

Amelia Concourse
Community Development District

January 21, 2025

AGENDA

**Amelia Concourse
Community Development District**
475 West Town Place, Suite 114
St. Augustine, Florida 32092
www.AmeliaConcourseCDD.com

January 14, 2025

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

Dear Board Members:

The Amelia Concourse Community Development District Board of Supervisors Meeting is scheduled to be held **Tuesday, January 21, 2025 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. Roll Call
- II. Public Comment
- III. Staff Reports (1)
 - A. District Engineer
 - B. Landscape Maintenance
- IV. Approval of Minutes of the November 19, 2024 Meeting
- V. Consideration of Proposals for Renovation of Utility/Storage Building
- VI. Staff Reports (2)
 - A. District Counsel – Update on AT&T Easement
 - B. District Manager
 - C. Field Operations Manager – Report (to be provided under separate cover)
- VII. Financial Reports
 - A. Financial Statements as of November 30, 2024
 - B. Approval of Check Register
- VIII. Supervisors' Requests and Audience Comments

IX. Next Scheduled Meeting – March 18, 2025 at 11:00 a.m. at the Amelia Concourse Amenity Center

X. Adjournment

FOURTH ORDER OF BUSINESS

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, November 19, 2024 at 11:00 a.m. at the Amelia Concourse Amenity Center, 85200 Amaryllis Court, Fernandina Beach, Florida 32034.

Present and constituting a quorum were:

Harvey Greenberg	Chairman
Bill Toohey	Vice Chairman
Kimberley Chamerda	Supervisor
William Busby	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
Terry Glynn <i>by phone</i>	GMS

The following is a summary of the discussions and actions taken at the November 19, 2024 meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Oath of Office for Newly Elected Supervisor

This item was deferred as Mr. Snow was not present at this time.

B. Consideration of Resolution 2025-01, Declaring a Vacancy in Seat 4

Mr. Laughlin noted that Seat 4 is currently held by Mr. Toohey. Due to no one qualifying for the seat during the qualification period for the general election, the seat needs to be declared vacant.

On MOTION by Mr. Busby seconded by Ms. Chamerda with all in favor Resolution 2025-01, declaring a vacancy in Seat 4 was approved.

C. Consideration of Appointing a New Supervisor to Seat 4

On MOTION by Ms. Chamerda seconded by Mr. Busby with all in favor appointing Bill Toohey to Seat 4 was approved.

D. Oath of Office for Newly Appointed Supervisor

Mr. Laughlin, being a notary public for the State of Florida, administered an oath of office to Mr. Toohey.

E. Consideration of Resolution 2025-02, Designating Officers

Mr. Laughlin asked if there was a desire to change the current slate of officers, which is Mr. Greenberg as Chair, Mr. Toohey as Vice Chair, and the remaining three supervisors as Assistant Secretaries.

There being none, a motion to approve the slate of officers as-is followed.

On MOTION by Mr. Toohey seconded by Mr. Busby with all in favor Resolution 2025-02, designating officers was approved.

THIRD ORDER OF BUSINESS

Staff Reports (1)

A. District Engineer

1. Acceptance of the 2024 Public Facilities Report

Mr. Yuro presented the public facilities report.

2. Discussion of the Scope of Work to be Completed by Dream Finders

Mr. Yuro stated that a year ago he was hired by Dream Finders to review the as-builts in order to close out the Phase 3 water management permit. He has found several items that needed to be corrected. A scope of work to correct these items was included in the agenda package for the Board's review. Dream Finders is asking for the Board to grant them access rights through the easement to access the pond and drainage areas to make the repairs. Their scope includes returning the sites to their original condition.

Mr. Greenberg stated that the District had been advised that Phase 2 had been turned over to the community, however there is no evidence that has happened. He asked if there is a failure on the part of Dream Finders to fulfill all of their obligations, if the District can use the bonds to do the work and deduct it from the bonds.

Ms. Gentry responded that the bond proceeds have to be used for the project identified in the bond offering statement, so as long as they are being used for those costs, they can be used to repair public areas. However, she added that if Dream Finders has additional costs that are project costs that are properly reimbursable from the bonds, the District is contractually obligated to pay them those amounts from the bonds.

Mr. Yuro stated that according to the St. Johns River Water Management permit, Phase 1 and Phase 2 have been turned over to the District for operations and maintenance.

Mr. Greenberg asked Mr. Yuro to see who signed off on the permits for Phase 2. He also reminded staff that he would like Dream Finders to notify the homeowners that will be affected by the easement access.

Ms. Gentry stated that access can be approved contingent on notifying homeowners of when they will be using the easements for access.

Mr. Greenberg suggested that Dream Finders be required to get approval for an extension if the repairs take longer than 120 days.

On MOTION by Ms. Chamerda seconded by Mr. Toohey with all in favor granting the access rights through easements requested by Dream Finders was approved subject to an agreement, Dream Finders notifying the residents affected, and the work to be completed within 120 days.

On MOTION by Mr. Toohey seconded by Mr. Busby with all in favor the 2024 public facilities report was accepted.

B. Landscape Maintenance

Reports from The Greenery were included in the agenda package for the Board’s review.

Mr. Greenberg asked that the weekly reports be provided to the Board as soon as they are received rather than waiting for the agenda package. He also asked staff to remind The Greenery that they have been asked to attend the Board meetings.

Mr. Dellinger stated that he has seen an improvement in the landscaping, and accountability from the vendor. He also informed the Board that The Greenery has submitted a proposal for upgrading the 50 irrigation heads from three-inch heads to six-inch heads.

Mr. Greenberg asked that the reasoning for the recommended upgrade be explained.

FIFTH ORDER OF BUSINESS

Approval of Minutes of the September 17, 2024 Meeting

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

On MOTION by Ms. Chamerda seconded by Mr. Busby with all in favor, the September 17, 2024 minutes were approved.

SIXTH ORDER OF BUSINESS

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

Mr. Laughlin stated that the plans for the building have been provided by Wyatt, and proposals for the repair work are currently being put together for consideration at the January meeting.

SEVENTH ORDER OF BUSINESS

Staff Reports (2)

A. District Counsel

1. Update on AT&T Easement

Ms. Gentry informed the Board that AT&T’s offer for a utility easement has been increased to \$18,000.

The Board declined the offer.

2. Discussion of Applicability of Sunshine Law and Public Records Law to Social Media and Internet

Ms. Gentry reported that the U.S. Supreme Court has opined that if there is a disclaimer on any personal social media pages that it is a personal page, and opinions expressed are your own, you create a strong presumption that you are using it in a personal capacity rather than in an official capacity and that would protect you from certain First Amendment claims.

Mr. Greenberg informed the Board that he asked Mr. Laughlin to check with the County Commissioner on the status of the cut through at Orange Branch Trail through the center median. The County Commissioner attended a CDD meeting last year where he indicated that as a result of the traffic study, there were three potential options. Two of them were deemed unsafe or impractical, so it was determined the best course of action was to do a cut through, so he indicated that was supposed to take place sometime in 2024. Mr. Laughlin received a response to his follow up email that the traffic study's results were that a cut through was not recommended, and a long-term recommendation is to add a U-turn Lane at the main entrance of Daisy Lane, as well as monitoring traffic and adding signalization as needed. Mr. Greenberg questioned if residents could be encouraged to call the commissioner and/or county engineer regarding the issue.

Mr. Laughlin stated that he would reply to the commissioner and attach the letter previously received regarding the traffic study.

Ms. Gentry recommended if the Board members make a social media post regarding the update from the county on the traffic study, that they add a disclaimer that it is their personal opinion and include some language that says minutes from prior CDD meetings are available on the District's website and is where the most accurate information can be found.

Mark Bachand stated that he recalls Mr. Greenberg updating the HOA board on the traffic study results, and that update is recorded in the meeting minutes. The Phase 3 HOA was emails for 120 of the 170 residents and sends a weekly update. This information reported today is a change in what was previously reported, and the Phase 3 residents have a vested interest and understand the importance of getting the information out if they decide to. He added that it would be preferred if Mr. Laughlin would provide the communications.

Ms. Gentry stated that will be considered a public records request.

Mr. Laughlin stated that he will forward the email communications to Mr. Bachand.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Toohy seconded by Mr. Busby with all in favor the meeting was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman

FIFTH ORDER OF BUSINESS



Chip Dellinger
Cell: +19046315135

Job Address:
85152 Amaryllis Ct
Fernandina Beach, FL 32034

Print Date: 1-3-2025

Proposal for 85152 Amaryllis - Dellinger - Roof and Interior

Thank you for the opportunity to submit this proposal for your project. If you have any questions or concerns, please reach out to your Project Leader or call the office directly at 904-717-1729. We look forward to working with you.

Items	Description	Qty/Unit
Demo:	Remove existing shingles and roof framing on perimeter and existing soffit. Remove non load bearing wall on interior.	1
Plans and Permitting:	Owner to provide all plans for permitting. Permitting and inspection fees included.	1 Fee
Roofing:	Owens Corning Architectural Shingles 130mph wind rating Synthetic underlayment Drip edge Replace plumbing boots New Ventilation Accessories Install safety clips as required and strapping	1
Drywall	-Install 1/2" drywall on walls and ceiling. -Finish and Texture ceiling with knockdown texture -Clean and Prime for paint	1,200
Framing:	Frame over hip style roof to plans. Install 7/16 decking. 1.ALL CONVENTIONAL FRAMING SHALL BE No.2 or BT. SYP 2. ALL RAFTERS SHALL BE 2x6 @ 16"oc. (U.O.N.) 3. FASTEN ALL RAFTERS TO PLATE ON TOP OF CMU WALL WITH H3-Z CLIP WITH (4) 10d x 1 1/2" NAILS. 4. FASTEN ALL RAFTERS AT RIDGES WITH COLLAR TIES. FACE-NAIL COLLAR TIES TO RAFTERS WITH (5) 0.131"x 3" NAILS. 5. FASTEN ALL JACK RAFTERS TO HIPS AND VALLEYS WITH (4) 0.131"x 3" TOE-NAILS. 6. ALL RIDGES, HIPS, AND VALLEYS SHALL BE (1) NOMINAL SIZE LARGER THAN ADJOINING RAFTERS. (U.O.N.) 7. FASTEN RAFTERS TO CEILING JOISTS WITH (4) 0.131"x 3" NAILS. 8. FASTEN RAFTERS AND CEILING JOISTS TO TOP PLATES WITH (3) 0.131"x 3" TOENAILS. 9. FASTEN ALL HIPS AND VALLEYS TO PLATES WITH (2) SIMPSON H8 TWIST STRAPS WITH (5) 10d x 1 1/2" NAILS EACH END OF STRAP. 10. FASTEN ALL RAFTERS AT RIDGES WITH (5) 0.131"x 3" NAILS	1

(ENDNAIL OR TOENAIL)

Painting:	Prime and paint interior walls and ceilings. Owner to choose 1 wall color and 1 trim color. Contractor to use high quality paint.	1
Soffit:	Install white vinyl soffit and j channel around roof perimeter. Wrap fascia in white coil.	1
Trim Carpentry:	Install 3.5 colonial baseboard, door casing and window trim.	1
Waste and Disposal:	Remove all waste and construction debri.	1

Total Price: \$48,305.05

TERMS

CHANGES IN THE SCOPE OF WORK/CONCEALED CONDITIONS:

If concealed conditions are discovered after work has begun which require a change in the estimated cost of the project, the contractor may stop work until parties execute a Change Order. The cost of the additional work will be agreed upon and added to the outstanding balance.

ESTIMATED DATE OF COMMENCEMENT:

Within 14 days approved permit.

ESTIMATED DATE OF COMPLETION:

Within 120 days of commencement. (Weather and unforeseen conditions or changes to scope may impact the estimated completion timeframe)

Cancellation: Contract may be canceled within 3 days of execution without penalty. Cancellation of this agreement after the plans/ permitting process has started or after materials have been ordered will incur a cancellation fee of 25% of the total contract amount.

FINANCIAL TERMS

25% of contract total due upon execution of this agreement. 25% due upon commencement of work. 25% due upon completion of roof. 25% due upon completion of all remaining line items.

Credit cards accepted with an 3.5% processing fee.

Questions and Concerns

Please call Damien @ 904-717-1729 Damien@worldconstructioninc.com



I confirm that my action here represents my electronic signature and is binding.

