

Amelia Concourse
Community Development District

March 18, 2025

AGENDA

**Amelia Concourse
Community Development District**

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

March 11, 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, March 18, 2025 at 11:00 a.m. at the Amelia Concourse Amenity Center, 85200 Amaryllis Court, Fernandina Beach, Florida 32034.**

Following is the revised agenda for the meeting:

- I. Roll Call
- II. Public Comment
- III. Staff Reports (1)
 - A. District Engineer – Update on Dream Finder’s Request Relating to the Swales Behind Orchard Blossom Trail
 - B. Landscape Maintenance – Consideration of Proposal for Irrigation Repairs
- IV. Approval of Minutes of the January 21, 2025 Meeting
- V. Consideration of Proposals for Renovation of Utility/Storage Building
- VI. Discussion of Amenity Center Renovations
- VII. Staff Reports (2)
 - A. District Counsel
 1. Update on AT&T Easement
 2. Overview of Turnover Process for Phase 3
 - B. District Manager
 - C. Field Operations Manager – Report
- VIII. Financial Reports
 - A. Financial Statements as of December 31, 2025

B. Approval of Check Register

IX. Supervisors' Requests and Audience Comments

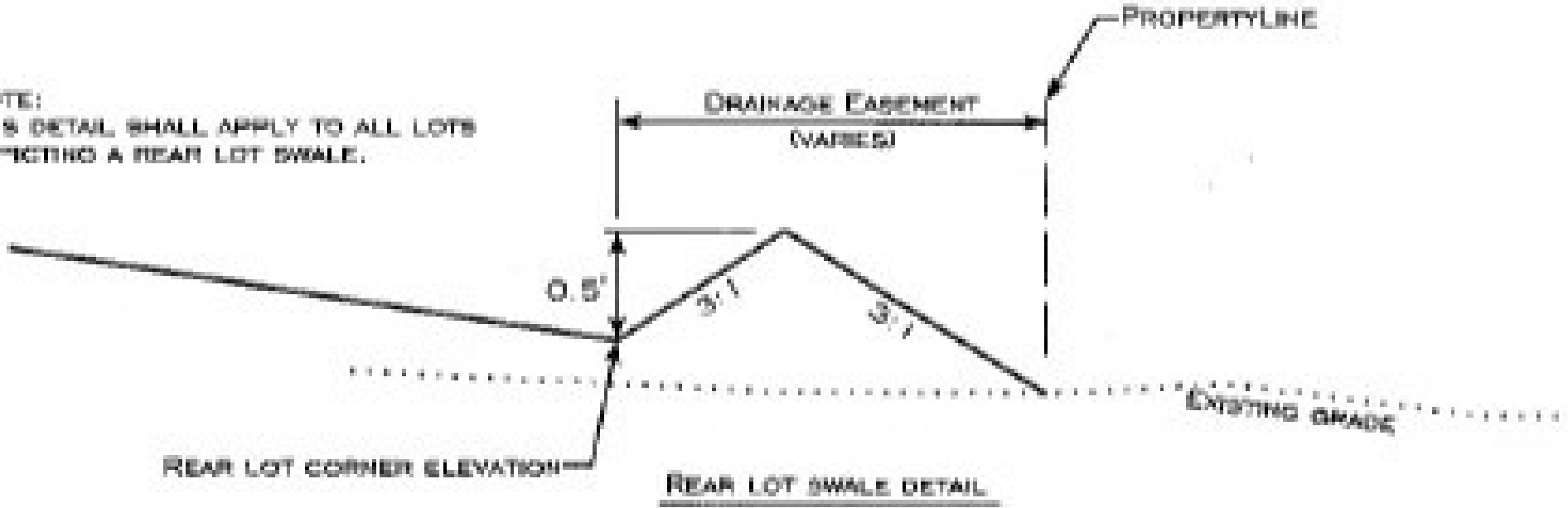
X. Next Scheduled Meetings – Budget Workshop on April 15, 2025 and Regular Board Meeting on May 20, 2025 at 11:00 a.m. at the Amelia Concourse Amenity Center

XI. Adjournment

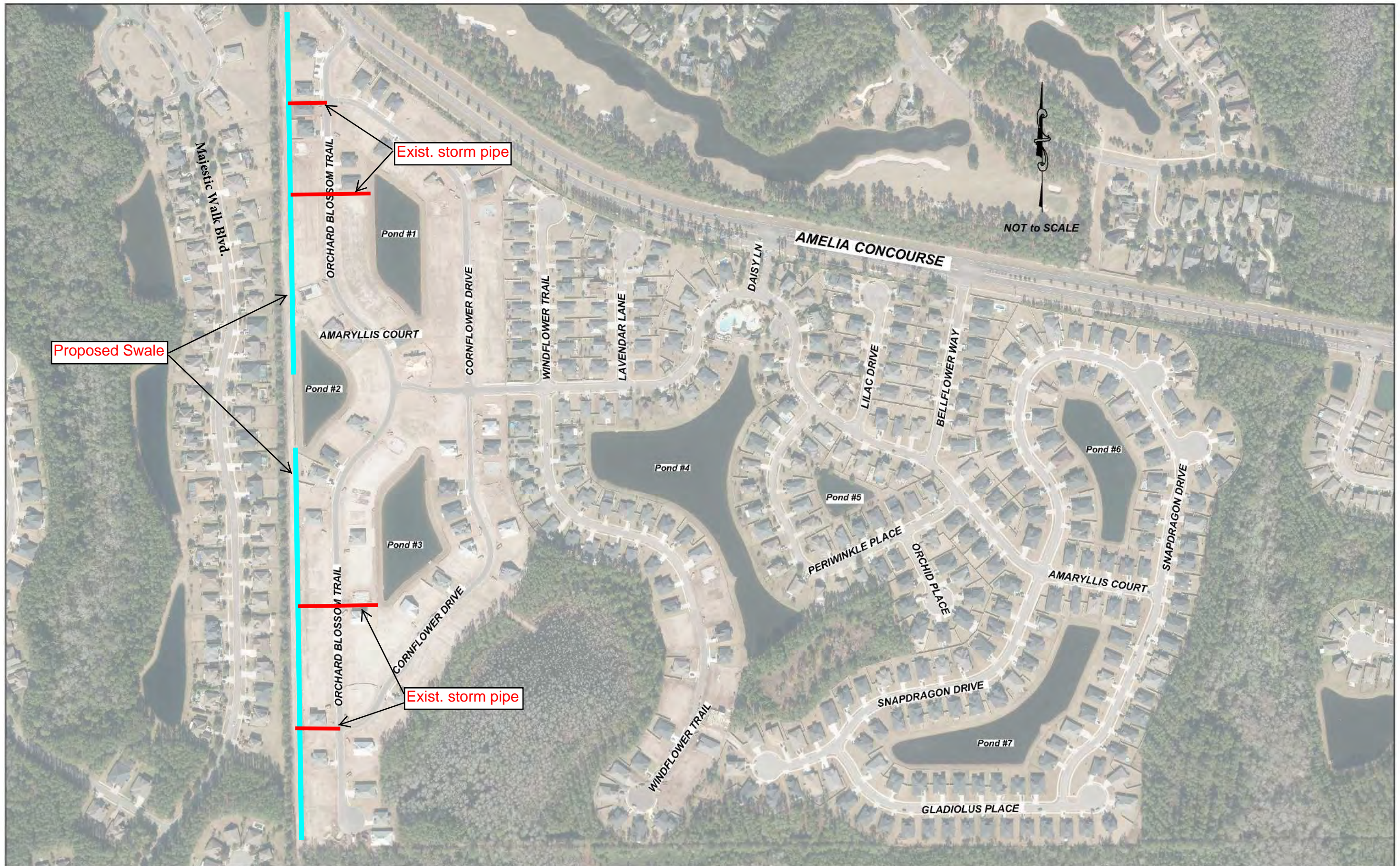
THIRD ORDER OF BUSINESS

A.

NOTE:
THIS DETAIL SHALL APPLY TO ALL LOTS
DEPICTING A REAR LOT SWALE.



REAR LOT SWALE DETAIL



NO.	DATE	REVISIONS

PROJECT NO.	Y20 - 910
DRAWN BY:	JMR
CHECKED BY:	MJY
DATE:	8/14/23



145 Hilden Road, Unit 108
 Ponte Vedra, FL 32081
 (904) 342-5199
 CERTIFICATE OF AUTHORIZATION NO. 28658

MICHAEL J. YURO, P.E.
 FLORIDA P.E. LICENSE NO. 65247
 REGISTERED PROFESSIONAL

CDD BOUNDARY
 PREPARED FOR:
 AMELIA CONCOURSE - CDD
 OVERALL SITE LAYOUT

SHEET NO.	SL
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B.

Work Order Proposal



Proposal Date: 3/13/2025
Proposal Work Order #: 77061
Prepared By: WILLIAM FLANNERY

Property Name: Amelia Concourse CDD
Address: 85200 Amaryllis Ct, Fernandina Beach, FL 32034
Client Contact: Chip Dellinger acmanager@gmsnf.com
Client Phone #:

Irrigation repair proposal March 13

Irrigation proposal based on recent irrigation inspection

DESCRIPTION	QTY	SIZE	UNIT PRICE	EXT PRICE	TOTAL PRICE
Irrigation Repair					\$168.05
Move/Add Heads *	1.00	EA	\$168.05	\$168.05	
Total for Work Order #77061					\$168.05

This proposal is meant to be an estimate, while we do all we can to have an accurate estimate of what the costs for the project will be. We can only estimate and it is possible during the course of the work that items are going to be uncovered that may change the estimated price. Final Price is calculated based on time and material.

