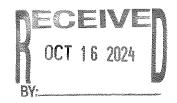


INVOICE

Invoice # 10564 Date: 10/14/2024 Due On: 11/13/2024

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

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



Amelia Concourse CDD - General

Туре	Attorney	Date	Notes (Quantity	Rate	Total
Service	LG	09/03/2024	Review draft agenda; follow up on status of pending items; attend agenda planning call.	0.60	\$325.00	\$195.00
Service	LG	09/04/2024	Confer with AT&T General Counsel; provide update regarding same.	0.30	\$325.00	\$97.50
Service	MGH	09/06/2024	Review draft agenda for upcoming Board meeting; evaluate status of agenda items and potential documentation needed.	0.20	\$270.00	\$54.00
Service	LG	09/16/2024	Prepare for Board meeting; review offer from AT&T and coordinate follow-up call regarding same.	0.60	\$325.00	\$195.00
Service	MGH	09/16/2024	Review and analyze agenda package and materials for Board consideration, including financial reports, meeting minutes, proposals, staff reports, and related District documents, in preparation for Board meeting.	0.80	\$270.00	\$216.00
Service	LG	09/17/2024	Travel to and attend Board meeting.	3.30	\$325.00	\$1,072.50
Service	LG	09/17/2024	Confer with AT&T counsel regarding easement, provide update to Busby regarding same.	0.70	\$325.00	\$227.50
Expense	RB	09/17/2024	Travel: Mileage LG	89.50	\$0.67	\$59.97
Expense	RB	09/17/2024	Travel: Hotel LG	1.00	\$64.51	\$64.51
Expense	RB	09/17/2024	Travel: Meals LG	1.00	\$7.18	\$7.18
Service	LG	09/18/2024	Update work authorization for preparation of public facilities report.	0.20	\$325.00	\$65.00

Service	MGH	09/19/2024	Review historical communications with Nassau County regarding roadway complaints and deficiencies.	0.20	\$270.00	\$54.00
Service	LG	09/24/2024	Confer with Dellinger regarding shed plans and necessary agreement.	0.30	\$325.00	\$97.50
Service	MGH	09/24/2024	Prepare Additional Services Order with the Greenery for mulch and soil reduction services; review status of legal follow-ups from Board meeting and follow up with District staff regarding updated proposals.	0.80	\$270.00	\$216.00
Non-billa	ble entries					
Service	MGH	09/17/2024	Prepare for and attend Board meeting.	2.60	\$ 270.00	\$ 702.00
Expense	RB	09/17/2024	Travel: Mileage MGH	39.10	\$ 0.67	\$ 26.20
Expense	RB	09/17/2024	Travel: Meals MGH	1.00	\$11.66	\$11.6 6
enterent en er er en	272.0	- TO SAN A CONTRACT TO A SAN THE TO THE ANALYSIS AND			Total	\$2,621.66

Detailed Statement of Account

Current Invoice

		Tot	al Amount Outstanding	\$2,621.66
, prof. (b) if you are not a second and a second and a second (b) in the left of the second and a second a second and a second a second and a second and a second and a second and a second a second and	normanistation (1. kg) makes (2007) (THE MEAN OF THE PROPERTY OF TH	Outstanding Balance	\$2,621.66
10564	11/13/2024	\$2,621.66	\$0.00	\$2,621.66
Invoice Numb	per Due On	Amount Due F	Payments Received I	3alance Due

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

Please pay within 30 days.

INVOICE

Sitex Aquatics, LLC PO Box 917 Panish, FL 34219 office@sitexaquatics.com +1 (813) 564-2322



Bill to

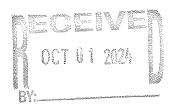
Amelia Concourse CDD 352 Period St. St. Johns, FL 32259 Ship to

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

Invoice details

Invoice no.: 9059-B Terms: Net 30

Invoice date: 10/01/2024 Due date: 10/31/2024



#	Date	Product or service	Description	Qty	Rate	Amount
		(x,y) = (x,y) + (x,y	. The state of th			• •
1.		Aquatic Maintenance	Monthly Lake Maintenance-4 Ponds	1	\$368.00	\$368.00

Total \$368.00

Approved
Chip Dellinger
Amenity & Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Date: 10/1/2024

Acct. # 1-320-57200-46800

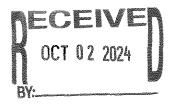


Bill	го
1	lia Concourse CDD
475	w Town PL
Ste	114
-	 ·

Invoice	765126	
Date	PO/Contract#	
10/02/24		
Account Manager	Terms	
WILLIAM FLANNERY	Due on Receipt	
Total Amount	\$3,177.00	
Property Address		
Amelia Concourse CDD 85200 Amaryllis Ct		

Please detach and return with payment. *PAYMENTS DUE UPON RECEIPT* Thank You!

Description	Amount
#68385 - Maintenance Contract Services - Amelia Concourse CDD Phase 1 & 2 October 2	\$3,177.00
т	otal \$3,177.00



Visa, Discover, AMEX, and MasterCard are accepted. All credit card transactions will incur a 3% non-refundable convenience fee. Payments can also be made via ACH, or by mailing a check to:

P.O. Box 6569 Hilton Head Island, SC 29938.

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$3,177.00	\$0.00	\$0.00	\$0.00	\$0.00

Phone #	E-mail	Web Site
843-785-3848	accountsreceivable@thegreeneryinc.com	www.thegreeneryinc.com