Signature: _____

Date: _____

Print Name: _____

01



SCOPE OF WORK

DIVISION: 40 - General Construction
PROPOSAL: 24.386
DATE: 1/2/2025
ESTIMATOR: Luis Viera

Customer:

*Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092
(904) 631-5135*

Project Location:

*Amelia Concourse
85152 Amaryllis Ct
Fernandina Beach, FL 32034*

Project Contact:

*Chip Dellinger
acmanager@gmsnf.com*

Project Description:

Interior repairs and reroof

All Weather Contractors (**AWC**) is pleased to submit the following proposal for the above-referenced project. Our proposal is based on Customer provided engineering drawing date:12/13/24, physical condition evaluation, and the following:

SCOPE OF WORK

AWC scope of work includes furnishing; labor, materials, equipment, and supervision to complete items mentioned below unless otherwise noted:

1. Demo and remove
 - a. Demo roof, ceiling joists, wall, and data.
 - b. Remove electrical wire and pipe, to relocate.
2. Furnish and frame ceiling joists.
3. Furnish and frame walls.
4. Furnish and install ceiling and wall drywall.
5. Furnish and paint the ceiling and walls.
6. Reinstall and relocate the electrical outlets and light
7. Furnish and install (6) LED ceiling lights.
8. Roof
 - a. Furnish and install rafters.
 - b. Furnish and install 7/16" x 4' x 8' OSB.
 - c. Furnish and install peel and stick underlayment.
 - d. Furnish and install GAF Architectural Shingles.
 - e. Furnish and install GAF Seal-A-Ridge at hips.
 - f. Furnish and install metal flashing at roofing elevation changes (as needed).
 - g. Obtain applicable permits and schedule all inspections with the Building Department.



01



SCOPE OF WORK

EXCLUSIONS

1. Engineering.
2. Electrical permit.
3. New electrical pipe and wire.
4. New receptacles and switches.



QUALIFICATIONS & CLARIFICATIONS

1. This proposal is valid for 30 days and is based on current pricing for materials. All Weather Contractors, Inc. reserves the right to withdraw this proposal at any time.
2. Adequate space for storage and vehicle parking shall be always available at no cost to AWC personnel and its subcontractors.
3. Any work not specifically noted or described above within the scope of work is excluded.
4. AWC will conform to all applicable safety regulations such as OSHA, EPA, and AHJ.
5. All debris generated by AWC will be removed and disposed of at a dumpster provided by AWC.

WORK HOURS & SCHEDULE

1. AWC's quote is based on 1-months or less, and a weekly onsite schedule of a 54-hour, 6-day operation (9:00 am - 6:00 pm) workweek (Monday - Saturday) per scope item.
2. AWC requires at least 10 business days after permit approval for work commencement.

CERTIFICATIONS & INSURANCE

1. **GC**-CGC1523954 **HVAC**-CMC1250093 **Plumbing**-CFC1428601 **Roofing**-CCC1334999 licenses.
2. Commercial General Liability Insurance \$1,000,000
3. Commercial General Liability Aggregate \$2,000,000
4. Workers Compensation Insurance \$1,000,000
5. Automotive Liability Insurance \$1,000,000
6. Umbrella General Liability Insurance \$5,000,000

WARRANTY

1. GENERAL INSTALLATIONS/REPAIRS: AWC offers manufacturers' specific warranty per item and a 1-year workmanship warranty.

INSPECTION & WORK ACCEPTANCE

1. All work will be inspected by the customer's representative at the completion of the work.
2. If deficiencies are found in work quality, the customer's representative will present them, as soon as possible to AWC's representative on a written notice and corrections will be made.

OWNER RESPONSIBILITIES

1. Provide AWC access to a job site in a timely manner to allow for a continuous work schedule.
2. Approve any written and agreed-upon change order(s) for additional and/or changes in work.
3. Make a timely payment, of the undisputed amount due. For any and all amounts owed to Contractor, more than sixty (60) days, a late payment penalty of One and Half (1.5%) percent of the unpaid amount per month, in lieu of any interest otherwise due.

TERMS & CONDITIONS

PRICING

1. **Cost to provide the services described above** **\$ 48,704.41**

ADD ALTERNATES

SCOPE	Unit Price	Unit
Install a new 64" x 80" double entry door.	\$ 4,636.81	EA

TERMS

This proposal is based exclusively on the direct cost elements described above, such as labor, material, specified equipment, and normal mark-ups. It does not include any amount for changes in the sequence and scope of work, delays, disruptions, re-scheduling, extended overhead, overtime, acceleration, and/or impact costs not specifically noted and/or mutually agreed. If needed All Weather Contractors reserves the right to submit a claim for all impacts, limitations, and related items of cost.

The line items' pricing above are for accounting purposes only. Each line shares a percentage of the total General conditions, overhead, and profit of the work to be performed concurrently and within the estimated duration. If any line or scope is removed, the remaining work will be adjusted accordingly.

AGREEMENT

The proposal's documents above and herein become an effective Agreement on the date written below. Signatures to this Agreement transmitted by facsimile transmission or by electronic mail in "portable document format" (".pdf") form will have the same effect as physical delivery of the paper document bearing the original signature

Date:

CUSTOMER SIGNATURE

 Governmental Management Services
 475 West Town Place, Suite 114
 St. Augustine, FL 32092
 (904) 631-5135

CONTRACTOR SIGNATURE

Hai Nguyen

 Hai Nguyen
 1702 Lindsey Rd
 Jacksonville, FL 32221
 (904) 776-2269

04

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- Preventative Maintenance
- Gutter Work
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- Unit Punch outs - Turns
- Window & Door installs
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- Carpentry
- Fencing
- Stucco Repairs
- Cabinets & Counter Tops
- Housekeep

• [Disaster Services](#)

- Disaster Response & Management
- Storm Damage
- Fire & Smoke Damage
- Flood/Water Damage
- Mold Prevention & Restoration
- Full Reconstruction Services
- Structural Drying
- Electrical Damage
- Building Collapse

Licensed In The Following States

Alabama - 57097

Florida - CGC 1523954, CMC 1250093, CFC 1428601, CCC 1334999

Georgia - CN211138, GCQA004620

North Carolina - GC Lic. 76877

Maryland - F17096363

South Carolina - G123855, CLM.117198

Tennessee - 74367

Texas - TACLA00131291E

Virginia - F202447



850724 US Highway 17 • Yulee, FL 32097-9616 • Phone: 904-468-7979

Amelia Concourse HOA
Phone: 904-631-5135

Job Address:
85152 Amaryllis Ct.
Fernandina Beach, FL 32034

Print Date: 1-7-2025

Proposal for Amelia Concourse HOA - Rebuild

I'm very pleased to provide our estimate for your remodeling project.

After your approval, I will be forwarding our standard terms and conditions agreement for review and signature, plus a notice of commencement required by our local and county governments. These documents require notary services, so I will counter-sign these documents when I collect the required deposit to schedule your project.

I look forward to working with you to make your project a success and if you have any questions or concerns, please contact me at (904) 468-7979 or wcservices242@gmail.com

Thank you for your time and attention.

Sincerely,

Wyatt Smith
President
Wyatt's Contracting Services, LLC
CBC1263102

Items	Description	Qty/Unit	Price
Administration/project management	Permits/administration/project management budget	1	\$4,260.00
Framing Budget	<p>Demo existing roof, interior wall, and lower 2' of plywood on existing exterior walls and dispose. Leaving existing CMU exterior walls make ready for new roof/trusses per engineering.</p> <p>Provide and install new trusses/framing, all required brackets, fasteners, ties and roof decking per engineered plans. Make ready for roofing to be installed. Provide and install plywood on walls inside in lower 2' where demoed due to rot.</p> <p>Existing CMU walls will be cell filled as required to countersink top plate anchors per engineering within this scope of work as well.</p>	1	\$40,700.00
Roofing Budget	<p>Scope of Work - Provide and install shingles on newly installed roof per engineered plans.</p> <ul style="list-style-type: none"> - GAF Timberline HDZ Architectural Shingle System w/ 50 year warranty - Furnish and install new pre-finished drip edge. - Furnish and install valley metal to meet manufacturers warranty specifications. - Furnish and install starter shingles around roof perimeter to meet manufacturers warranty specifications. - Furnish and install hip/ridge shingles where applicable to meet manufacturers warranty specifications - Install all shingles and/or flat roofing systems per manufacturers specifications. - Furnish and install all new pipe flashing boots to meet manufacturers warranty specifications. - Provide manufacturers warranties in writing and Advocate Restoration 5-year Workmanship warranty. 	1	\$5,102.00
Electrical budget	<p>Demo all existing ATT wiring.</p> <p>Demo electrical as needed off interior walls, so that plywood can be replaced and reinstall existing conduit/wiring/boxes/outlets after plywood is reinstalled.</p> <p>Install (4) 8' LED strip fixtures with a light switch at the door, once the new roof is installed.</p> <p>Roof Exhaust Fan Install a Maxx Air 1600 CFM Heavy Duty Roof Ventilator with power and a adjustable thermostat for controls.</p>	1	\$4,250.00
Stucco/Painting Budget	<p>Patch existing stucco in required areas after demo/new roof install and make ready for paint.</p> <p>Paint exterior walls to make uniform. (Stone work to stay in place and not get painted)</p> <p>*Estimated until demo is complete to determine how much stucco work is required.</p>	1	\$6,000.00

Total Price: \$60,312.00

Warranty / Guarantee: Warranty will include 1 year on labor and materials. Where manufactures warranties apply on specific materials required to complete job.

Contract: By signing this estimate you agree to the work listed and will be entering into a legal and binding contract with Wyatt's Contracting Services, LLC. The signer is giving permission for Wyatt's Contracting Services, LLC to perform work at the location listed above.

Terms: Payment terms will be laid out in contract and FULL payment is due upon completion of work. Payments made via credit card will be charged an additional 3.5%.

SEVENTH ORDER OF BUSINESS

A.

Amelia Concourse
Community Development District

Unaudited Financial Reporting
December 31, 2024



Amelia Concourse
Community Development District
Combined Balance Sheet
December 31, 2024

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
Assets:					
Cash:					
Operating Account	\$ 62,495	\$ -	\$ -	\$ -	\$ 62,495
Assessment Receivable	2,343	2,234	-	-	4,576
Due from Debt Service Fund	4,425	-	-	-	4,425
Due from Capital Reserve Fund	5,100	-	-	-	5,100
Investments:					
State Board of Administration (SBA) Custody (US Bank)	61,756 671,284	- -	236,101 -	- -	297,857 671,284
Series 2007					
Reserve	-	112,263	-	-	112,263
Revenue	-	192,197	-	-	192,197
Cost of Issuance	-	-	-	1	1
Series 2016					
Reserve	-	72,300	-	-	72,300
Revenue	-	180,158	-	-	180,158
Prepayment	-	2	-	-	2
Series 2019A					
Reserve	-	106,301	-	-	106,301
Revenue	-	186,799	-	-	186,799
Construction	-	-	-	10,806	10,806
Series 2019B					
Prepayment	-	258	-	-	258
Construction	-	-	-	652,378	652,378
Deposits	2,475	-	-	-	2,475
Total Assets	\$ 809,877	\$ 852,512	\$ 236,101	\$ 663,185	\$ 2,561,674
Liabilities:					
Accounts Payable	\$ 5,711	\$ -	\$ -	\$ -	\$ 5,711
Accrued Expenditures	3,265	-	-	-	3,265
Due to General Fund	-	4,425	5,100	-	9,525
Total Liabilities	\$ 8,977	\$ 4,425	\$ 5,100	\$ -	\$ 18,501
Fund Balance:					
Nonspendable:					
Deposits	\$ 2,475	\$ -	\$ -	\$ -	\$ 2,475
Restricted for:					
Debt Service - Series	-	848,087	-	-	848,087
Capital Project - Series	-	-	-	663,185	663,185
Assigned for:					
Capital Reserve Fund	-	-	231,001	-	231,001
Unassigned	798,425	-	-	-	798,425
Total Fund Balances	\$ 800,900	\$ 848,087	\$ 231,001	\$ 663,185	\$ 2,543,173
Total Liabilities & Fund Balance	\$ 809,877	\$ 852,512	\$ 236,101	\$ 663,185	\$ 2,561,674