TERMS & CONDITIONS

1. **Plant Guarantee.** The Greenery, Inc. guarantees all plantings we supply and install for one year that are covered under an automated irrigation system and maintained under a continuous maintenance agreement by the Greenery, Inc.. This guarantee does not apply to plants that are lost due to abuse, vandalism, animals, fire, lightning, hail, vehicular damage, freeze, neglect, nor Acts of God.
2. **Exclusions.** Transplanted materials, annuals and flowers, plants in pots and planters, and all types of Sod are EXCLUDED from the Plant Guarantee.
3. **Deer.** Damage to or loss of plants due to deer is not covered by any guarantee, expressed or implied. The Greenery, Inc. makes every effort to use deer resistant material; however, due to the increase in their population and their changing habits, the Greenery, Inc. is not responsible for any resultant damage.
4. **Tree Work.** Stumps from tree removal will be cut to within approximately twelve inches above ground level. Stump grinding or removal is not included unless otherwise specified in this proposal. Wood will be left on the premises where lowered and dropped and will be cut into firewood length (approximately 16 to 24 inches lengthwise) unless specified otherwise in this proposal. Splitting, moving or hauling of wood or wood chips will be performed only if specifically stated in this proposal.
5. **Utility Locates.** The Greenery Inc. will call in the utility locates before starting the job. It is the responsibility of the Client/Owner to call in any private utilities that are outside normal location utilities. The Greenery Inc. is not responsible for damage to underground irrigation lines, wiring, pipes, utilities, invisible fencing, or lighting systems whose locations are not properly marked.
6. **Irrigation Pricing.** The existing automated irrigation system is checked at new landscaping areas, adjusted for proper coverage and broken heads and nozzles are replaced as needed. Irrigation adjustments, repairs and additions are billed on a Labor and Materials basis. Labor Rate is \$ 75 / hour. Any irrigation prices included in this bid are an estimation only.
7. **New Construction Irrigation Installation.** Sleeves under roads and sidewalks must be accurately marked and no deeper than 4 feet below surface grade. A water source must be provided by Client/Owner/Developer prior to commencement of irrigation installation. Any temporary irrigation pipe that needs to be installed to access water source, will be billed in addition. The connection of the backflow device to the water meter is the responsibility of the Client/Owner.
8. **Drainage.** Any drainage installation is meant to improve conditions, but does not guarantee a complete elimination of issues. Standing water, puddling, saturated soils and washouts may still occur. Additional work may be needed after initial work is completed. Standing water for up to 48 hours after a significant rainfall is typical for the Lowcountry.
9. **Access to Jobsite.** Client/Owner is to provide all utilities to perform the work. Client/Owner will furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for the performance of the work.
10. **Invoicing.** Client/Owner will make payment to Contractor within fifteen (15) days upon receipt of invoice. In the event that the completion of work requires more than thirty (30) days, a progress bill will be presented by month end and will be paid within fifteen (15) days upon receipt of invoice.
11. **Disclaimer.** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time the proposal was prepared. The price quoted in this proposal for the work described is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering and/or certified landscape architectural design services are not included in this agreement and are not provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.
12. **Promotional Clause.** The client hereby assigns the Contractor the irrevocable and unrestricted right to use and publish photographs of the work performed for editorial, trade, advertising, educational and any other purpose in any manner and medium; to alter the same without restriction; and to copyright the same without restriction. The Client releases all

claim to profits that may arise from use of images.

13. Payment. All unpaid balances over 30 days from date of invoice will be subject to the maximum finance charge allowable by law. The Greenery will be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1.5% per month (18% per year) or the highest rate permitted by law, may be charged on unpaid balance 30 days after billing. Failure to make payment when due for completed work may result in a mechanic's lien on the title of your property. Credit card payments are subject to a 3% processing fee.

14. A 50% deposit of the total project cost is required to initiate the work. Please refer to the work order number when making your payment. Upon receipt of the deposit, we will confirm the schedule and begin preparing for the installation.

Property Name: Amelia Concourse CDD
Address: 85200 Amaryllis Ct, Fernandina Beach, FL 32034
Client Contact: Chip Dellinger acmanager@gmsnf.com
Client Phone #:

Proposal Date: 3/13/2025
Proposal Work Order #: 77061
Prepared By: WILLIAM FLANNERY

Total: \$168.05
Deposit Amount (50%): \$84.03

The pricing outlined in this proposal is valid for 60 days from the date of issue. After this period, the proposal may be subject to revision based on market conditions and material costs.

By WILLIAM FLANNERY
Date WILLIAM FLANNERY
3/13/2025
The Greenery, Inc.

By _____
Date _____

MINUTES

MINUTES OF MEETING
AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT

A regular meeting of the Board of Supervisors of the Amelia Concourse Community Development District was held Wednesday, January 21, 2025 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 <i>by phone</i>	Vice Chairman
Kimberley Chamerda	Supervisor
William Busby	Supervisor
Jeff Snow	Supervisor

Also present were:

Daniel Laughlin	District Manager
Mary Grace Henley	District Counsel
Lauren Gentry <i>by phone</i>	District Counsel
Mike Yuro	District Engineer
Chip Dellinger	Operations Manager
Roy Grantham	The Greenery
Allen Flannery	The Greenery

The following is a summary of the discussions and actions taken at the January 21, 2025 meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment

Duane Rust stated that at the last meeting he provided a letter that was to be given to The Greenery regarding damage they caused to a fence, however the homeowner has not heard anything from them.

Mr. Laughlin stated that he would follow up with The Greenery.

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

FIFTH ORDER OF BUSINESS

Consideration of Proposals for Renovation of Utility / Storage Building

Mr. Greenberg stated that two residents in the construction business have recommended rebidding the project with a smaller scope to ensure all proposals can be compared apples to apples.

This item was tabled to allow staff to request updated proposals.

THIRD ORDER OF BUSINESS

Staff Reports (1)

A. District Engineer

Mr. Yuro informed the Board that District Counsel provided Dream Finders with an easement agreement prior to the holidays, however they have not provided a signed agreement yet and have been unresponsive.

Next, he reported that he has investigated ways to increase parking, and the best he thinks can be accomplished is two parking spaces where the patch of grass is adjacent to the sidewalk.

The Board asked Mr. Yuro to look at head-on or parallel parking options.

Next, Mr. Yuro reported that with the recent heavy rains, he's been investigating issues with wetlands ponding up and encroaching into backyards in multiple communities. There is a specific concern about a wetland behind Snapdragon and Windflower where the county has reached out to him. The wetland is designed to spill over into the adjacent pond; however, the pond berm elevation is higher than the wetland. A possible solution is to do a permit modification and install a structure at a lower elevation.

The Board directed Mr. Yuro to reach out to the St. Johns River Water Management District to see if they would even consider that type of permit modification.

Mr. Snow questioned if the other Board members would consider moving the playground to the kiddie pool area if that pool is removed and then converting the current playground area into additional parking spaces.

Mr. Greenberg and Ms. Chamerda stated that they would consider it.

Mr. Laughlin stated that some renderings of potential amenity improvements should be ready for presentation by the next board meeting.

Mr. Greenberg suggested a working group be established with one homeowner from each phase along with a board member to come up with ideas for the amenity improvements.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the November 19, 2024 Meeting

Mr. Laughlin asked for approval of the minutes in substantial form as there are some minor revisions that need to be made.

On MOTION by Ms. Chamerda seconded by Mr. Busby with all in favor, the November 19, 2024 minutes were approved in substantial form.

SIXTH ORDER OF BUSINESS

Staff Reports (2)

A. District Counsel – Update on AT&T Easement

Ms. Gentry informed the Board that AT&T’s offer for a utility easement has been increased to \$19,000.

The Board declined the offer and directed Ms. Gentry to continue negotiations.

B. District Manager

Mr. Laughlin stated that staff will send an e-blast to the community asking for volunteers for the amenity improvements working group.

Jesse Campo recommended providing the working group with a survey of the area that can be used to encompass the improvements and asking the working group for five specific things they’d like to see happen.

An attendee suggesting including someone with project management in the working group. He also suggested checking with other communities to see what is working and not working for them.

Mr. Greenberg stated that it needs to be determined what, if anything, will be done about the revised traffic study that was sent to Mr. Laughlin the day after the last board meeting regarding the cut through.

Mr. Laughlin added that he believes they are considering putting in traffic lights with the issuance of the revised traffic study.

The Board directed staff to send an e-blast to the community regarding the latest developments in regard to the traffic study.

Mr. Greenberg stated that while the holiday lights were up, all the lights were on 24/7, which was unnecessary. He was under the impression timers were going to be installed.

Mr. Snow stated that the vendor did not provide the timers, however it is in writing that timers will be provided next year.

Mr. Laughlin stated that he has not received the contribution towards the holiday lighting costs from the Phase 3 HOA.

THIRD ORDER OF BUSINESS

Staff Reports (1)

B. Landscape Maintenance

Mr. Flannery presented two proposals for landscape enhancements. The first being to address the wax myrtles at the JEA lift station, and the second being to replace the three trees in the island with crepe myrtles.

No action was taken on the proposals as the lift station is JEA's responsibility to maintain, and the island will not be addressed until the Board determines what improvements will take place to the amenities.

FOURTH ORDER OF BUSINESS

Staff Reports (2)

C. Field Operations Manager – Report

Mr. Dellinger presented the operations report, a copy of which was included in the agenda package. Next, Mr. Dellinger asked the board if they would like RMS to refinish the wood ceiling.

There were no objections from the Board.

Mr. Greenberg stated that all the proposals for the refurbishment of the storage/utility building included finishing the interior of the building, however it is intended to just use the building for storage as it will not be air conditioned. He asked if the Board would prefer to leave the interior unfinished.

The consensus of the Board was to spend money on what's needed rather than aesthetics.

SEVENTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of November 30, 2024

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

B. Approval of Check Register

A copy of the check register totaling \$62,701.06 was included in the agenda package.

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

EIGHTH ORDER OF BUSINESS

Supervisors’ Requests and Audience Comments

Charles Gay stated that there was about 150-feet of fence missed during pressure washing. Next, Mr. Gay stated that the contract with AT&T for the utility building was signed by the original board. He asked why the management company has not followed up with on the building contract, which allowed AT&T to keep a lock on the door.

Mr. Greenberg stated that the CDD and HOA boards were both controlled by the developer, and as a result, they represented the interests of the builder and developer.

The Board discussed providing a bonus to Mr. Dellinger and Mr. Laughlin in appreciation for the work they do for the community. The Board’s consensus was to give each of them \$400.

On MOTION by Ms. Chamerda seconded by Mr. Snow with all in favor authorizing a bonus for Mr. Laughlin and Mr. Dellinger in the amount of \$400 each was approved.

Mr. Snow stated that the grass is looking a little rough and needs to be cut in the area between the incoming lane at the entrance and the first home.

Mr. Dellinger stated that there was a disconnect with the landscape maintenance company, but it should be maintained going forward.

NINTH ORDER OF BUSINESS

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

TENTH ORDER OF BUSINESS

Adjournment

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

FIFTH ORDER OF BUSINESS

01



SCOPE OF WORK

DIVISION: 40 - General Construction
PROPOSAL: 24.386
DATE: 2/18/2025
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
 - i. Remove Roof material
 1. Remove ceiling plywood.
 2. Remove ceiling joists.
 3. Remove insulation.
 - ii. Walls
 1. Remove the center interior wall.
 2. Remove interior framing and plywood.
 - iii. Electrical
 1. Remove the electrical panel.
 2. Remove electrical wire and pipe, to relocate.
 - iv. Remove HVAC.
 1. Remove A/C vents and return.
 - v. Remove telephone/data equipment.
2. Heavy clean
 - i. Pressure wash interior concrete block wall and floor to remove mold.