Amelia Concourse
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2024

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 459,139	\$ 453,944	\$ 453,944	\$ -
Interest Income	5,000	1,250	3,739	2,489
Other Income	500	125	30	(95)
Total Revenues	\$ 464,639	\$ 455,319	\$ 457,713	\$ 2,394

Expenditures:

General & Administrative:

Supervisors	\$ 6,000	\$ 1,500	\$ 600	\$ 900
FICA Expense	459	115	46	69
Travel	300	75	-	75
Engineering	7,500	1,875	3,183	(1,308)
Attorney Fees	30,000	7,500	3,458	4,042
Annual Audit	4,350	-	-	-
Dissemination	11,798	2,949	3,050	(100)
Assessment Roll	8,427	8,427	8,427	-
Property Appraiser	5,000	5,000	4,640	360
Trustee Fees	13,588	8,979	8,979	-
Arbitrage	1,800	450	-	450
Management Fees	51,588	12,897	12,897	(0)
Information Technology	2,247	562	562	0
Website Maintenance	1,124	281	281	(0)
Telephone	500	125	34	91
Postage	1,000	250	28	222
Insurance	11,580	11,580	11,264	316
Printing and Binding	750	188	172	15
Legal Advertising	2,500	625	-	625
Other Current Charges	1,000	250	10	240
Office Supplies	100	25	1	24
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 161,785	\$ 63,827	\$ 57,807	\$ 6,021

Operations & Maintenance

Field:

Contract Services:

Landscape Maintenance	\$ 45,000	\$ 11,250	\$ 9,531	\$ 1,719
Lake Maintenance	7,000	1,750	1,104	646
Field Operations Management	16,800	4,200	4,200	-

Repairs & Maintenance:

Repairs & Maintenance	18,000	4,500	5,189	(689)
Irrigation Repairs	4,000	1,000	-	1,000
Landscape Contingency	10,000	2,500	5,358	(2,858)

Utilities:

Electric	35,000	8,750	8,428	322
Water & Sewer	15,000	3,750	5,577	(1,827)

Subtotal Field	\$ 150,800	\$ 37,700	\$ 39,387	\$ (1,687)
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Amelia Concourse
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2024

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
<i>Amenity Center:</i>				
Insurance	\$ 22,207	\$ 22,207	\$ 20,242	\$ 1,965
Facility Management	16,800	4,200	4,200	-
Pool Maintenance	18,318	4,580	4,580	-
Pool Chemicals	13,000	3,250	3,654	(404)
Pool Permits	530	133	-	133
Cable	2,200	550	487	63
Janitorial	9,841	2,460	2,460	(0)
Facility Maintenance	13,596	3,399	2,474	925
Pest Control	1,000	250	243	7
Refuse	750	188	179	8
Holiday Decorations	2,000	500	-	500
<i>Reserves:</i>				
Capital Reserve Funding	75,000	-	-	-
Subtotal Amenity Center:	\$ 175,242	\$ 41,716	\$ 38,519	\$ 3,196
Total Operations & Maintenance	\$ 326,042	\$ 79,416	\$ 77,907	\$ 1,509
Total Expenditures	\$ 487,827	\$ 143,243	\$ 135,713	\$ 7,530
Excess (Deficiency) of Revenues over Expenditures	\$ (23,188)	\$ 312,075	\$ 321,999	\$ 9,924
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (23,188)	\$ 312,075	\$ 321,999	\$ 9,924
Fund Balance - Beginning	\$ 23,188		\$ 478,901	
Fund Balance - Ending	\$ -		\$ 800,900	

Amelia Concourse

Community Development District

Debt Service Fund Series 2007

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2024

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 111,295	\$ 110,492	\$ 110,492	\$ -
Interest Income	5,000	1,250	2,545	1,295
Total Revenues	\$ 116,295	\$ 111,742	\$ 113,037	\$ 1,295
Expenditures:				
Interest - 11/1	\$ 29,900	\$ 29,900	\$ 29,900	\$ -
Interest - 5/1	29,900	-	-	-
Principal - 5/1	50,000	-	-	-
Total Expenditures	\$ 109,800	\$ 29,900	\$ 29,900	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 6,495	\$ 81,842	\$ 83,137	\$ 1,295
Other Financing Sources/(Uses):				
Property Appraiser	\$ (1,200)	\$ (1,200)	\$ (1,129)	\$ 71
Transfer (Out)	-	-	-	-
Transfer In	-	-	-	-
Total Other Financing Sources/(Uses)	\$ (1,200)	\$ (1,200)	\$ (1,129)	\$ 71
Net Change in Fund Balance	\$ 5,295	\$ 80,642	\$ 82,008	\$ 1,366
Fund Balance - Beginning	\$ 103,187		\$ 221,893	
Fund Balance - Ending	\$ 108,483		\$ 303,900	

Amelia Concourse

Community Development District

Debt Service Fund Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2024

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 146,859	\$ 144,881	\$ 144,881	\$ -
Interest Income	5,000	1,250	1,755	505
Total Revenues	\$ 151,859	\$ 146,131	\$ 146,636	\$ 505
Expenditures:				
Interest - 11/1	\$ 52,500	\$ 52,500	\$ 52,500	\$ -
Principal Prepayment - 11/1	-	-	5,000	(5,000)
Interest - 5/1	52,500	-	-	-
Principal - 5/1	35,000	-	-	-
Total Expenditures	\$ 140,000	\$ 52,500	\$ 57,500	\$ (5,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 11,859	\$ 93,631	\$ 89,136	\$ (4,495)
Other Financing Sources/(Uses):				
Property Appraiser	\$ (1,500)	\$ (1,500)	\$ (1,481)	\$ 19
Transfer In/(Out)	-	-	-	-
Total Other Financing Sources/(Uses)	\$ (1,500)	\$ (1,500)	\$ (1,481)	\$ 19
Net Change in Fund Balance	\$ 10,359	\$ 92,131	\$ 87,655	\$ (4,476)
Fund Balance - Beginning	\$ 92,266		\$ 164,071	
Fund Balance - Ending	\$ 102,625		\$ 251,727	

Amelia Concourse
Community Development District
Debt Service Fund Series 2019A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2024

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 179,916	\$ 177,493	\$ 177,493	\$ -
Interest Income	5,000	1,250	1,938	688
Total Revenues	\$ 184,916	\$ 178,743	\$ 179,431	\$ 688
Expenditures:				
Interest - 11/1	\$ 66,529	\$ 66,529	\$ 66,529	\$ -
Interest - 5/1	66,529	-	-	-
Principal - 5/1	45,000	-	-	-
Total Expenditures	\$ 178,058	\$ 66,529	\$ 66,529	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 6,859	\$ 112,214	\$ 112,902	\$ 688
Other Financing Sources/(Uses):				
Property Appraiser	\$ (1,900)	\$ (1,900)	\$ (1,814)	\$ 86
Transfer In/(Out)	-	-	(1,264)	(1,264)
Total Other Financing Sources/(Uses)	\$ (1,900)	\$ (1,900)	\$ (3,078)	\$ (1,178)
Net Change in Fund Balance	\$ 4,959	\$ 110,314	\$ 109,824	\$ (491)
Fund Balance - Beginning	\$ 75,131		\$ 182,378	
Fund Balance - Ending	\$ 80,089		\$ 292,202	

Amelia Concourse

Community Development District

Debt Service Fund Series 2019B

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2024

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
Revenues:				
Special Assessments - Tax Roll	\$ -	\$ -	\$ -	\$ -
Interest Income	-	-	3	3
Total Revenues	\$ -	\$ -	\$ 3	\$ 3
Expenditures:				
Interest - 11/1	\$ -	\$ -	\$ -	\$ -
Principal Prepayment - 11/1	-	-	-	-
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 3	\$ 3
Other Financing Sources/(Uses):				
Transfer In	\$ -	\$ -	\$ -	\$ -
Transfer (Out)	-	-	-	-
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ -	\$ 3	\$ 3
Fund Balance - Beginning	\$ -		\$ 255	
Fund Balance - Ending	\$ -		\$ 258	

Amelia Concourse
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2024

	Adopted Budget	Prorated Budget Thru 12/31/24	Actual Thru 12/31/24	Variance
Revenues				
Capital Reserve Funding	\$ 75,000	\$ -	\$ -	\$ -
Interest	5,000	1,250	2,897	1,647
Total Revenues	\$ 80,000	\$ 1,250	\$ 2,897	\$ 1,647
Expenditures:				
Capital Outlay	\$ 20,000	\$ 5,000	\$ -	\$ 5,000
Repair and Replacements	50,000	12,500	3,350	9,150
Total Expenditures	\$ 70,000	\$ 17,500	\$ 3,350	\$ 14,150
Excess (Deficiency) of Revenues over Expenditures	\$ 10,000		\$ (453)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 10,000		\$ (453)	
Fund Balance - Beginning	\$ 229,337		\$ 231,454	
Fund Balance - Ending	\$ 239,337		\$ 231,001	

Amelia Concourse
Community Development District
Statement of Revenues and Expenditures

Capital Projects Funds

For The Period Ending December 31, 2024

Description	SE 2007	SE 2019A	SE 2019B
Revenues			
Interest Income	\$ -	\$ 111	\$7,230
Transfer In	-	1,264	-
Total Revenues	\$ -	\$ 1,375	\$ 7,230
Expenditures			
Capital Outlay	\$ -	\$ -	-
Transfer Out	-	-	-
Total Expenditures	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -	\$ 1,375	\$ 7,230
Beginning Fund Balance	\$ 1	\$ 9,432	\$ 645,147
Ending Fund Balance	\$ 1	\$ 10,806	\$ 652,378

Amelia Concourse
Community Development District
Long Term Debt Report

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

Series 2016, Capital Improvement Revenue Bonds		
Optional Redemption Date	5/1/2026	
Interest Rate	6.00%	
Maturity Date	5/1/2047	
Reserve Fund Definition	50% of MADS	
Reserve Fund Requirement	\$ 72,300	
Reserve Fund Balance	72,300	
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)
Less: November 1, 2024 (Prepayment)		(5,000)
Current Bonds Outstanding	\$	1,745,000

Amelia Concourse
Community Development District
Long Term Debt Report

Series 2019A, Capital Improvement Revenue Bonds		
Optional Redemption Date	5/1/2029	
Interest Rate	5.65%	
Maturity Date	5/1/2049	
Reserve Fund Definition	50% of MADS	
Reserve Fund Requirement	\$ 106,301	
Reserve Fund Balance	106,301	
Excess Funds Revenue Acc 11/2	Any lawful Purpose	
Bonds outstanding - 03/20/2019	\$	3,035,000
Less: May 1, 2020 (Mandatory)		(40,000)
Less: February 1, 2021 (Prepayment)		(40,000)
Less: May 1, 2021 (Prepayment)		(40,000)
Less: May 1, 2021 (Mandatory)		(40,000)
Less: August 1, 2021 (Prepayment)		(55,000)
Less: November 1, 2021 (Prepayment)		(85,000)
Less: February 1, 2022 (Prepayment)		(85,000)
Less: May 1, 2022 (Prepayment)		(35,000)
Less: May 1, 2022 (Mandatory)		(40,000)
Less: August 1, 2022 (Prepayment)		(55,000)
Less: November 1, 2022 (Prepayment)		(20,000)
Less: May 1, 2023 (Prepayment)		(35,000)
Less: May 1, 2023 (Mandatory)		(40,000)
Less: August 1, 2023 (Prepayment)		(20,000)
Less: November 1, 2023 (Prepayment)		(5,000)
Less: May 1, 2024 (Prepayment)		(5,000)
Less: May 1, 2024 (Mandatory)		(40,000)
Current Bonds Outstanding	\$	2,355,000

B.

Amelia Concourse
Community Development District
 Check Register Summary
 11/1/2024 - 12/31/2024

Fund	Date	Check #'s	Amount
<i>Payroll</i>	11/22/24	50229-50231	\$ 554.10
		Sub-Total	\$ 554.10
<i>General Fund</i>	11/1/24	2462-2466	\$ 5,604.37
	11/18/24	2467-2473	15,651.52
	11/25/24	2474-2477	11,255.50
	12/5/24	2478-2487	16,494.71
	12/12/24	2488-2491	8,888.38
	12/18/24	2492-2494	4,252.48
		Sub-Total	\$ 62,146.96
Total			\$ 62,701.06

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50229	13	KIMBERLY CHAMERDA	184.70	11/22/2024
50230	11	WILLIAM J TOOHEY	184.70	11/22/2024
50231	15	WILLIAM T BUSBY	184.70	11/22/2024
TOTAL FOR REGISTER			554.10	

ACON AMELIA CONCOUR DLAUGHLIN

Attendance Sheet

District Name: Amelia Concourse CDD

Board Meeting Date: November 19, 2024

	Name	In Attendance	Fee
1	William Busby	<input checked="" type="checkbox"/>	\$200
2	Harvey Greenberg	<input checked="" type="checkbox"/>	N/A
3	Bill Toohey	<input checked="" type="checkbox"/>	\$200
4	Kimberly Chamerda	<input checked="" type="checkbox"/>	\$200
5	Jeffry Snow	<input type="checkbox"/> No	\$200

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

Approved for Payment:


District Manager Signature

11/19/24
Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/01/24	00081	10/16/24 20	202410 310-51300-32400	DISCLOSURE SERVICES, LLC	*	100.00	100.00 002462
11/01/24	00005	10/17/24 321	202409 320-57200-62000	GOVERNMENTAL MANAGEMENT SERVICES	*	1,227.52	1,227.52 002463
11/01/24	00142	10/21/24 6895109	202410 320-57200-45400	HAWKINS INC	*	926.50	926.50 002464
11/01/24	00157	10/15/24 765821	202410 320-57200-46300	THE GREENERY OF NORTH FLORIDA INC	*	1,600.35	1,600.35 002465
11/01/24	00158	9/30/24 0001	202409 300-13100-10101	WYATT SMITH DBA WYATTS	*	1,750.00	1,750.00 002466
11/18/24	00005	11/01/24 322	202411 310-51300-34000	NOV MANAGEMENT FEES	*	4,299.00	
		11/01/24 322	202411 310-51300-52000	NOV WEBSITE ADMIN	*	93.67	
		11/01/24 322	202411 310-51300-35100	NOV INFO TECH	*	187.25	
		11/01/24 322	202411 310-51300-32400	NOV DISSEM AGENT SRVCS	*	983.17	
		11/01/24 322	202411 310-51300-51000	OFFICE SUPPLIES	*	.39	
		11/01/24 322	202411 310-51300-42000	POSTAGE	*	8.97	
		11/01/24 322	202411 310-51300-42500	COPIES	*	.75	
		11/01/24 322	202411 310-51300-41000	TELEPHONE	*	34.42	
		11/01/24 322	202411 320-57200-45400	POOL CHEMICALS-TILE SOAP	*	73.32	
				GOVERNMENTAL MANAGEMENT SERVICES			5,680.94 002467
11/18/24	00005	11/01/24 323	202411 320-57200-34000	NOV CONTRACT ADMIN	*	1,400.00	
		11/01/24 323	202411 320-57200-35100	NOV FACILITY MANAGEMENT	*	1,400.00	
		11/01/24 323	202411 320-57200-46000	NOV JANITORIAL	*	820.08	

ACON AMELIA CONCOUR OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/01/24		323	202411	320-57200-45300			NOV POOL MAINTENANCE GOVERNMENTAL MANAGEMENT SERVICES	*	1,526.50	5,146.58	002468
11/18/24	00142	11/04/24	6906411	202411	320-57200-45400		POOL CHEMICALS HAWKINS INC	*	484.00	484.00	002469
11/18/24	00127	11/01/24	414134	202411	320-57200-34500		NOV CLOUD ACCESS CONTROL HI-TECH SYSTEM	*	195.00	195.00	002470
11/18/24	00159	10/24/24	10242024	202410	320-57200-62000		RPR LIGHTS/ELECTRICAL BOX ISP SOLUTIONS INC	*	600.00	600.00	002471
11/18/24	00129	11/01/24	9178-B	202411	320-57200-46800		NOV LAKE MAINTENANCE SITEX AQUATICS	*	368.00	368.00	002472
11/18/24	00157	11/01/24	767782	202411	320-57200-46200		NOV LANDSCAPE MAINTENANCE THE GREENERY OF NORTH FLORIDA INC	*	3,177.00	3,177.00	002473
11/25/24	00142	11/18/24	6918460	202411	320-57200-45400		POOL CHEMICALS HAWKINS INC	*	159.50	159.50	002474
11/25/24	00082	11/04/24	59298906	202411	320-53800-45513		NOV FIRE ANT SERVICE NADERS PEST CONTROL	*	81.00	81.00	002475
11/25/24	00010	11/14/24	11142024	202411	310-51300-31400		FY25 PROPERTY APPR FEE NASSAU COUNTY PROPERTY APPRAISER	*	9,065.00	9,065.00	002476
11/25/24	00112	11/15/24	3655	202411	310-51300-31100		NOV ENGINEERING SERVICES YURO & ASSOCIATES, LLC	*	1,950.00	1,950.00	002477
12/05/24	00160	12/03/24	12032024	202412	300-20700-10100		NADERS PEST REIMB OCT 24 BARTRAM SPRINGS CDD	*	81.00	81.00	002478
12/05/24	00154	9/25/24	INV0002A	202410	320-57200-62000		FNL PMT INSTALL LIGHTS KASE HANNAH DBA CELEBRATION	*	1,649.08	1,649.08	002479

ACON AMELIA CONCOUR OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/05/24	00005	10/29/24	324	202410	320	57200	45400			*	52.47		
			POOL CHEM-TRICHLOR										
10/29/24		324		202410	320	57200	45400			*	25.58		
			POOL CHEM-LIQUID BLEACH										
10/29/24		324		202410	320	57200	45400			*	12.23		
			POOL CHEM-MURIATIC ACID										
10/29/24		324		202410	320	57200	45400			*	59.40		
			POOL CHEM-CAL HYPO										
10/29/24		324		202410	320	57200	45400			*	73.32		
			POOL CHEM-TILE SOAP										
GOVERNMENTAL MANAGEMENT SERVICES												223.00	002480
12/05/24	00005	11/25/24	325	202410	320	57200	62000			*	2,939.64		
			OCT FACILITY MAINTENANCE										
GOVERNMENTAL MANAGEMENT SERVICES												2,939.64	002481
12/05/24	00005	12/01/24	326	202412	310	51300	34000			*	4,299.00		
			DEC MANAGEMENT										
12/01/24		326		202412	310	51300	52000			*	93.67		
			DEC WEBSITE ADMIN										
12/01/24		326		202412	310	51300	35100			*	187.25		
			DEC INFO TECH										
12/01/24		326		202412	310	51300	32400			*	983.17		
			DEC DISSEM AGENT SRVCS										
12/01/24		326		202412	310	51300	51000			*	.48		
			OFFICE SUPPLIES										
12/01/24		326		202412	310	51300	42000			*	11.04		
			POSTAGE										
12/01/24		326		202412	310	51300	42500			*	38.25		
			COPIES										
12/01/24		326		202412	320	57200	45400			*	146.63		
			POOL CHEM-TILE SOAP										
GOVERNMENTAL MANAGEMENT SERVICES												5,759.49	002482
12/05/24	00127	12/01/24	415811	202412	320	57200	34500			*	195.00		
			DEC CLOUD ACCESS CONTROL										
HI-TECH SYSTEM												195.00	002483
12/05/24	00135	11/11/24	10821	202410	310	51300	31500			*	671.50		
			OCT GENERAL SERVICES										
KILINSKI VAN WYK PLLC												671.50	002484
12/05/24	00133	9/17/24	2085	202410	300	13100	10101			*	3,350.00		
			FLOOD LIGHTS PALM TREES										
M2 ACCENTS LLC												3,350.00	002485
ACON AMELIA CONCOUR OKUZMUK													

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
12/05/24	00129	12/01/24 9282-B	202412 320-57200-46800	DEC LAKE MAINTENANCE SITEX AQUATICS	*	368.00	368.00 002486
12/05/24	00157	11/25/24 768459	202411 320-57200-46300	SEASONAL COLOR PH1&2 THE GREENERY OF NORTH FLORIDA INC	*	1,258.00	1,258.00 002487
12/12/24	00113	12/06/24 12062024	202412 310-51300-49000	JEFFRY SNOW-COMM FEE DEPARTMENT OF STATE	*	10.00	10.00 002488
12/12/24	00005	12/01/24 327	202412 320-57200-34000	DEC CONTRACT ADMIN	*	1,400.00	
		12/01/24 327	202412 320-57200-35100	DEC FACILITY MANAGEMENT	*	1,400.00	
		12/01/24 327	202412 320-57200-46000	DEC JANITORIAL	*	820.08	
		12/01/24 327	202412 320-57200-45300	DEC POOL MAINTENANCE GOVERNMENTAL MANAGEMENT SERVICES	*	1,526.50	5,146.58 002489
12/12/24	00142	12/03/24 6928743	202412 320-57200-45400	POOL CHEMICALS HAWKINS INC	*	554.80	554.80 002490
12/12/24	00157	12/03/24 770383	202412 320-57200-46200	DEC LANDSCAPE MAINTENANCE THE GREENERY OF NORTH FLORIDA INC	*	3,177.00	3,177.00 002491
12/18/24	00142	12/16/24 6940422	202412 320-57200-45400	POOL CHEMICALS HAWKINS INC	*	233.25	233.25 002492
12/18/24	00135	12/12/24 11032	202411 310-51300-31500	NOV GENERAL SERVICES KILINSKI VAN WYK PLLC	*	2,786.73	2,786.73 002493
12/18/24	00112	12/10/24 3662	202411 310-51300-31100	NOV ENGINEERING SERVICES YURO & ASSOCIATES, LLC	*	1,232.50	1,232.50 002494

TOTAL FOR BANK A 62,146.96
 TOTAL FOR REGISTER 62,146.96

ACON AMELIA CONCOUR OKUZMUK

Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
10/16/2024	20

Bill To
Amelia Concourse CDD C/O GMS

Terms	Due Date
Net 30	11/15/2024

Description	Amount
Amortization Schedule Series 2016 11-1-24 Prepay \$5,000	100.00

RECEIVED
OCT 22 2024
BY: _____

Total	\$100.00
Payments/Credits	\$0.00
Balance Due	\$100.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

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

Invoice

Invoice #: 321
Invoice Date: 10/17/24
Due Date: 10/17/24
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance September 1 - September 30, 2024		1,090.18	1,090.18
Maintenance Supplies		137.34	137.34

Approved
Chip Dellinger
Amenity & Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Date: 10/21/2024
Acct. # 1-320-57200-62000

RECEIVED
OCT 22 2024
BY: _____

Jerry Lambert
10-22-24

Total	\$1,227.52
Payments/Credits	\$0.00
Balance Due	\$1,227.52

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
9/6/24	3	C.D.	Oversaw security installation final camera, oversaw the Greenery new crew and offered additional instructions, met with resident to show rental space, met with Wyatt Construction at AT&T building
9/6/24	3.05	T.M.	Straightened and organized pool deck furniture, removed debris on pool deck and in parking lot, painted the top of two fence posts to match the bottomed
9/10/24	1	C.D.	Removed umbrellas, drained umbrella bases and removed from pool deck
9/10/24	4.63	T.M.	Took down and removed damaged/broken umbrellas by pool deck, continued painting fence posts around pool area
9/13/24	2	C.D.	Programmed and delivered pool key cards, looked for large rope to use on pool deck, let resident into party rental space and went over rental policy and procedures
9/19/24	1	T.M.	Continued painting fence posts, removed debris by pool deck, straightened and organized pool deck chairs and tables
9/20/24	3.18	T.M.	Picked up paint supplies, continued painting fence posts around pool area, replaced toilet paper in restrooms where needed
9/24/24	3.67	T.M.	Straightened and organized pool deck furniture, removed debris on pool deck, continued to paint fence posts around the pool area to match
9/25/24	1	C.D.	Storm prepped pool deck
9/25/24	1	T.M.	Storm prep - placed all lounge chairs and tables under covered porch, flipped all tables and removed umbrellas
9/27/24	1	C.D.	Put pool furniture back on pool deck, fixed two broken fence sections around pool pack
9/27/24	1	T.M.	Put all the pool lounge chairs, tables and chairs back on pool deck post storm, pool equipment fence suffered damage from storm and fixed spots of the fence that came apart

TOTAL 25.53

MILES 155

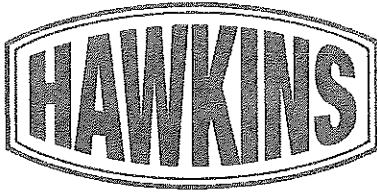
*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 10/05/24

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
Amalia Concourse	9/20/24	Paint for Outdoor Fence Post	79.86	T.M.
	9/30/24	42 Gallon Trash Bags 50ct	34.47	C.D.
	10/2/24	Tapcon Concrete Screws	20.67	C.D.
	10/2/24	2" Plastic Putty Knife (2)	2.25	C.D.
		TOTAL	<u>\$137.34</u>	

Original



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

INVOICE

Total Invoice	\$926.50
Invoice Number	6895109
Invoice Date	10/21/24
Sales Order Number/Type	4650736 SL
Branch Plant	74
Shipment Number	5547548

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

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

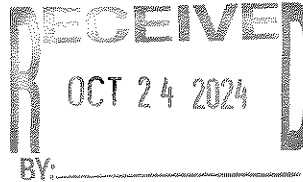
Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#	P.O. Release	Sales Agent #
11/20/24	Net 30	PPD Origin	HWTG			382

Line #	Item Number	Item Name/Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	41930	Azone - EPA Reg. No. 7870-1 1 LB BLK (Mini-Bulk)	N	310.0000	GA	\$2.9500	GA	2,997.7 LB	\$914.50
				310.0000	GA			2,997.7 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.