01



SCOPE OF WORK

3. Roof and ceiling.
 - i. Furnish and install rafters.
 - ii. Furnish and install 7/16" x 4' x 8' OSB.
 - iii. Furnish and install peel and stick underlayment.
 - iv. Furnish and install GAF Architectural Shingles.
 - v. Furnish and install GAF Seal-A-Ridge at hips.
 - vi. Furnish and install metal flashing at roofing elevation changes (as needed).
 - vii. Obtain applicable permits and schedule all inspections with the Building Department.
 - viii. Furnish and frame ceiling joists.
 - ix. Furnish and install ceiling insulation.
 - x. Furnish and install ceiling drywall.
 - xi. Furnish and paint the ceiling.
 - xii. Permitting
- b. Electrical
 - i. Furnish and install exterior 200-amp electrical panel.
 - ii. Reinstall and relocate the electrical EMT conduit and wire to provide installation for (3) outlets (1) switch and (4) ceiling light.
 - iii. Furnish and install GFCI outlets up to (3 EA).
 - iv. Furnish and install 8 LF LED strip lights up to (4 EA).
 - v. Furnish and install 1600 CFM heavy-duty roof ventilator.
 - vi. Furnish and install a manually adjustable thermostat for ventilation.
 - vii. Permitting
- c. Opening
 - i. Furnish and install a 36" x 80" left-hand in-swing solid metal door.
 1. Furnish and install door hardware.
 - ii. Furnish and install an 8' x 7' manually roll-up door (white).
 1. cut the concrete wall to make an opening to fit a roll-up door.
 - iii. Stucco repair.
 1. Repair walls where HVAC system was removed.
 2. Repair damaged/missing stucco where the roof was removed.

EXCLUSIONS

1. Engineering.
2. New electrical conduit and wire.



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 \$ 56,996.96

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.

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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- Dehumidification
- Ductless Systems
- Gas Systems
- Boilers

• [Plumbing](#)

- Water Leaks
- Water Heaters
- Sewer Leaks
- Drain Cleaning
- Re-Pipes
- Toilets
- Faucets
- Fixtures
- Grease Traps

• [Roofing](#)

- Roof Repairs
- Re-Roofs
- Roof Inspections
- Full Roof Assessment & Reports
- Skylights
- Ventilation Systems
- Preventative Maintenance
- Gutter Work
- Chimney Repairs

• [Design Services](#)

- Remodeling
- Structural
- Clubhouses
- Renderings
- Signage
- Hardscapes
- Finishes
- Architectural
- Engineering

• [Property Maintenance](#)

- Interior & Exterior Painting
- Unit Punch outs - Turns
- Window & Door installs
- Decking
- 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: 2-18-2025

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, 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	\$42,888.00
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. Demo all existing electrical in building including power to BARD AC units. Provide and install new 200amp exterior rated electrical panel with Three (3) interior 15amp GFI outlets (one center of each wall), four (4) 8' led ceiling strip lights, one (1) interior light switch by walking door and one (1) outside motion activated wall sconce above walking door. Provide and install Maxx Air 1600 CFM Heavy Duty Roof Ventilator with power adjustable thermostat for controls. All interior electrical to be surface mount in ENT to code. (re-use existing electrical service to feed new panel if possible)</p>	1	\$4,975.00
Stucco/Stone/Painting Budget	<p>Patch existing stucco and stone in required areas after demo/new roof install and make ready for paint. Patched areas include where AC units are removed.</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	\$13,125.00
Pressure Wash	Pressure wash interior of building after all demo work. Pressure wash exterior of building prior to painting.	1	\$650.00

Total Price: \$71,000.00

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%.

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

Signature:

Date:

Print Name:

SIXTH ORDER OF BUSINESS

Urban Edge, Inc.
 1879 Caravan Trail, Unit #304
 Jacksonville, FL 32216 US
 (904) 515-8265
 customerservice@urbanedgelawn.com
 www.urbanedgelawn.com



Estimate

ADDRESS

Daniel Laughlin
 85200 Amaryllis Ct
 Fernandina Beach, FL 32034

SHIP TO

Daniel Laughlin
 85200 Amaryllis Ct
 Fernandina Beach, FL 32034

ESTIMATE # 2693

DATE 05/20/2024

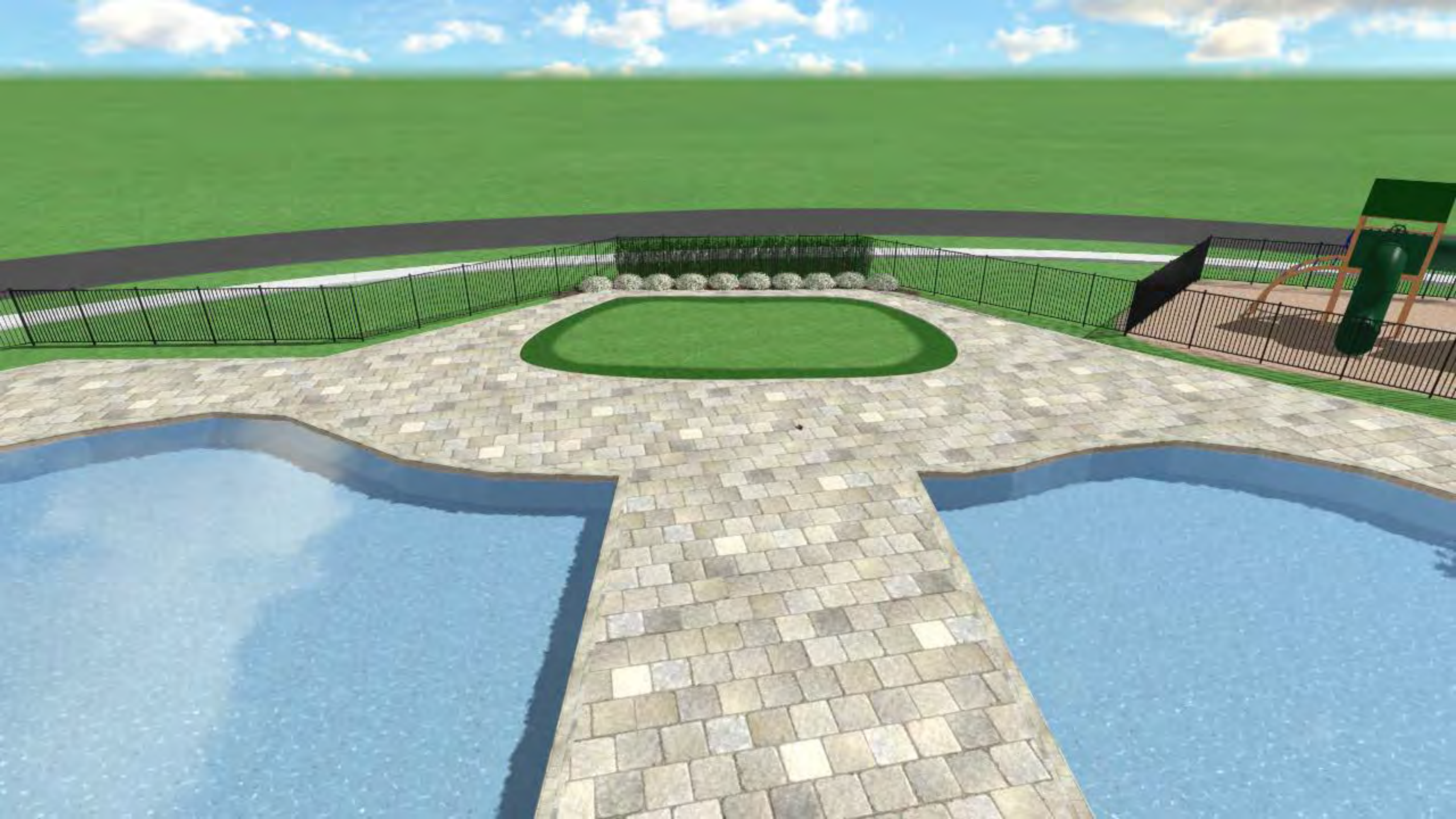
EXPIRATION DATE 06/20/2024

ACTIVITY	QTY	RATE	AMOUNT
Amelia Concourse CDD: Hardscape Design/ Installation: Pool Deck Artificial Turf Design			
Product Sales:Hardscape Hardscape Installation - To Include: Fill in existing kiddie pool area. Remove plumbing and drain piping.	1	2,500.00	2,500.00
Cost Allowance.			
Installation:Hardscape Installation Hardscape Installation - To Include: Removal of fencing for kiddie pool area.	1	1,850.00	1,850.00
Cost Allowance.			
Landscape Construction Artificial Turf Play Area: Estimated 1100 sq ft	1,100	18.00	19,800.00
1) Supply & Install 4 Tons of Crushed Stone drainage base 2) Supply & install 1 ton of 89 granite stone base 3) Grade, Smooth, Compact & Shape Surface. 4) Supply & Install black composite benderboard edging around perimeter of turf. 5) Supply & Install ProGreen K9 Deluxe Artificial turf 6) Supply & secure turf, including all seams. 7) Supply & Install Zeofill Pet Infill 8) Powerbroom Turf & Clean Worksite			