Approved
Chip Dellinger, Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Date: 10/24/2024
Acct. # 1-320-57200-45400



Tax Rate 0 %
Sales Tax \$0.00

Invoice Total **\$926.50**

No Discounts on Freight
IMPORTANT: All products are sold without warranty of any kind and purchasers will, by their own tests, determine suitability of such products for their own use. Seller warrants that all goods covered by this invoice were produced in compliance with the requirements of the Fair Labor Standards Act of 1938, as amended. Seller specifically disclaims and excludes any warranty of merchantability and any warranty of fitness for a particular purpose.
NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD CONDITION.

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

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

Phone Number: (612) 331-6910
Fax Number: (612) 225-6702

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

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

ACH PAYMENTS:
CTX (Corporate Trade Exchange) is our preferred method. Please remember to include in the addendum the document numbers pertaining to the payment.
For other than CTX, the remit to information may be emailed to Credit.Dept@Hawkinsinc.com

CASH IN ADVANCE/EFT PAYMENTS:
Please list the Hawkins, Inc. sales order number or your purchase order number if the invoice has not been processed yet.



PO Box 6569
Hilton Head Island, SC 29938

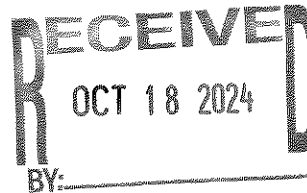
Invoice 765821	
Date	PO/Contract#
10/15/24	
Account Manager	Terms
WILLIAM FLANNERY	Due on Receipt
Total Amount	\$1,600.35
Property Address	
Amelia Concourse CDD 85200 Amaryllis Ct Fernandina Beach, FL 32034	

Bill To
Amelia Concourse CDD 475 w Town PL Ste 114 St Augustine , FL 32092

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

Description	Amount
#70949 - Mulch and soil reduction at entrance median Island	
We will remove built-up mulch, and soil at entrance median Island below the grade of the edge of the concrete curb	
<i>Landscape Enhancement Work - 10/08/2024</i>	\$1,600.35
Total	\$1,600.35

Approved
Chip Dellinger
Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Date: 10.18.2024
Acct. # 001 320 57200 46300



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.

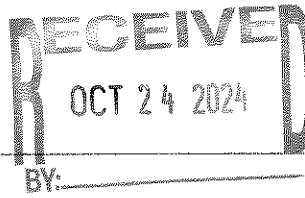
Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$0.00	\$4,777.35	\$0.00	\$0.00	\$0.00

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



Bill To: Amelia Concourse CDD
475 W Town Place Suite 114
Saint Augustine, FL 32092

Invoice Date: Sep 30, 2024
Invoice ID: OI-laughlin-0001
Amount Due: \$1,750.00
Due Date: Oct 18, 2024



Laughlin - Engineering: Final Invoice

Items	Cost Types	Description	Qty/Unit	Unit Price	Price
Engineering Remodel	Subcontractor	Engineering for Storage Facility	1.00	\$1,750.00	\$1,750.00
Totals:					\$1,750.00

Description of Invoice

Please use the "Pay Online" button to submit your payment. If you would like instructions on how to pay online, click on the link below. If you have additional questions about how to pay online, please call Buildertrend Support at 1-888-415-7149.

Attention - If paying online

We have updated our client payment feature for a better checkout experience! Due to this update, previously saved payment methods will need to be resaved. We apologize for this inconvenience but hope that you enjoy the new checkout experience. Please find instructions attached on how to resave your payment method for future use. To save your payment method, please head to the initials in the top right corner of your client portal and select "Settings". If you need further instructions, you can access step-by-step instructions via the link below.

How To Save Your Method

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 322

Invoice Date: 11/1/24

Due Date: 11/1/24

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - November 2024		4,299.00	4,299.00
Website Administration - November 2024		93.67	93.67
Information Technology - November 2024		187.25	187.25
Dissemination Agent Services - November 2024		983.17	983.17
Office Supplies		0.39	0.39
Postage		8.97	8.97
Copies		0.75	0.75
Telephone		34.42	34.42
Pool Chemicals - Tile Soap		73.32	73.32

RECEIVED
By Todd Polvere at 1:42 pm, Nov 07, 2024

Total	\$5,680.94
Payments/Credits	\$0.00
Balance Due	\$5,680.94

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

Invoice

Invoice #: 323
Invoice Date: 11/1/24
Due Date: 11/1/24
Case:
P.O. Number:

Bill To:

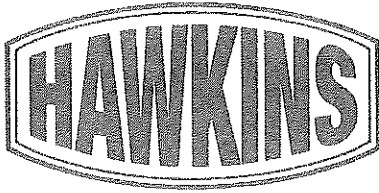
Amelia Concourse CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Contract Administration - November 2024		1,400.00	1,400.00
Facility Management- November 2024		1,400.00	1,400.00
Janitorial - November 2024		820.08	820.08
Pool Maintenance - November 2024		1,526.50	1,526.50

RECEIVED
NOV 07 2024
BY: _____
Jerry Lambert
11-7-24

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

Original



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

INVOICE

Total Invoice	\$484.00
Invoice Number	6906411
Invoice Date	11/4/24
Sales Order Number/Type	4661704 SL
Branch Plant	74
Shipment Number	5562179

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

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

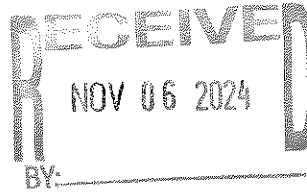
Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#	P.O. Release	Sales Agent #
12/4/24	Net 30	PPD Origin	HWTG			382

Line #	Item Number	Item Name/Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	41930	Azone - EPA Reg. No. 7870-1 1 LB BLK (Mini-Bulk)	N	160.0000	GA	\$2.9500	GA	1,547.2 LB	\$472.00
				160.0000	GA			1,547.2 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.

Approved
Chip Dellinger, Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Date: 11/6/2024
Acct. # 1-320-57200-45400



Page 1 of 1

Tax Rate: 0 %
Sales Tax: \$0.00

Invoice Total \$484.00

No Discounts on Freight
IMPORTANT: All products are sold without warranty of any kind and purchasers will, by their own tests, determine suitability of such products for their own use. Seller warrants that all goods covered by this invoice were produced in compliance with the requirements of the Fair Labor Standards Act of 1938, as amended. Seller specifically disclaims and excludes any warranty of merchantability and any warranty of fitness for a particular purpose.
NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD CONDITION.

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

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

Phone Number: (612) 331-6910
Fax Number: (612) 225-6702

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

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

ACH PAYMENTS:
CTX (Corporate Trade Exchange) is our preferred method. Please remember to include in the addendum the document numbers pertaining to the payment.
For other than CTX, the remit to information may be emailed to Credit.Dept@HawkinsInc.com

CASH IN ADVANCE/EFT PAYMENTS:
Please list the Hawkins, Inc. sales order number or your purchase order number if the invoice has not been processed yet.

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



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 414134
Invoice Date: 11/01/2024
Completed: 11/01/2024
Terms: Due on Aging Date
Bid#:

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

475 W Town Place

HiTechFlorida.com

Description	Qty	Rate	Amount
<i>1-14212-ACC-1 - Access Control System - Amelia Concourse CDD - 85200 Amaryllis Court, Fernandina Beach, FL</i>			
Alarm.com Cloud Access Control	1.00	\$20.00	20.00
ADC-Access-Door-Addon Service Plan	1.00	\$40.00	40.00
	1.00	\$50.00	50.00
<i>1-14212-CCIV-1 - CCIV System - Amelia Concourse CDD - 85200 Amaryllis Court, Fernandina Beach, FL</i>			
HT OVRC Net Pro	1.00	\$25.00	25.00
Hi-Tech Commercial Video 16	1.00	\$60.00	60.00
Sales Tax			0.00

RECEIVED
NOV 01 2024
BY: _____

Tech Resolution Note:
Thank you for choosing Hi-Tech!

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

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

Total	\$195.00
Payments	\$0.00
Balance Due	\$195.00

INVOICE #

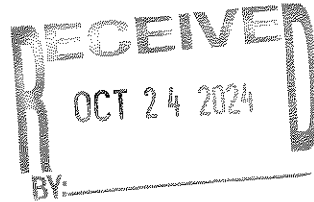
DATE 10/24/2024

ISP Solutions, Inc.

85371 Amaryllis CT. Fernandina Beach, FL
(407) 409-5869

BILL TO

Amelia Concourse CDD, Board and Staff
85200 Amaryllis Ct,
Fernandina Beach, FL 32034



Details

Amount

Removed those light of Island	
Caped those hole from lights connection	
Replaced those blank plate for new with seal waterproof	
Replaced the GFCI outlet for new	
Redone those splice and replaced those wire nuts for water proof	
Installed a electrical box for the pipe where has a lot of wire to be spliced in the outlet box, and put grave in it.	
8 hours of labor at \$75	600

SUBTOTAL	\$600,00
TAX RATE	
OTHER	\$0,00
TOTAL	\$600,00

Make all checks payable to ISP Solutions, Inc.

If you have any questions concerning this invoice, use the following contact information:

Isac de Paulo, (407) 409-5869, ispelectricsolutions@gmail.com

THANK YOU FOR YOUR BUSINESS!

INVOICE

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

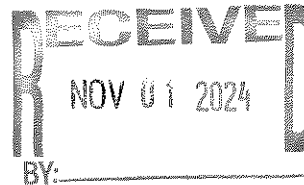
Ship to
Amelia Concourse CDD
9655 Florida Mining Blvd, Bldg. 300, Ste
305
Jacksonville, FL 32257

Invoice details

Invoice no.: 9178-B
Terms: Net 30
Invoice date: 11/01/2024
Due date: 12/01/2024

#	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: 11/1/2024
Acct. # 1-320-57200-46800





PO Box 6569
Hilton Head Island, SC 29938

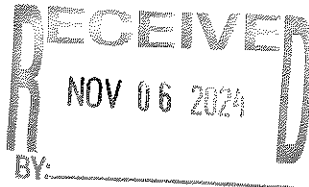
Invoice 767782	
Date	PO/Contract#
11/01/24	
Account Manager	Terms
WILLIAM FLANNERY	Due on Receipt
Total Amount	\$3,177.00
Property Address	
Amelia Concourse CDD 85200 Amaryllis Ct Fernandina Beach, FL 32034	

Bill To
Amelia Concourse CDD 475 w Town PL Ste 114 St Augustine , FL 32092

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

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

Approved
Chip Dellinger
Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Date: 11.6.2024
Acct. # 001 320 57200 46200



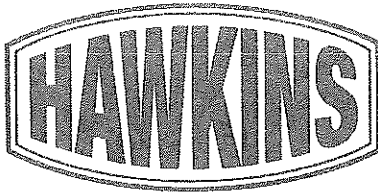
Visa, Discover, AMEX, and MasterCard are accepted. All credit card transactions will incur a 3% non-refundable convenience fee. Payments can also be made via ACH, or by mailing a check to:

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	\$1,600.35	\$0.00	\$0.00	\$0.00

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

Original



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

INVOICE

Total Invoice	\$159.50
Invoice Number	6918460
Invoice Date	11/18/24
Sales Order Number/Type	4671755 SL
Branch Plant	74
Shipment Number	5575657

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

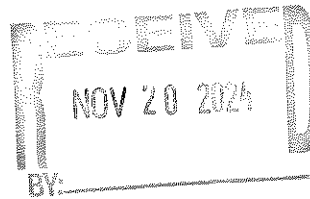
Ship To: 498806
AMELIA CONCOURSE COMMUNITY
DEVELOPMENT
85200 Armaryllis Ct
SUITE 114
Fernandina Beach FL 32034-9716

Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#	P.O. Release	Sales Agent #			
12/18/24	Net 30	PPD Origin	HWTG			382			
Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	41930	Azone - EPA Reg. No. 7870-1 1 LB BLK (Mini-Bulk)	N	50.0000 50.0000	GA GA	\$2.9500	GA	483.5 LB 483.5 GW	\$147.50
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.

Approved
Chip Dellinger, Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Date: 11/20/2024
Acct. # 1-320-57200-45400



Page 1 of 1

Tax Rate Sales Tax
0 % \$0.00

Invoice Total

\$159.50

No Discounts on Freight
IMPORTANT: All products are sold without warranty of any kind and purchasers will, by their own tests, determine suitability of such products for their own use. Seller warrants that all goods covered by this invoice were produced in compliance with the requirements of the Fair Labor Standards Act of 1938, as amended. Seller specifically disclaims and excludes any warranty of merchantability and any warranty of fitness for a particular purpose.
NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD CONDITION.

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

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

Phone Number: (612) 331-6910
Fax Number: (612) 225-6702

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

Account Name: Hawkins, Inc.
Account #: 180120759469
ABA/Routing #: 091000022
Swift Code#: USBKUS441MT
Type of Account: Corporate Checking

ACH PAYMENTS:
CTX (Corporate Trade Exchange) is our preferred method. Please remember to include in the addendum the document numbers pertaining to the payment.
For other than CTX, the remit to information may be emailed to Credit.Dept@Hawkinsinc.com

CASH IN ADVANCE/EFT PAYMENTS:
Please list the Hawkins, Inc. sales order number or your purchase order number if the invoice has not been processed yet.

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

www.hawkinsinc.com

Job# 509514



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

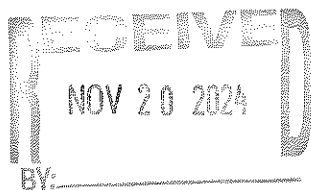
IS YOUR HOME PROTECTED FROM TERMITES?

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

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

Customer Number: 1328696 Statement Date: 11/12/24 Payment Due Upon Receipt

Date	Invoice #	Description	Amount	Tax	Balance
Service Address: 85200 Amaryllis Ct, Fernandina Beach, FL 32034-9716					
11/04/24	59298906	Fire Ant Service	\$81.00	\$0.00	\$81.00



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

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

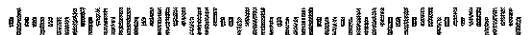
GA22349F



PO Box 1330 • Yulee, FL 32041-1330

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

*****AUTO**MIXED AADC 270



AMELIA CONCOURSE AMENITIES CENTER 6
 TONY SHIVER 1271
 393 PALM COAST PKWY SW UNIT 4
 PALM COAST FL 32137-4774



Please check Invoice(s) paid below.			
	Invoice #	Amount	
<input type="checkbox"/>	59298906	\$81.00	<input type="checkbox"/>
<input type="checkbox"/>			<input type="checkbox"/>
<input type="checkbox"/>			<input type="checkbox"/>
<input type="checkbox"/>			<input type="checkbox"/>
<input type="checkbox"/>			<input type="checkbox"/>
<input type="checkbox"/>			<input type="checkbox"/>
<input type="checkbox"/>			<input type="checkbox"/>

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

Please make checks payable and remit to:

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



Statement Date: 11/12/24
 Customer Number: 1328696

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 #: 59298906

WORK DATE: 11/04/2024

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
 Alt. Phone: 904-537-9034

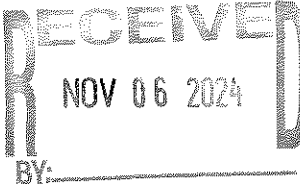
LOCATION 1328696
 Amelia Concourse Amenities Center
 Tony Shiver
 85200 Amaryllis Ct
 Fernandina Beach, FL 32034-9716
 Email: Cdellinger@gmsnf.com ;
 dlaughlin@gmsnf.com
 Phone: 904-631-5135 xChip

Time In: 11/04/2024 02:00:11 PM
Time Out: 11/04/2024 02:12:39 PM

Customer Signature
 Customer is unavailable to sign
Technician Signature

JE
 Joseph Emory
License #: FL - JE225335

Purchase Order	Terms	Service Description	Quantity	Amount
None	DUE UPON RECEIPT	Fire Ant Service	1.00	
Approved Chip Dellinger, Date 11.6.2024 Amenity & Operations Manager Governmental Management Services On behalf of Amelia Concourse CDD Acct. # 1-320-53800-45513 Pest Control				
				Subtotal 81.00
				Tax 0.00
				Total 81.00
				Prior Balance: 0.00
				Total Due: 81.00



GENERAL COMMENTS / INSTRUCTIONS

Access Code to Pool Area- 7946#

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

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

Thanks, Joseph.

CUSTOMER INSTRUCTIONS & PRECAUTIONS

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

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

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

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

Do not burn treated firewood for 1 month after treatment.

PRODUCTS APPLIED

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 100-1481	0.0450% n/a	8.0000 Ounce	Spreader BROADCAST Uniform application to an entire area.		2:10:57 PM
Niban G	5.0000%	10.0000 Ounce	Spreader		2:11:12 PM

Target Pests: Fire Ants

Areas Applied: EXTERIOR; EXTERIOR -> Landscaped Areas;



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

Service Inspection Report

ORDER #: 59298906

WORK DATE: 11/04/2024

PRODUCTS APPLIED

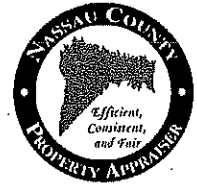
Material	A.I. %	Finished Qty	Application Equipment	Application Rate	Time
EPA #	A.I. Concentration	Undiluted Qty	Application Method	Sq/Cu/L Ft	Lot #
64405-2	n/a		BROADCAST Uniform application to an entire area.		

Target Pests: A) Nuisance ants, A) Roaches, A) Silverfish

Areas Applied: EXTERIOR; EXTERIOR -> Landscaped Areas;



OFFICE OF THE
NASSAU COUNTY PROPERTY APPRAISER



Honorable A. Michael Hickox

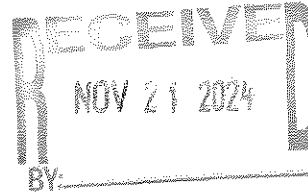
96135 Nassau Place, Suite 4, Yulee, FL 32097

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

www.nassaulpa.com

November 14, 2024

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



RE: Invoice \$9,065

Dear Board Members:

Pursuant to section 197.3632 (2), Florida Statute, I hereby submit my request for the annual payment covering the budget year 2024-2025, for services rendered by the Nassau County Property Appraiser's office to your district levying non-ad valorem assessments.

The calculated amount for 2024-2025 is 1% of the collection amount from the prior year special assessments levied by your district. Therefore, the Amelia Concourse CDD invoice amount is:

\$9,065 (nine thousand, sixty-five dollars)

Please make check payable to: *Nassau County Property Appraiser*

Thanking you in advance.

Sincerely, .

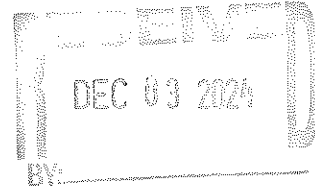
A. Michael Hickox, CFA
Nassau County Property Appraiser

AMH/dbc

Amelia Concourse
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request



Date	Amount	Authorized By
December 3, 2024	\$81.00	Oksana Kuzmuk

Payable to:

Bartram Springs CDD #160

Date Check Needed:

Budget Category:

ASAP	001.300.20700.10100
------	---------------------

Intended Use of Funds Requested:

To reimburse Nadeer's Pest Raiders Inv. #58880739 from 10/2/24

(Attach supporting documentation for request.)



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: 10/08/24 Payment Due Upon Receipt

Date	Invoice #	Description	Amount	Tax	Balance
Service Address: 85200 Amaryllis Ct, Fernandina Beach, FL 32034-9716					
10/02/24	58880739	Fire Ant Service	\$81.00	\$0.00	\$81.00

RECEIVED
 OCT 18 2024
 BY: _____

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

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

GA22349F



PO Box 1330 • Yulee, FL 32041-1330

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

*****AUTO**MIXED AADC 270



AMELIA CONCOURSE AMENITIES CENTER 10
 TONY SHIVER 1973
 393 PALM COAST PKWY SW UNIT 4
 PALM COAST FL 32137-4774

Please check Invoice(s) paid below.			
	Invoice #	Amount	
<input type="checkbox"/>	58880739	\$81.00	<input type="checkbox"/>
<input type="checkbox"/>			<input type="checkbox"/>
<input type="checkbox"/>			<input type="checkbox"/>
<input type="checkbox"/>			<input type="checkbox"/>
<input type="checkbox"/>			<input type="checkbox"/>
<input type="checkbox"/>			<input type="checkbox"/>
<input type="checkbox"/>			<input type="checkbox"/>

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

Please make checks payable and remit to:

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



Statement Date: 10/08/24
 Customer Number: 1328696

Balance Forward: \$0.00
 Amount

Amount Due: \$81.00
 Check #

Invoice



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

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

Check to Celebration Lights LLC
Venmo @kasehannah
Cash App \$kasehannah
Zelle 9047993718

SUBTOTAL

\$3,298.16

TOTAL

\$3,298.16

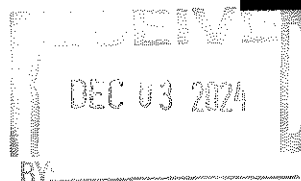
PAID

\$1,649.08

BALANCE DUE

\$1,649.08

Terms and conditions
50% Deposit Required to schedule.

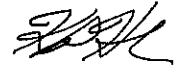


Signature

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 set up are subject to additional charges. Lights are be installed in our professional grade clips, either on the shingles, gutters or the drip edge as required by manufacturer specifications. If modifications to the gutter prevent installation, extra materials and labor will be necessary and additional charges will be applied.

Quote good for 3 days to ensure scheduling has not been filled. Cancellation of installation is a forfeiture of deposit. Cancellation is also Subject to include a restocking fee. Final invoice payment is due at time of installation. If anything is being supplied by the client for the set up that requires assembly, additional charges will be applied. Takedown is not included in price and will need to be scheduled at the end of the season and will include takedown fees. Storage options are available as well. Please have payment method ready upon arrival.