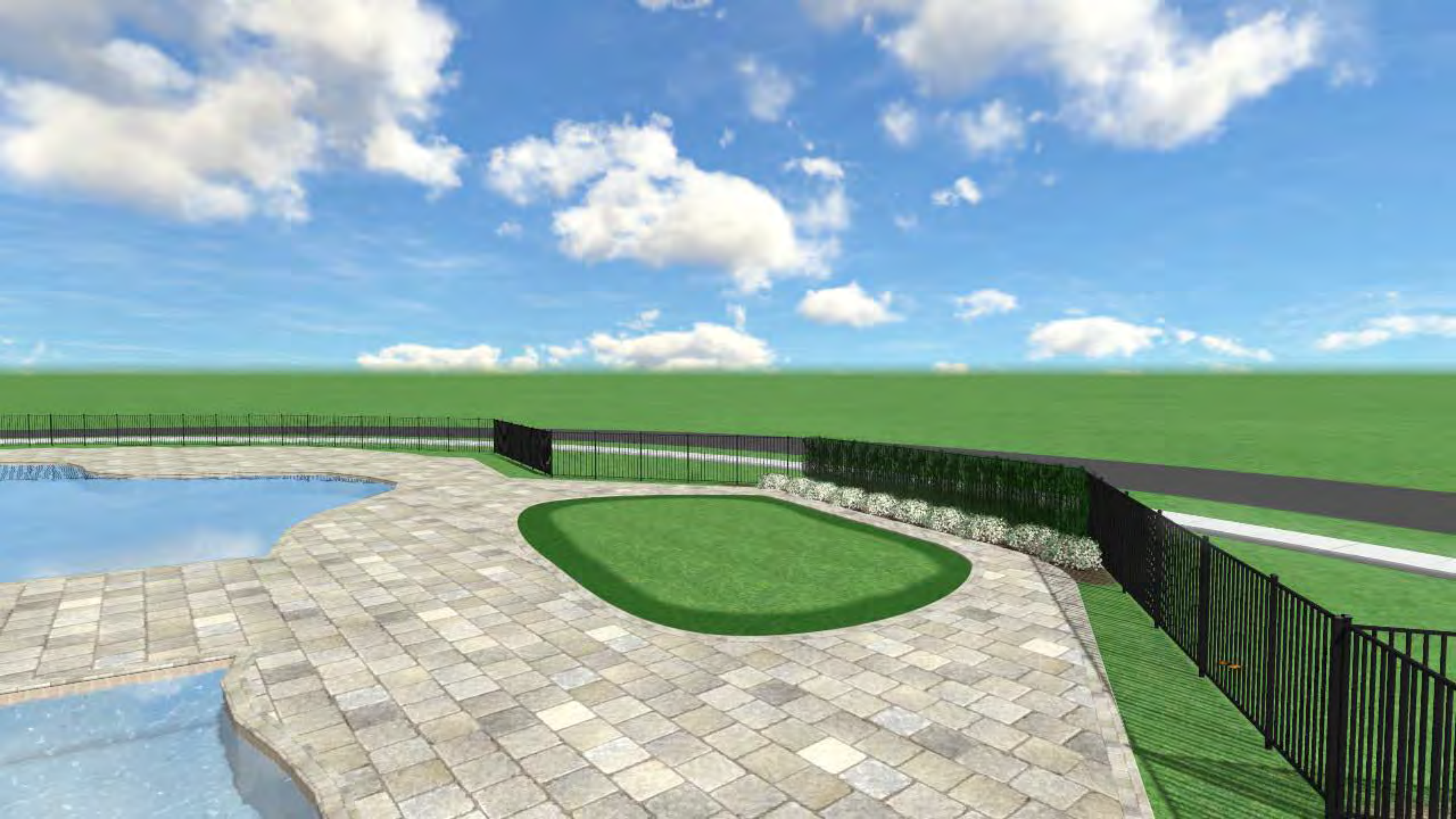
SUBTOTAL	24,150.00
TAX	0.00
TOTAL	\$24,150.00

Accepted By

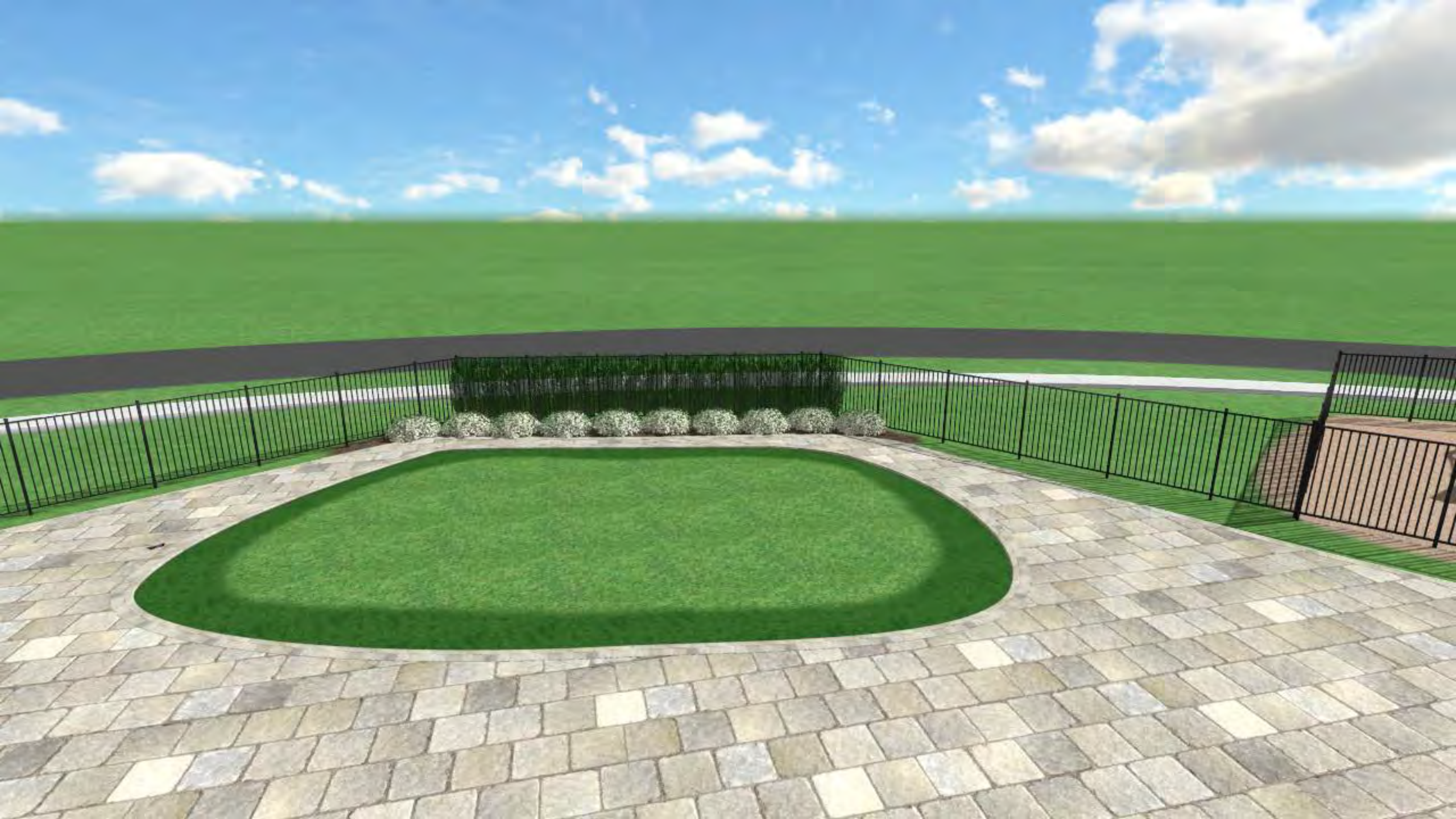
Accepted Date











Urban Edge, Inc.
 1879 Caravan Trail, Unit #304
 Jacksonville, FL 32216 US
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 customerservice@urbanedgelawn.com
 www.urbanedgelawn.com



Estimate

ADDRESS

Daniel Laughlin
 85200 Amaryllis Ct
 Fernandina Beach, FL 32034

SHIP TO

Daniel Laughlin
 85200 Amaryllis Ct
 Fernandina Beach, FL 32034

ESTIMATE # 2695

DATE 05/20/2024

EXPIRATION DATE 06/20/2024

ACTIVITY	QTY	RATE	AMOUNT
Amelia Concourse CDD: Landscape Design/ Installation: Front Entry New Landscape Design			
Product Sales:Plant Material Crinum lily 'Queen Emma', 15 gal.	4	325.00	1,300.00
Product Sales:Plant Material Oleaner 'Calypso', 15 gal.	3	350.00	1,050.00
Product Sales:Plant Material Clusia, 7 gal,	9	99.90	899.10
Product Sales:Plant Material Philodendron 'Xanadu', 7 gal.	35	99.90	3,496.50
Product Sales:Plant Material Croton 'Petra'. 7 gal.	6	78.50	471.00
Product Sales:Plant Material Apostle Iris, 3 gal.	50	40.00	2,000.00
Product Sales:Plant Material Flax lily, 3 gal.	102	32.50	3,315.00
Product Sales:Plant Material Shell ginger, 3 gal.	23	45.00	1,035.00
Product Sales:Plant Material Drift rose 'White', 3 gal.	50	52.50	2,625.00
Product Sales:Plant Material Chinese Silver grass, 3 gal.	6	40.00	240.00
Product Sales:Plant Material Cordylone 'Red sister', 3 gal.	4	32.00	128.00
Product Sales:Plant Material Blue daze, 1 gal.	135	13.50	1,822.50
Product Sales:Mulch Mulch, per cu yd	10	155.00	1,550.00
Product Sales:Grading/Drainage Supplies Grading, Site Prep & Removal	1	1,650.00	1,650.00
Clean-Up/Disposal Clean-Up/Disposal, dump fees	1	250.00	250.00
Product Sales:Plant Material Plant Freight	1	150.00	150.00
Product Sales:Plant Material Materials tax	1	697.62	697.62
Irrigation Repair Irrigation Repair: Renovations & repairs to existing system for new plantings.	1	1,250.00	1,250.00
Cost allowance.			

 SUBTOTAL 23,929.72
 TAX 0.00

TOTAL

\$23,929.72

Accepted By

Accepted Date



























Urban Edge, Inc.
 1879 Caravan Trail, Unit #304
 Jacksonville, FL 32216 US
 (904) 515-8265
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Estimate

ADDRESS

Daniel Laughlin
 85200 Amaryllis Ct
 Fernandina Beach, FL 32034

SHIP TO

Daniel Laughlin
 85200 Amaryllis Ct
 Fernandina Beach, FL 32034

ESTIMATE # 2696

DATE 05/20/2024

ACTIVITY	QTY	RATE	AMOUNT
Amelia Concourse CDD: Hardscape Design/ Installation: Front Golf Cart Paver Courtyard Design			
Product Sales:Hardscape Tremron Pavers- Mega Olde Towne, per sq ft materials (includes aggregate paver base, sand & portland cement for borders)	3,100	4.50	13,950.00T
Product Sales:Hardscape Tremron Pavers- Mega Olde Towne, per sq ft installation	3,100	6.50	20,150.00
Product Sales:Hardscape Tremron Stonegate Block Sierra, per sq ft materials (border wall and columns)	218	22.50	4,905.00T
Product Sales:Hardscape Tremron Stonegate Block- Sierra, per sq ft installation	218	25.00	5,450.00
Product Sales:Hardscape Tremron Stonegate Caps (top of wall and columns), per unit	190	10.00	1,900.00T
Product Sales:Hardscape Tremron Stonegate Caps, per unit installed	190	5.00	950.00
Product Sales:Hardscape Materials Freight	1	350.00	350.00
Irrigation Repair Irrigation Repair: Renovations & repairs to existing system for new paver parking courtyard.	1	1,200.00	1,200.00
Cost allowance.			