Signature



DATE SIGNED
Sep 25, 2024



Photo 1

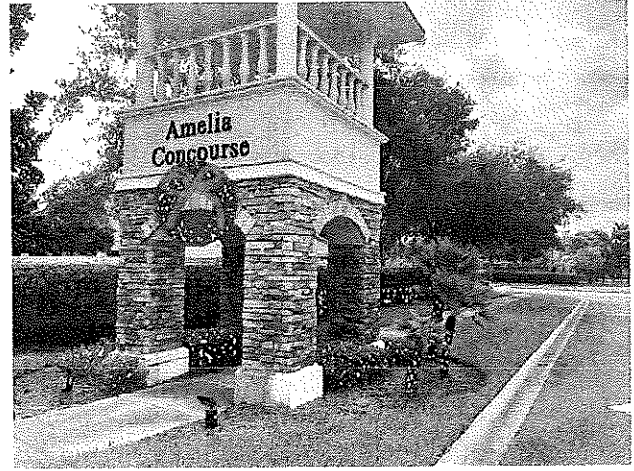


Photo 2



Photo 3

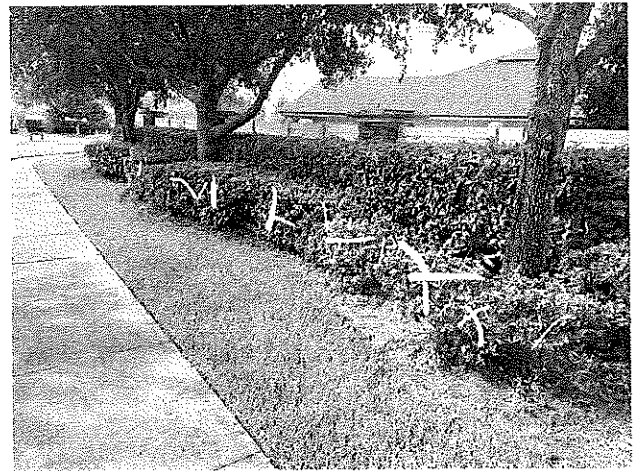


Photo 4



Photo 5



Photo 6

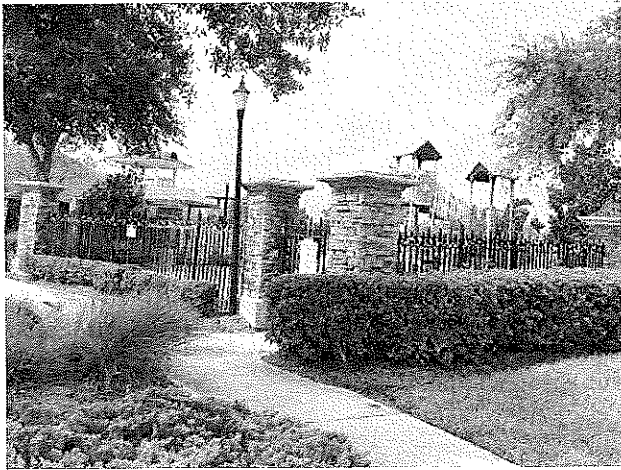


Photo 7

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 324

Invoice Date: 10/29/24

Due Date: 10/29/24

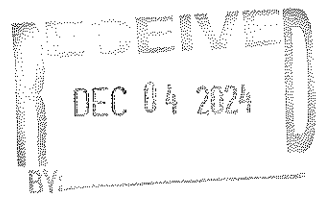
Case:

P.O. Number: C BUSS 2227

Bill To:

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

Description	Hours/Qty	Rate	Amount
Pool Chemicals - Trichlor		52.47	52.47
Pool Chemicals - Liquid Bleach		25.58	25.58
Pool Chemicals - Muriatic Acid		12.23	12.23
Pool Chemicals - Cal Hypo		59.40	59.40
Pool Chemicals - Tile Soap		73.321	73.32



Total	\$223.00
Payments/Credits	\$0.00
Balance Due	\$223.00

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

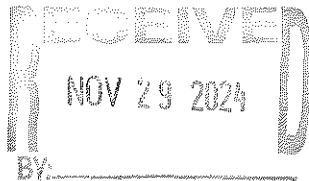
Invoice

Invoice #: 325
Invoice Date: 11/25/24
Due Date: 11/25/24
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance October 1 - October 31, 2024		1,925.64	1,925.64
Maintenance Supplies		1,014.00	1,014.00

Approved
Chip Dellinger
Amenity & Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Date: 11/26/2024
Acct. # 1-320-57200-62000



Jerry Lambert
11-27-24

Total	\$2,939.64
Payments/Credits	\$0.00
Balance Due	\$2,939.64

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
10/1/24	3	C.D.	Put pool furniture back in place post hurricane clean up, repaired fallen corner cap, repaired two sections of vinyl fencing reinforcing with metal strapping
10/1/24	3.17	T.M.	Straightened and organized pool deck furniture, removed debris on pool deck, fence post topper fell off due to the storm and glued back on with adhesive, section of fence came apart and put it back in place and used metal straps to hold in place, another section of fence fell down and will require additional materials
10/2/24	2.5	C.D.	Picked up tap cons and supplies for fence repair, made repairs to badly damaged fencing at cuddle sack, reinforced with metal strapping, tap cons used into stone corner
10/2/24	2.58	T.M.	Picked up supplies to fix fence section that was downed from storm, fixed area of fence that was knocked down by setting it back up and putting it back together, installed metal brackets on both sides to hold fence together for future storms
10/8/24	2	C.D.	Prepped pool deck for hurricane, sent eblast regarding closure
10/8/24	3.37	T.M.	Storm preparation for upcoming hurricane, continued painting the fence posts tops
10/11/24	3	C.D.	Straightened and organized pool deck furniture, removed debris on pool deck
10/15/24	4.52	T.M.	Continued painting fence posts around playground and pool area, straightened and organized pool deck furniture, removed debris on pool deck
10/18/24	4.13	T.M.	Finished painting fence posts, put pool umbrellas back out, cut lock boxes off of fence and disposed of them, straightened and organized pool deck furniture, removed debris around pool deck, moved playground trash receptacle back in original location
10/22/24	8	C.D.	Worked with certified electrician resident to help diagnose and repair electric issues on front island, picked up supplies
10/22/24	4.18	T.M.	Assisted with replacing the covers on the existing wire housing and covering up the holes dug, assisted with electrical work at front entrance, removed debris on pool deck and fence outside, straightened and organized pool deck area, picked up supplies
10/23/24	2	C.D.	Reviewed security footage - young girls jumping fence by moving trash can to stand on it, purchased material to chain trash receptacle can to concrete
10/24/24	2	T.M.	Walked around and picked up debris around four ponds in the neighborhood, straightened and organized pool deck
10/25/24	2	T.M.	Straightened and organized pool deck furniture, removed debris on pool deck, removed debris around three ponds in the neighborhood

TOTAL 46.45

MILES 152

*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

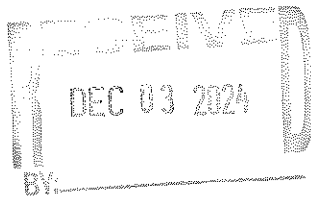
MAINTENANCE BILLABLE PURCHASES

Period Ending 11/05/24

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
Amelia Concourse	10/15/24	Behr Marque Outdoor Paint 1 Gallon	74.73	C.D.
	10/16/24	3.5" Gothic Vinyl Post Cap (3)	44.82	C.D.
	10/16/24	1.25" Twisted Cotton Rope 300'	616.39	C.D.
	10/22/24	PVC Plug (15)	29.84	C.D.
	10/22/24	Water Proof Wire Nuts 20pk	24.15	C.D.
	10/22/24	Male Terminal	0.67	C.D.
	10/22/24	PVC Plug	2.43	C.D.
	10/22/24	Water Proof Wire Nuts 20pk	18.72	C.D.
	10/22/24	Male Adapter 15pk	4.32	C.D.
	10/22/24	Non Contact GFCI Receptacle Test Kit	28.72	C.D.
	10/22/24	Direct Bury Silicone Tube (4)	30.82	C.D.
	10/22/24	Granite Stone	6.29	C.D.
	10/22/24	90 Degree Conduit (2)	3.34	C.D.
	10/22/24	Conduit Offset (3)	11.07	C.D.
	10/22/24	Waterproof Wire Nuts (3)	23.12	C.D.
	10/22/24	Blank Cover	1.69	C.D.
	10/22/24	Valve Box	17.87	C.D.
	10/23/24	6' 4x4 Post PT	10.90	C.D.
	10/23/24	3' Rebar	5.41	C.D.
	10/23/24	5' Stainless Chain	13.28	C.D.
	10/23/24	Stainless Shackle	8.37	C.D.
	11/1/24	Padlock	15.85	C.D.
	11/1/24	4oz Vinyl Cement	7.18	C.D.
	11/1/24	Eye Anchor	14.04	T.M.
		TOTAL	<u>\$1,014.00</u>	

Governmental Management Services, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 326**Invoice Date:** 12/1/24**Due Date:** 12/1/24**Case:****P.O. Number:** C BUSS 2487**Bill To:**Amelia Concourse CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Management Fees - December 2024		4,299.00	4,299.00
Website Administration - December 2024		93.67	93.67
Information Technology - December 2024		187.25	187.25
Dissemination Agent Services - December 2024		983.17	983.17
Office Supplies		0.48	0.48
Postage		11.04	11.04
Copies		38.25	38.25
Pool Chemicals - Tile Soap		146.63	146.63

**Total** \$5,759.49**Payments/Credits** \$0.00**Balance Due** \$5,759.49



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

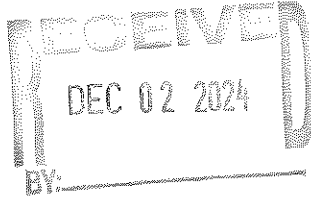
Invoice #: 415811
 Invoice Date: 12/01/2024
 Completed: 12/02/2024
 Terms: Due on Aging Date
 Bid#:

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

475 W Town Place

HiTechFlorida.com

Description	Qty	Rate	Amount
<i>1-14212-ACC-1 - Access Control System - Amelia Concourse CDD - 85200 Amaryllis Court, Fernandina Beach, FL</i>			
Alarm.com Cloud Access Control	1.00	\$20.00	20.00
ADC-Access-Door-Addon	1.00	\$40.00	40.00
Service Plan	1.00	\$50.00	50.00
<i>1-14212-CCTV-1 - CCTV System - Amelia Concourse CDD - 85200 Amaryllis Court, Fernandina Beach, FL</i>			
HT OVRC Net Pro	1.00	\$25.00	25.00
Hi-Tech Commercial Video 16	1.00	\$60.00	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



KILINSKI | VAN WYK

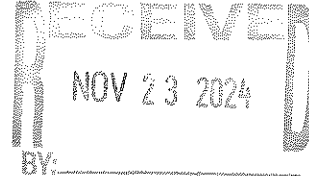
Kilinski | Van Wyk PLLC

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

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

INVOICE

Invoice # 10821
Date: 11/11/2024
Due On: 12/11/2024



Amelia Concourse CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	LG	10/02/2024	Review and provide comments to September minutes.	0.40	\$325.00	\$130.00
Service	LG	10/14/2024	Research new case law regarding First Amendment, government officials, and social media use.	0.30	\$325.00	\$97.50
Service	LG	10/22/2024	Confer with representative from Wyatt's Contracting regarding storage building engineering.	0.10	\$325.00	\$32.50
Service	LG	10/23/2024	Prepare agreement for storage building engineering.	0.80	\$325.00	\$260.00
Service	LG	10/28/2024	Confer with Busby regarding AT&T offer; respond to same.	0.30	\$325.00	\$97.50
Service	MGH	10/30/2024	Review draft agenda for November 19, 2024 Board meeting.	0.20	\$270.00	\$54.00
					Total	\$671.50

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
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10821	12/11/2024	\$671.50	\$0.00	\$671.50
			Outstanding Balance	\$671.50
			Total Amount Outstanding	\$671.50

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

Please pay within 30 days.