SUBTOTAL	48,855.00
TAX	1,452.85
TOTAL	\$50,307.85

Accepted By

Accepted Date

Urban Edge, Inc.
 1879 Caravan Trail, Unit #304
 Jacksonville, FL 32216 US
 (904) 515-8265
 customerservice@urbanedgelawn.com
 www.urbanedgelawn.com



Estimate

ADDRESS

Daniel Laughlin
 85200 Amaryllis Ct
 Fernandina Beach, FL 32034

SHIP TO

Daniel Laughlin
 85200 Amaryllis Ct
 Fernandina Beach, FL 32034

ESTIMATE # 2692

DATE 05/20/2024

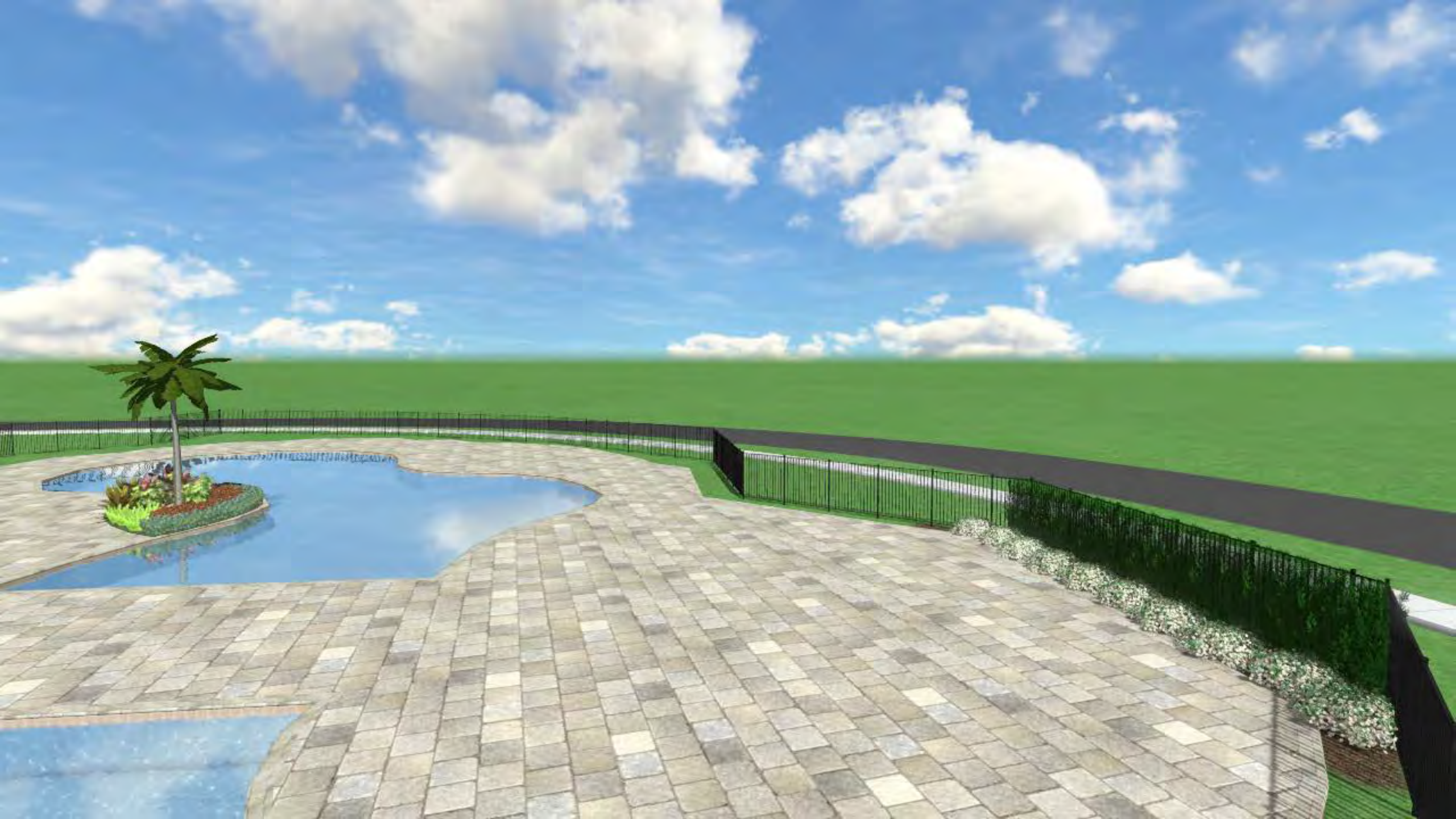
EXPIRATION DATE 06/20/2024

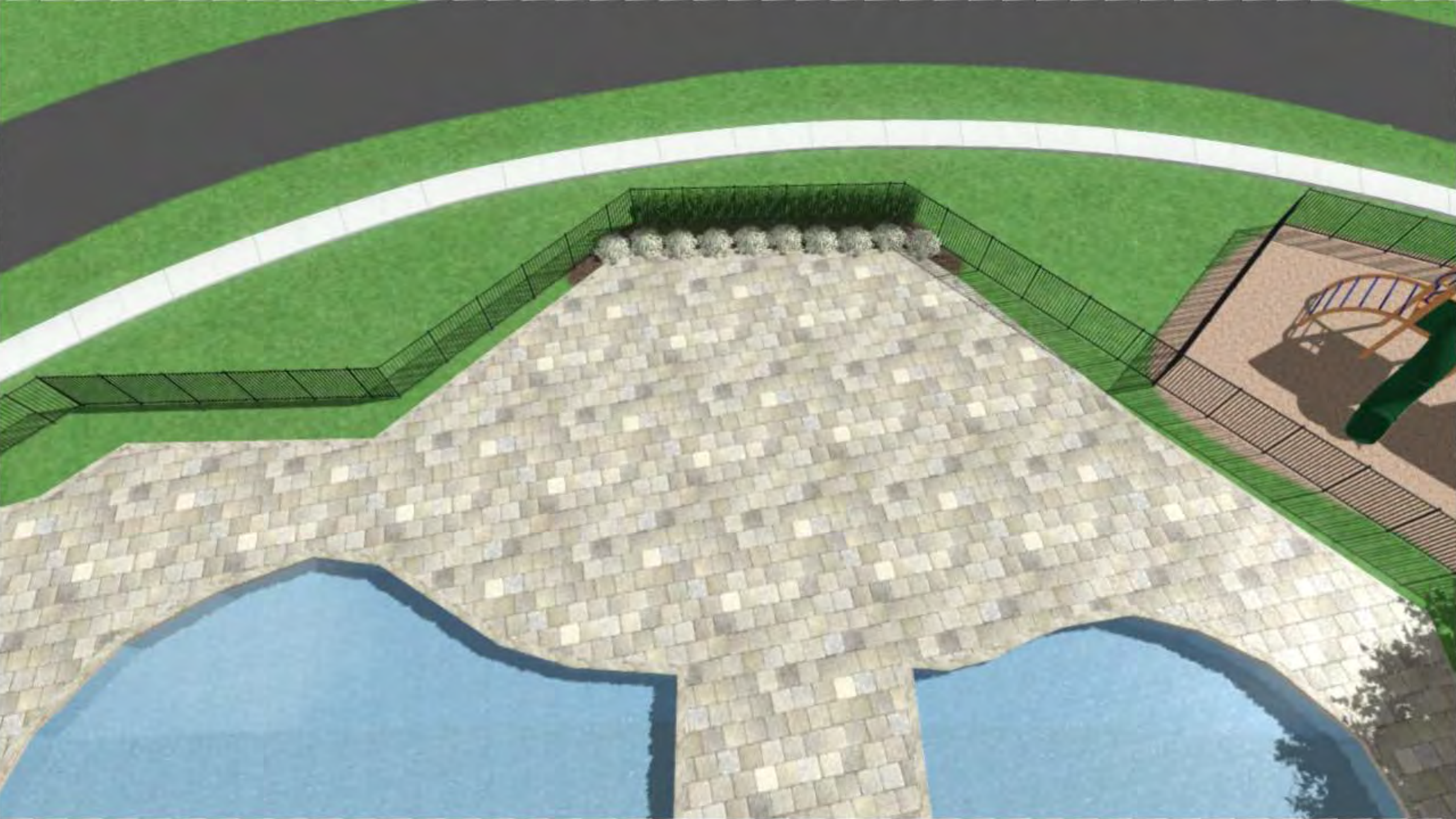
ACTIVITY	QTY	RATE	AMOUNT
Amelia Concourse CDD: Hardscape Design/ Installation: Pool Deck Paver Designs			
Product Sales:Hardscape Tremron Pavers- Mega Olde Towne, per sq ft materials (includes aggregate paver base, sand & portland cement for borders)	1,044	4.50	4,698.00T
Product Sales:Hardscape Tremron Pavers- Mega Olde Towne, per sq ft installation	1,044	6.50	6,786.00
Installation:Hardscape Installation Hardscape Installation - To Include: Fill in existing kiddie pool area. Remove plumbing and drain piping.	1	2,500.00	2,500.00
Cost Allowance. Installation:Hardscape Installation Hardscape Installation - To Include: Removal of fencing for kiddie pool area.	1	1,850.00	1,850.00
Cost Allowance.			

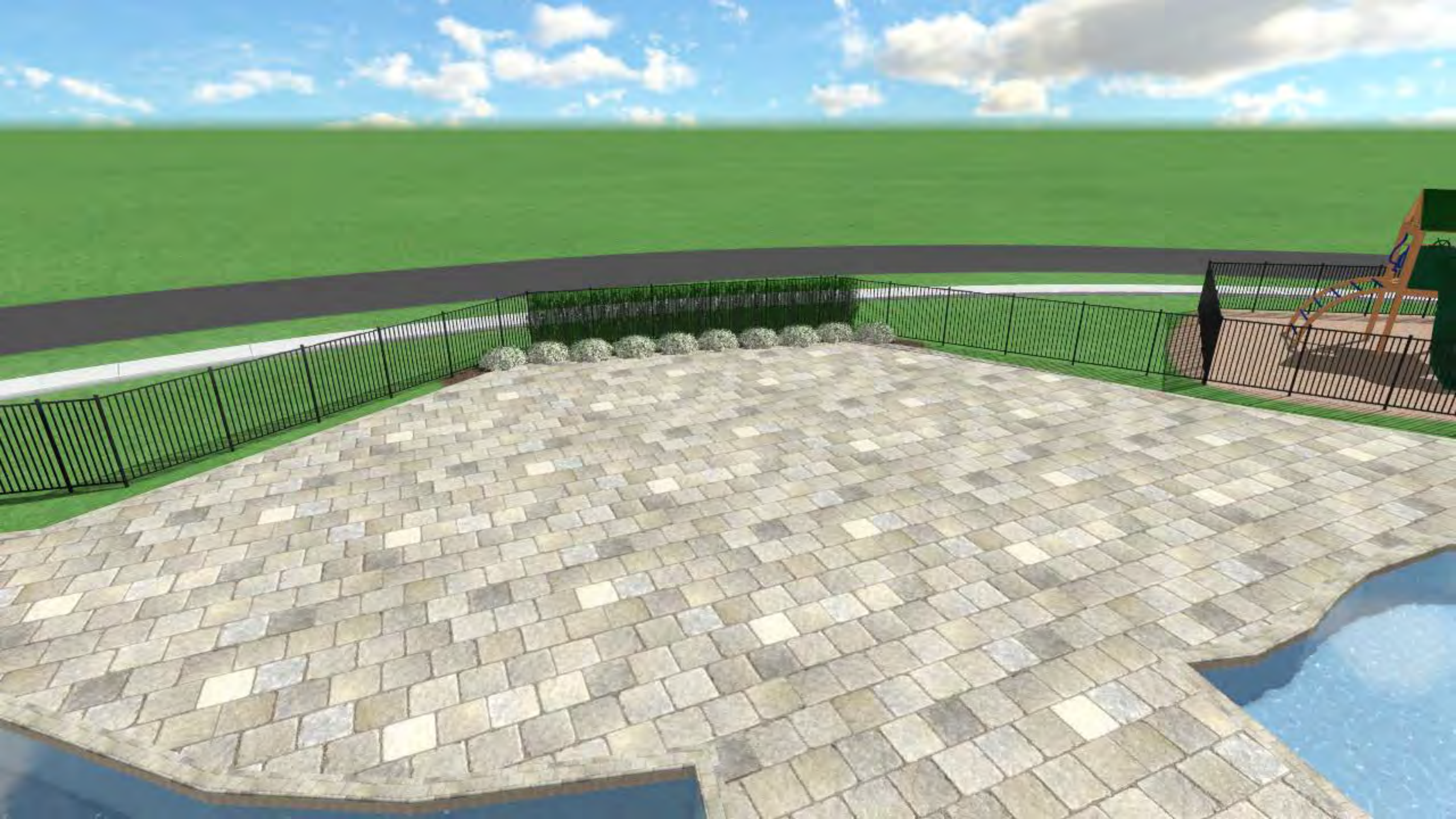
SUBTOTAL	15,834.00
TAX	328.86
TOTAL	\$16,162.86

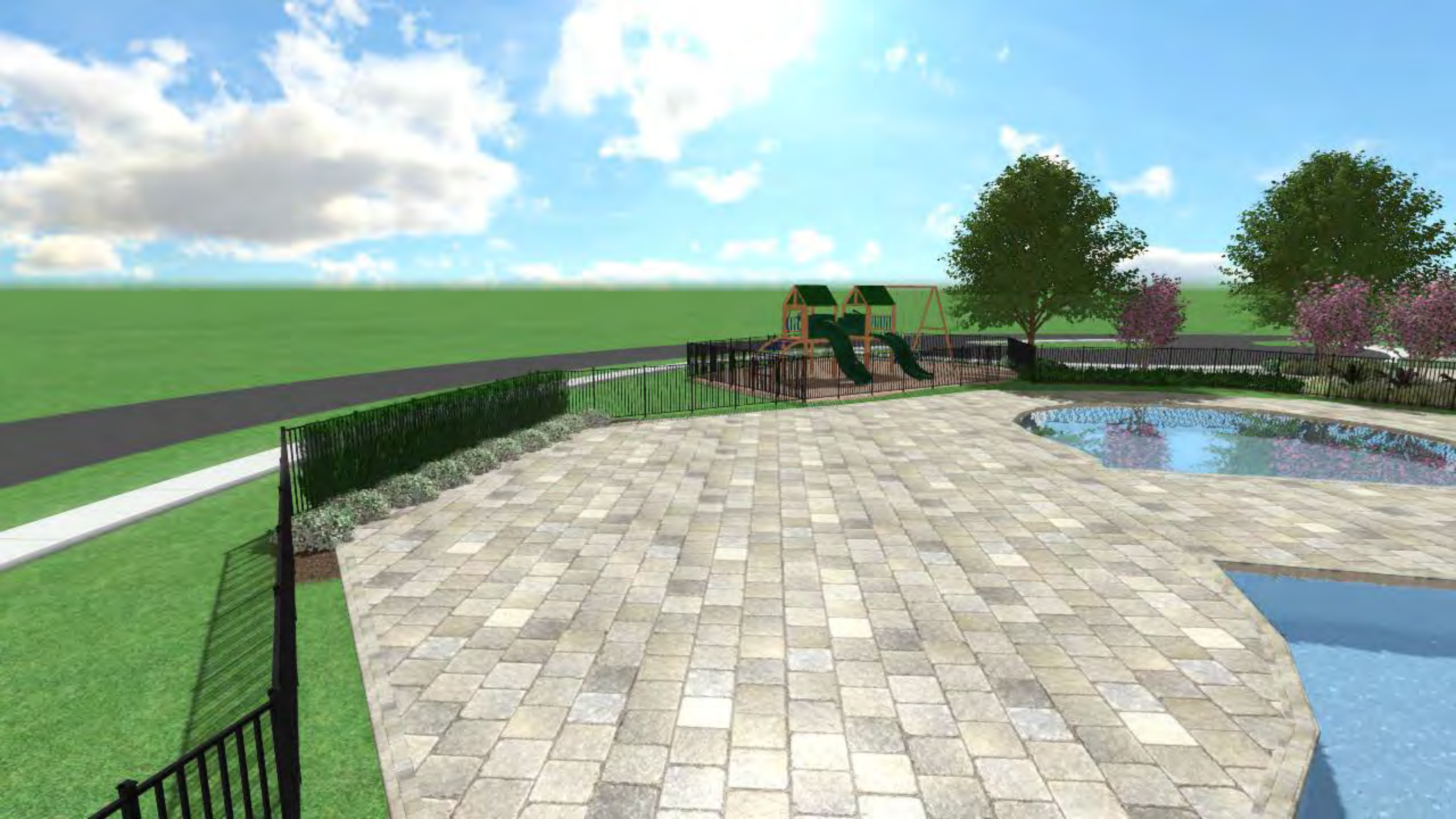
Accepted By

Accepted Date









Urban Edge, Inc.
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 www.urbanedgelawn.com



Estimate

ADDRESS

Daniel Laughlin
 85200 Amaryllis Ct
 Fernandina Beach, FL 32034

SHIP TO

Daniel Laughlin
 85200 Amaryllis Ct
 Fernandina Beach, FL 32034

ESTIMATE # 2694

DATE 05/20/2024

EXPIRATION DATE 06/20/2024

ACTIVITY	QTY	RATE	AMOUNT
Amelia Concourse CDD: Landscape Design/ Installation: Pool Area Proposed Plantings			
Product Sales:Plant Material Podocarpus, 7 gal.	17	85.75	1,457.75
Product Sales:Plant Material Schefflera 'Arboricola', 7 gal.	9	99.90	899.10
Product Sales:Plant Material Croton 'Petra'. 7 gal.	5	78.50	392.50
Product Sales:Plant Material Foxtail fern, 3 gal.	14	32.50	455.00
Product Sales:Plant Material Drift rose 'White', 3 gal.	25	52.50	1,312.50
Product Sales:Plant Material Cordylone 'Red sister', 3 gal.	3	32.00	96.00
Product Sales:Plant Material Drift rose 'Coral', 3 gal.	35	52.50	1,837.50
Product Sales:Plant Material Blue daze, 1 gal.	90	13.50	1,215.00
Product Sales:Mulch Mulch, per cu yd	6	155.00	930.00
Product Sales:Grading/Drainage Supplies Grading, Site Prep & Removal	1	595.00	595.00
Clean-Up/Disposal Clean-Up/Disposal, dump fees	1	250.00	250.00
Product Sales:Plant Material Plant Freight	1	150.00	150.00
Product Sales:Plant Material Materials tax	1	332.50	332.50
Irrigation Repair Irrigation Repair: Renovations & repairs to existing system for new plantings.	1	850.00	850.00
Cost allowance.			

SUBTOTAL 10,772.85
 TAX 0.00
TOTAL \$10,772.85

Accepted By

Accepted Date











SEVENTH ORDER OF BUSINESS

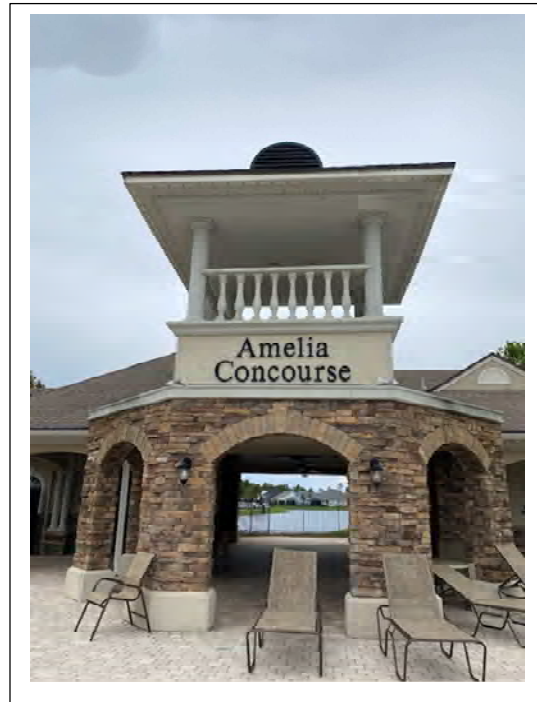
C.