M2 Accents LLC

1098 Three Forks Ct
Saint Augustine, FL 32092 US
+1 9048917784
matt@m2accents.com

Estimate

ADDRESS
Jeff Snow
85385 Amaryllis Ct

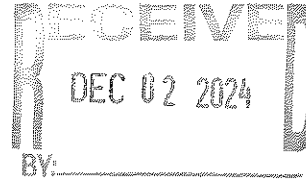
ESTIMATE 2085
DATE 09/17/2024
EXPIRATION DATE 09/17/2024

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Custom Amount	Flood lights for palm trees in front entrance	10	300.00	3,000.00
	Controller Hub / Power Box		1	500.00	500.00

SUBTOTAL	3,500.00
DISCOUNT	-150.00
TAX	0.00
TOTAL	\$3,350.00

Accepted By

Accepted Date



INVOICE

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

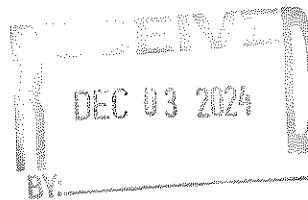
Ship to
Amelia Concourse CDD
9655 Florida Mining Blvd, Bldg. 300, Ste
305
Jacksonville, FL 32257

Invoice details

Invoice no.: 9282-B
Terms: Net 30
Invoice date: 12/01/2024
Due date: 12/31/2024

#	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: 12/3/2024
Acct. # 1-320-57200-46800





PO Box 6569
Hilton Head Island, SC 29938

Invoice 768459	
Date	PO/Contract#
11/25/24	
Account Manager	Terms
WILLIAM FLANNERY	Due on Receipt
Total Amount	\$1,258.00
Property Address	
Amelia Concourse CDD 85200 Amaryllis Ct Fernandina Beach, FL 32034	

Bill To
Amelia Concourse CDD 475 w Town PL Ste 114 St Augustine , FL 32092

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

Description	Amount
#68385 - Maintenance Contract Services - Amelia Concourse CDD Phase 1 & 2	
Seasonal Color - 11/21/2024	\$1,258.00
Total	\$1,258.00

Approved
Chip Dellinger
Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Date: 11.26.2024
Acct. # 001 320 57200 46300
Landscape Extras



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
\$0.00	\$1,258.00	\$0.00	\$0.00	\$0.00

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

From: Courtney Hogge chogge@gmsnf.com
Subject: Amelia Concourse Check Request - Jeffry Snow Commission Fee
Date: December 6, 2024 at 2:27 PM
To: Todd Polvere tpolvere@gmsnf.com

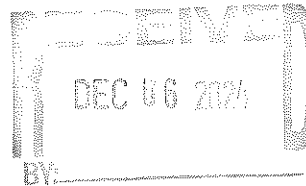


Good afternoon Todd,

Please process a check in the amount of \$10 for Jeffry Snow's Florida Department of State commission fee. Please include his name and "commission fee" in the memo line of the check so they know who to apply it to. I think it would also help to include a copy of this email in the envelope with the check for extra measure. Normally I would send you a copy of his oath of office to go with it, but we don't have one on hand for him quite yet, so that will be sent separately.

Thank you!

Courtney Hogge
Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092
P: (865) 238-2622
chogge@gmsnf.com



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

Invoice

Invoice #: 327
Invoice Date: 12/1/24
Due Date: 12/1/24
Case:
P.O. Number:

Bill To:

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

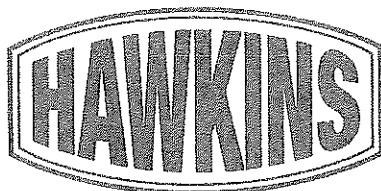
Description	Hours/Qty	Rate	Amount
Contract Administration - December 2024		1,400.00	1,400.00
Facility Management-December 2024		1,400.00	1,400.00
Janitorial - December 2024		820.08	820.08
Pool Maintenance -December 2024		1,526.50	1,526.50

RECEIVED
DEC 10 2024
BY: _____

Jerry Lambert
12-10-24

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

Original



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

INVOICE

Total Invoice	\$554.80
Invoice Number	6928743
Invoice Date	12/3/24
Sales Order Number/Type	4681441 SL
Branch Plant	74
Shipment Number	5588268

Sold To: 498806
ACCOUNTS PAYABLE
AMELIA CONCOURSE COMMUNITY
DEVELOPMENT
475 W Town Pl
SUITE 114
Saint Augustine FL 32092-3648

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

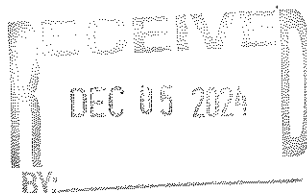
Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#	P.O. Release	Sales Agent #
1/2/25	Net 30	PPD Origin	HWTG			382

Line #	Item Number	Item Name/Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	41930	Azone - EPA Reg. No. 7870-1 1 LB BLK (Mini-Bulk)	N	184.0000	GA	\$2.9500	GA	1,779.3 LB 1,779.3 GW	\$542.80
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.

Approved
Chip Dellinger, Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Date: 12/5/2024
Acct. # 1-320-57200-45400



Page 1 of 1

Tax Rate Sales Tax
0 % \$0.00

Invoice Total **\$554.80**

No Discounts on Freight
IMPORTANT: All products are sold without warranty of any kind and purchasers will, by their own tests, determine suitability of such products for their own use. Seller warrants that all goods covered by this invoice were produced in compliance with the requirements of the Fair Labor Standards Act of 1938, as amended. Seller specifically disclaims and excludes any warranty of merchantability and any warranty of fitness for a particular purpose.
NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD CONDITION.

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

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

Phone Number: (612) 331-6910
Fax Number: (612) 225-6702

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

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

ACH PAYMENTS:
CTX (Corporate Trade Exchange) is our preferred method. Please remember to include in the addendum the document numbers pertaining to the payment.
For other than CTX, the remit to information may be emailed to Credit.Dept@Hawkinsinc.com

CASH IN ADVANCE/EFT PAYMENTS:
Please list the Hawkins, Inc. sales order number or your purchase order number if the invoice has not been processed yet.

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

www.hawkinsinc.com

Job# 560774



PO Box 6569
Hilton Head Island, SC 29938

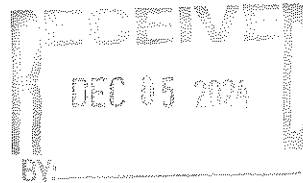
Invoice 770383	
Date	PO/Contract#
12/03/24	
Account Manager	Terms
WILLIAM FLANNERY	Due on Receipt
Total Amount	\$3,177.00
Property Address	
Amelia Concourse CDD 85200 Amaryllis Ct Fernandina Beach, FL 32034	

Bill To
Amelia Concourse CDD 475 w Town PL Ste 114 St Augustine , FL 32092

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

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

Approved
Chip Dellinger
Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Date: 12.5.2024
Acct. # 001 320 57200 46200



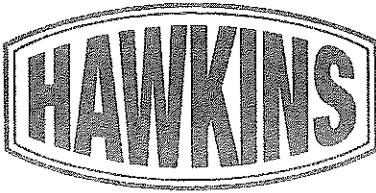
Visa, Discover, AMEX, and MasterCard are accepted. All credit card transactions will incur a 3% non-refundable convenience fee. Payments can also be made via ACH, or by mailing a check to:

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
\$0.00	\$4,435.00	\$0.00	\$0.00	\$0.00

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

Original



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

INVOICE

Total Invoice	\$233.25
Invoice Number	6940422
Invoice Date	12/16/24
Sales Order Number/Type	4691789 SL
Branch Plant	74
Shipment Number	5602139

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

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

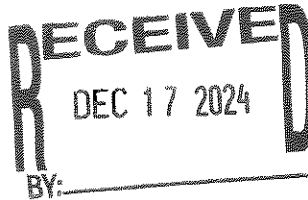
Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#	P.O. Release	Sales Agent #
1/15/25	Net 30	PPD Origin	HWTG			382

Line #	Item Number	Item Name/Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	41930	Azone - EPA Reg. No. 7870-1	N	75.0000	GA	\$2.9500	GA	725.3 LB	\$221.25
		1 LB BLK (Mini-Bulk)		75.0000	GA			725.3 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.

Approved
Chip Dellinger, Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Date: 12/17/2024
Acct. # 1-320-57200-45400



Page 1 of 1	Tax Rate 0 %	Sales Tax \$0.00	Invoice Total	\$233.25
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No Discounts on Freight
IMPORTANT: All products are sold without warranty of any kind and purchasers will, by their own tests, determine suitability of such products for their own use. Seller warrants that all goods covered by this invoice were produced in compliance with the requirements of the Fair Labor Standards Act of 1938, as amended. Seller specifically disclaims and excludes any warranty of merchantability and any warranty of fitness for a particular purpose.
NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD CONDITION.

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

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

Phone Number: (612) 331-6910
Fax Number: (612) 225-6702

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

Account Name: Hawkins, Inc.
Account #: 180120759469
ABA/Routing #: 091000022
Swift Code#: USBKUS441MT
Type of Account: Corporate Checking

ACH PAYMENTS:
CTX (Corporate Trade Exchange) is our preferred method. Please remember to include in the addendum the document numbers pertaining to the payment.
For other than CTX, the remit to information may be emailed to Credit.Dept@Hawkinsinc.com

CASH IN ADVANCE/EFT PAYMENTS:
Please list the Hawkins, Inc. sales order number or your purchase order number if the invoice has not been processed yet.

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



INVOICE

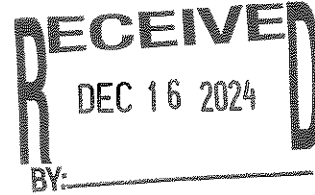
KILINSKI | VAN WYK

Invoice # 11032
Date: 12/12/2024
Due On: 01/11/2025

Kilinski | Van Wyk PLLC

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

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



Amelia Concourse CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	LG	11/06/2024	Review draft agenda; attend agenda conference call.	0.70	\$325.00	\$227.50
Service	MGH	11/08/2024	Preliminary review of Amenity Policies and St. Johns River Water Management District provisions related to mechanical watercraft in District ponds.	0.50	\$270.00	\$135.00
Service	MGH	11/12/2024	Prepare updated social media memo for agenda package.	0.10	\$270.00	\$27.00
Service	LG	11/13/2024	Review request for Phase 3 easement access from Dream Finders; confer with Yuro regarding same.	0.40	\$325.00	\$130.00
Service	LG	11/14/2024	Review agenda and prepare for Board meeting; follow up on AT&T easement negotiation.	0.40	\$325.00	\$130.00
Service	MGH	11/14/2024	Review and analyze agenda package and materials for Board consideration, including organizational and election matters, 2024 Public Facilities Report, scope of work to be completed by Dream Finders, staff reports, meeting minutes, financial statements, and related District documents, in preparation for Board meeting.	1.30	\$270.00	\$351.00
Service	LG	11/18/2024	Receive offer from AT&T; provide update to Board members regarding same.	0.30	\$325.00	\$97.50
Service	LG	11/19/2024	Travel to and attend Board meeting.	2.90	\$325.00	\$942.50

Expense	RB	11/19/2024	Travel: Mileage LG	119.70	\$0.67	\$80.20
Expense	RB	11/19/2024	Travel: Hotel LG	1.00	\$87.25	\$87.25
Expense	RB	11/19/2024	Travel: Meals LG	1.00	\$4.78	\$4.78
Service	MGH	11/20/2024	Review and analyze Nassau County safety study and related County correspondence.	0.20	\$270.00	\$54.00
Service	LG	11/21/2024	Return travel from meeting.	0.70	\$325.00	\$227.50
Service	LG	11/21/2024	Provide update on status of AT&T negotiations.	0.10	\$325.00	\$32.50
Service	LG	11/25/2024	Review status of follow-up items; coordinate call with Dreamfinders regarding Phase 3 work.	0.40	\$325.00	\$130.00
Service	LG	11/27/2024	Follow up on status of action items; prepare documents for agenda.	0.40	\$325.00	\$130.00
Non-billable entries						
Service	MGH	11/18/2024	Review correspondence related to easement negotiations with AT&T.	0.10	\$270.00	\$27.00
Service	MGH	11/19/2024	Prepare for and attend Board meeting.	2.80	\$270.00	\$756.00
Expense	KB	11/19/2024	Travel: Mileage MGH.	27.93	\$0.67	\$48.74
Expense	KB	11/19/2024	Travel: Meals MGH.	1.00	\$5.24	\$5.24
					Total	\$2,786.73

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
10821	12/11/2024	\$671.50	\$0.00	\$671.50

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
11032	01/11/2025	\$2,786.73	\$0.00	\$2,786.73
Outstanding Balance				\$3,458.23

Total Amount Outstanding \$3,458.23

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

Please pay within 30 days.



Civil Engineering
 Land Surveying & Mapping
 Permitting
 ADA Consulting

Invoice

Date	Invoice #
12/10/24	3662

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

P.O. No

Yuro & Assoc. - Job No.
Y20-910

Item	Date	Description	Hours	Rate	Amount
		AMELIA CONCOURSE CDD - NOVEMBER ENGINEERING			
CDD Amelia ...	11/6/24	agenda call	0.5	145.00	72.50
CDD Amelia ...	11/13/24	staff coordination regarding Dreamfinders PH 3 scope	1	145.00	145.00
CDD Amelia ...	11/18/24	site visit with Daniel & Chairman	4	145.00	580.00
CDD Amelia ...	11/19/24	CDD Meeting	2.5	145.00	362.50
CDD Amelia ...	11/20/24	review median cutout correspondence from County	0.5	145.00	72.50

RECEIVED
 DEC 10 2024
 BY: _____

Total	\$1,232.50
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