3/18/2025

Amelia Concourse

Community Development District

Amenity Management & Field Operations Report



Chip Dellinger

FIELD OPERATIONS MANAGER
GOVERNMENTAL MANAGEMENT
SERVICES

Amelia Concourse
Community Development District

Amenity & Field Operations Report

March 18th, 2024

To: Board of Supervisors

From: Chip Dellinger
Field Operations Manager

RE: Amelia Concourse Amenity & Field Operations Report

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

Communication

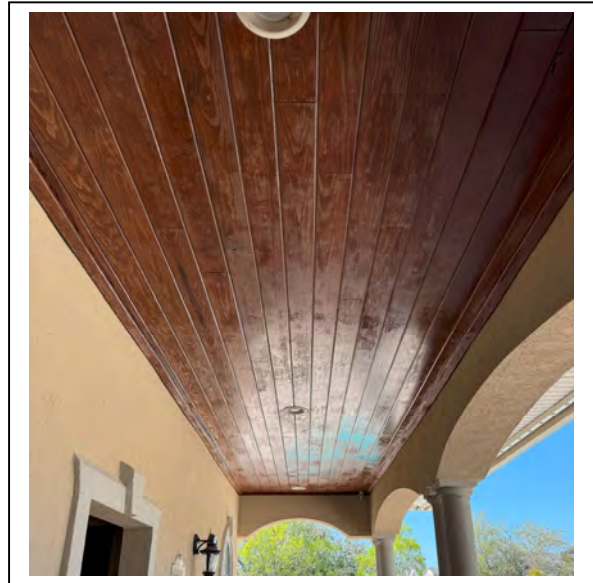
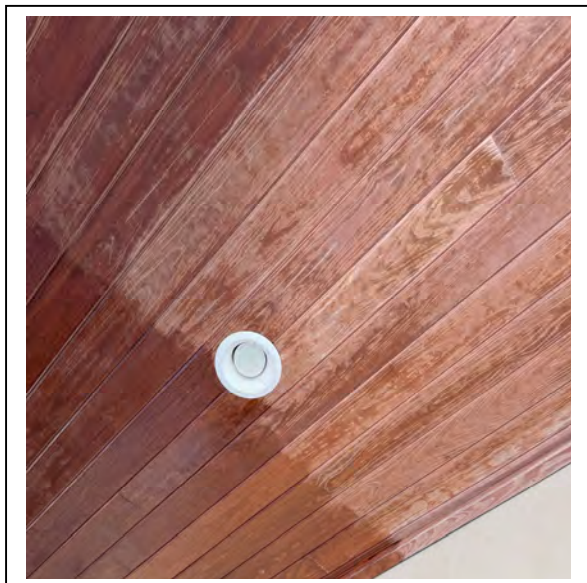
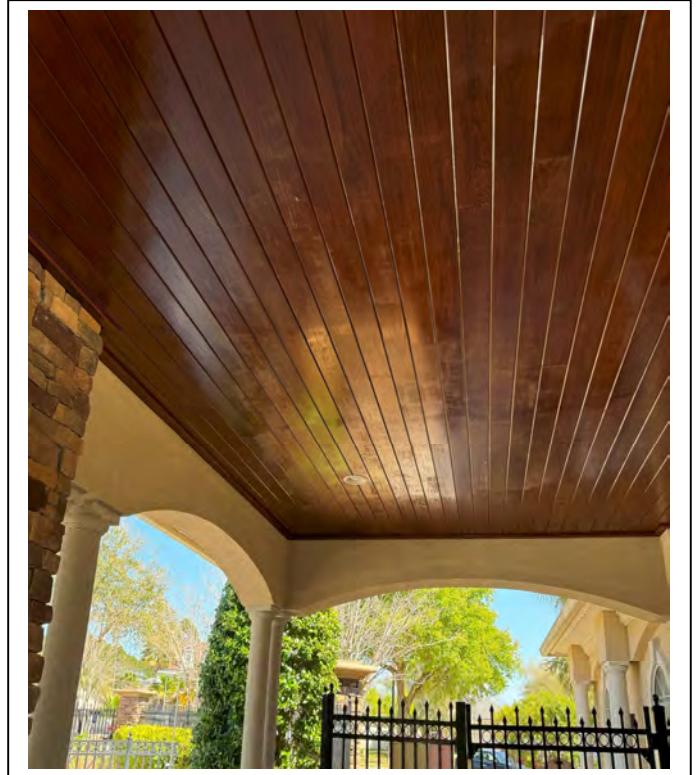
- Any resident questions or concerns can be submitted by email to Acmanager@gmsnf.com
 - Any resident that needs to request an access card should reach out to above email. Many new residents have been doing so- the CDD email on the information center at the front of the community seems effective.
 - GMS will provide a monthly newsletter email blast on months CDD meetings are not held in an effort to increase communication and transparency with residence.
 - Message board at entrance is being updated per HOA request for meeting dates.

Operations Updates

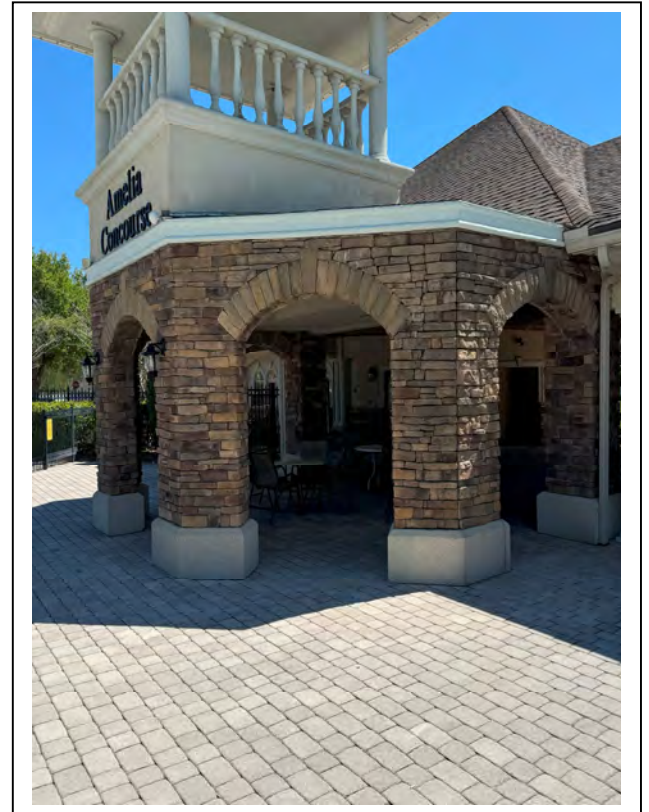
- GMS staff is monitoring security system and making necessary corrections (had to troubleshoot and reset a camera).
- All amenity center rental requests are being scheduled and coordinated by GMS.
- New resident and replacement cards are being coordinated and distributed by GMS.
- Checks payable to the CDD for replacement cards and reservations are being deposited and documented by GMS.
- GMS staff is rearranging the meeting room after HOA meetings and resident rentals.
- Garbage is being taken to the curb weekly by GMS staff.
- Pool chemicals are being monitored and ordered by GMS.
- GMS staff is monitoring security system and cameras.
- Meeting planned with proposed replacement cleaning contractor.
- Revised proposals gathered for roofing repair.

Completed Projects – Amenity Center

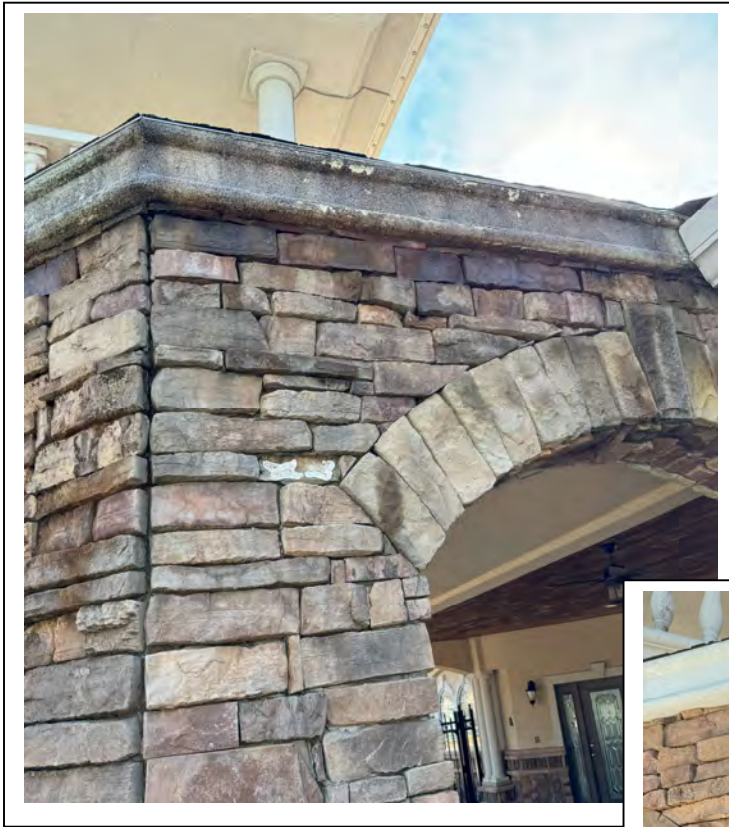
- Cleaned and prepped ceiling.
- Applied first coat of Behr Spar Urethane varnish to ceiling.



Completed Projects- Pool Deck



- GMS staff soft washed and bleached veneer stone and trim on tower.
- GMS staff repaired damaged foam with stucco repair and stabilized all trim with liquid polyester resin.
- GMS staff painted repaired trim.



In Progress Projects

- Continue coordinating with general contractors on roofing project.
- Explore options on front gate, hinges are beginning to sag from children jumping the gate.



Conclusion

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

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

Respectfully,
Chip Dellinger



EIGHTH ORDER OF BUSINESS

A.

Amelia Concourse
Community Development District

Unaudited Financial Reporting
February 28, 2025



Amelia Concourse
Community Development District
Combined Balance Sheet
February 28, 2025

	<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:					
<u>Cash:</u>					
Operating Account	\$ 123,613	\$ -	\$ -	\$ -	\$ 123,613
<u>Investments:</u>					
State Board of Administration (SBA)	62,211	-	232,710	-	294,921
Custody (US Bank)	585,224	-	-	-	585,224
<u>Series 2007</u>					
Reserve	-	112,263	-	-	112,263
Revenue	-	194,413	-	-	194,413
Cost of Issuance	-	-	-	1	1
<u>Series 2016</u>					
Reserve	-	72,832	-	-	72,832
Revenue	-	181,455	-	-	181,455
Prepayment	-	2	-	-	2
<u>Series 2019A</u>					
Reserve	-	106,301	-	-	106,301
Revenue	-	188,140	-	-	188,140
Construction	-	-	-	11,662	11,662
<u>Series 2019B</u>					
Prepayment	-	260	-	-	260
Construction	-	-	-	655,962	655,962
Deposits	2,475	-	-	-	2,475
Total Assets	\$ 773,522	\$ 855,666	\$ 232,710	\$ 667,624	\$ 2,529,522
Liabilities:					
Accounts Payable	\$ 1,241	\$ -	\$ -	\$ -	\$ 1,241
Accrued Expenditures	7,503	-	-	-	7,503
Total Liabilities	\$ 8,743	\$ -	\$ -	\$ -	\$ 8,743
Fund Balance:					
Nonspendable:					
Deposits	\$ 2,475	\$ -	\$ -	\$ -	\$ 2,475
Restricted for:					
Debt Service - Series	-	855,666	-	-	855,666
Capital Project - Series	-	-	-	667,624	667,624
Assigned for:					
Capital Reserve Fund	-	-	232,710	-	232,710
Unassigned	762,304	-	-	-	762,304
Total Fund Balances	\$ 764,779	\$ 855,666	\$ 232,710	\$ 667,624	\$ 2,520,778
Total Liabilities & Fund Balance	\$ 773,522	\$ 855,666	\$ 232,710	\$ 667,624	\$ 2,529,522

Amelia Concourse
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 459,139	\$ 456,394	\$ 456,394	\$ -
Interest Income	5,000	5,000	8,917	3,917
Other Income	500	500	530	30
Total Revenues	\$ 464,639	\$ 461,894	\$ 465,840	\$ 3,947

Expenditures:

General & Administrative:

Supervisors	\$ 6,000	\$ 2,500	\$ 1,200	\$ 1,300
FICA Expense	459	191	92	99
Travel	300	125	-	125
Engineering	7,500	3,125	3,690	(565)
Attorney Fees	30,000	12,500	3,771	8,729
Annual Audit	4,350	-	-	-
Dissemination	11,798	4,916	5,016	(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	750	-	750
Management Fees	51,588	21,495	21,495	(0)
Information Technology	2,247	936	936	0
Website Maintenance	1,124	468	468	(0)
Telephone	500	208	76	132
Postage	1,000	417	34	383
Insurance	11,580	11,580	11,264	316
Printing and Binding	750	313	228	85
Legal Advertising	2,500	1,042	-	1,042
Other Current Charges	1,000	417	837	(421)
Office Supplies	100	42	2	40
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 161,785	\$ 83,605	\$ 71,330	\$ 12,275

Operations & Maintenance

Field:

Contract Services:

Landscape Maintenance	\$ 45,000	\$ 18,750	\$ 15,885	\$ 2,865
Lake Maintenance	7,000	2,917	1,840	1,077
Field Operations Management	16,800	7,000	7,000	-

Repairs & Maintenance:

Repairs & Maintenance	18,000	7,500	6,901	599
Irrigation Repairs	4,000	1,667	-	1,667
Landscape Contingency	10,000	4,167	5,358	(1,191)

Utilities:

Electric	35,000	14,583	14,221	362
Water & Sewer	15,000	6,250	8,441	(2,191)

Subtotal Field	\$ 150,800	\$ 62,833	\$ 59,646	\$ 3,187
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Amelia Concourse
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
<i>Amenity Center:</i>				
Insurance	\$ 22,207	\$ 22,207	\$ 20,242	\$ 1,965
Facility Management	16,800	7,000	7,000	-
Pool Maintenance	18,318	7,633	7,633	-
Pool Chemicals	13,000	5,417	3,979	1,438
Pool Permits	530	221	-	221
Cable	2,200	917	812	105
Janitorial	9,841	4,100	4,100	(0)
Facility Maintenance	13,596	5,665	4,594	1,071
Pest Control	1,000	417	324	93
Refuse	750	313	302	10
Holiday Decorations	2,000	833	-	833
<i>Reserves:</i>				
Capital Reserve Funding	75,000	-	-	-
Subtotal Amenity Center:	\$ 175,242	\$ 54,721	\$ 48,986	\$ 5,735
Total Operations & Maintenance	\$ 326,042	\$ 117,555	\$ 108,633	\$ 8,922
Total Expenditures	\$ 487,827	\$ 201,160	\$ 179,962	\$ 21,198
Excess (Deficiency) of Revenues over Expenditures	\$ (23,188)	\$ 260,734	\$ 285,878	\$ 25,144
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (23,188)	\$ 260,734	\$ 285,878	\$ 25,144
Fund Balance - Beginning	\$ 23,188		\$ 478,901	
Fund Balance - Ending	\$ -		\$ 764,779	

Amelia Concourse

Community Development District

Debt Service Fund Series 2007

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 111,295	\$ 111,088	\$ 111,088	\$ -
Interest Income	5,000	2,083	4,724	2,641
Total Revenues	\$ 116,295	\$ 113,171	\$ 115,812	\$ 2,641
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	\$ 83,271	\$ 85,912	\$ 2,641
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	\$ 82,071	\$ 84,783	\$ 2,712
Fund Balance - Beginning	\$ 103,187		\$ 221,893	
Fund Balance - Ending	\$ 108,483		\$ 306,676	

Amelia Concourse

Community Development District

Debt Service Fund Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 146,859	\$ 145,663	\$ 145,663	\$ -
Interest Income	5,000	2,083	3,535	1,452
Total Revenues	\$ 151,859	\$ 147,747	\$ 149,199	\$ 1,452
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	\$ 95,247	\$ 91,699	\$ (3,548)
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	\$ 93,747	\$ 90,218	\$ (3,529)
Fund Balance - Beginning	\$ 92,266		\$ 164,071	
Fund Balance - Ending	\$ 102,625		\$ 254,289	

Amelia Concourse
Community Development District
Debt Service Fund Series 2019A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 179,916	\$ 178,451	\$ 178,451	\$ -
Interest Income	5,000	2,083	3,999	1,915
Total Revenues	\$ 184,916	\$ 180,535	\$ 182,450	\$ 1,915
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	\$ 114,006	\$ 115,921	\$ 1,915
Other Financing Sources/(Uses):				
Property Appraiser	\$ (1,900)	\$ (1,900)	\$ (1,814)	\$ 86
Transfer In/(Out)	-	-	(2,043)	(2,043)
Total Other Financing Sources/(Uses)	\$ (1,900)	\$ (1,900)	\$ (3,857)	\$ (1,957)
Net Change in Fund Balance	\$ 4,959	\$ 112,106	\$ 112,064	\$ (42)
Fund Balance - Beginning	\$ 75,131		\$ 182,378	
Fund Balance - Ending	\$ 80,089		\$ 294,442	

Amelia Concourse

Community Development District

Debt Service Fund Series 2019B

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	Variance
	Budget	Thru 02/28/25	Thru 02/28/25	
Revenues:				
Special Assessments - Tax Roll	\$ -	\$ -	\$ -	\$ -
Interest Income	-	-	5	5
Total Revenues	\$ -	\$ -	\$ 5	\$ 5
Expenditures:				
Interest - 11/1	\$ -	\$ -	\$ -	\$ -
Principal Prepayment - 11/1	-	-	-	-
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 5	\$ 5
Other Financing Sources/(Uses):				
Transfer In	\$ -	\$ -	\$ -	\$ -
Transfer (Out)	-	-	-	-
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ -	\$ 5	\$ 5
Fund Balance - Beginning	\$ -		\$ 255	
Fund Balance - Ending	\$ -		\$ 260	

Amelia Concourse
Community Development District
Statement of Revenues and Expenditures

Capital Projects Funds

For The Period Ending February 28, 2025

Description	SE 2007	SE 2019A	SE 2019B
Revenues			
Interest Income	\$ -	\$ 187	\$11,757
Transfer In	-	2,043	-
Total Revenues	\$ -	\$ 2,230	\$ 11,757
Expenditures			
Capital Outlay	\$ -	\$ -	\$ 943
Transfer Out	-	-	-
Total Expenditures	\$ -	\$ -	\$ 943
Excess Revenues (Expenditures)	\$ -	\$ 2,230	\$ 10,814
Beginning Fund Balance	\$ 1	\$ 9,432	\$ 645,147
Ending Fund Balance	\$ 1	\$ 11,662	\$ 655,962

Amelia Concourse
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues				
Capital Reserve Funding	\$ 75,000	\$ -	\$ -	\$ -
Interest	5,000	2,083	4,606	2,522
Total Revenues	\$ 80,000	\$ 2,083	\$ 4,606	\$ 2,522
Expenditures:				
Capital Outlay	\$ 20,000	\$ 8,333	\$ -	\$ 8,333
Repair and Replacements	50,000	20,833	3,350	17,483
Total Expenditures	\$ 70,000	\$ 29,167	\$ 3,350	\$ 25,817
Excess (Deficiency) of Revenues over Expenditures	\$ 10,000		\$ 1,256	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 10,000		\$ 1,256	
Fund Balance - Beginning	\$ 229,337		\$ 231,454	
Fund Balance - Ending	\$ 239,337		\$ 232,710	

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	\$ 72,832	
Reserve Fund Balance	72,832	
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
 1/1/2025 - 2/28/2025

Fund	Date	Check #'s	Amount
<i>Payroll</i>	1/22/25	50232-50234	\$ 554.10
		Sub-Total	\$ 554.10
<i>General Fund</i>	1/10/25	2495-2500	\$ 15,428.76
	2/14/25	2501-2514	20,335.33
		Sub-Total	\$ 35,764.09
Total			\$ 36,318.19

PR300R

PAYROLL CHECK REGISTER

RUN 1/22/25 PAGE 1

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50232	12	JEFFRY A SNOW	184.70	1/22/2025
50233	13	KIMBERLY CHAMERDA	184.70	1/22/2025
50234	15	WILLIAM T BUSBY	184.70	1/22/2025
TOTAL FOR REGISTER			554.10	

ACON AMELIA CONCOUR DLAUGHLIN

Attendance Sheet

District Name: Amelia Concourse CDD

Board Meeting Date: January 21, 2025

	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"/> phone	N/A
4	Kimberly Chamerda	<input checked="" type="checkbox"/>	\$200
5	Jeffry Snow	<input checked="" type="checkbox"/>	\$200

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

Approved for Payment:


District Manager Signature

1/22/25
Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/10/25	00005	12/27/24	330	202411	320	57200	35000		NOV FACILITY MAINTENANCE	*	1,889.44		
GOVERNMENTAL MANAGEMENT SERVICES												1,889.44	002495
1/10/25	00005	1/01/25	328	202501	310	51300	34000		JAN MANAGEMENT FEES	*	4,299.00		
		1/01/25	328	202501	310	51300	52000		JAN WEBSITE ADMIN	*	93.67		
		1/01/25	328	202501	310	51300	35100		JAN INFO TECH	*	187.25		
		1/01/25	328	202501	310	51300	32400		JAN DISSEM AGENTTT SRVCS	*	983.17		
		1/01/25	328	202501	310	51300	51000		OFFICE SUPPLIES	*	.18		
		1/01/25	328	202501	310	51300	42000		POSTAGE	*	2.07		
		1/01/25	328	202501	310	51300	42500		COPIES	*	1.05		
		1/01/25	328	202501	310	51300	41000		TELEPHONE	*	41.60		
		1/01/25	328	202501	320	57200	45400		POOL CHEMICALS-TRICHLOR	*	8.75		
GOVERNMENTAL MANAGEMENT SERVICES												5,616.74	002496
1/10/25	00005	1/01/25	329	202501	320	57200	34000		JAN CONTRACT ADMIN	*	1,400.00		
		1/01/25	329	202501	320	57200	35100		JAN FACILITY MANAGEMENT	*	1,400.00		
		1/01/25	329	202501	320	57200	46000		JAN JANITORIAL	*	820.08		
		1/01/25	329	202501	320	57200	45300		JAN POOL MAINTENANCE	*	1,526.50		
GOVERNMENTAL MANAGEMENT SERVICES												5,146.58	002497
1/10/25	00127	1/01/25	417364	202501	320	57200	34500		JAN CLOUD ACCESS CONTROL	*	195.00		
HI-TECH SYSTEM												195.00	002498
1/10/25	00082	12/02/24	59657700	202412	320	53800	45513		DEC FIRE ANT SERVICE	*	81.00		
NADERS PEST CONTROL												81.00	002499
1/10/25	00157	12/18/24	771199	202412	320	57200	46300		MULCH INSTALL PH1&2	*	2,500.00		
THE GREENERY OF NORTH FLORIDA INC												2,500.00	002500

ACON AMELIA CONCOUR OKUZMUK

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
2/14/25	00143	2/07/25 02072025	202502 310-51300-49000		WORK APPRECIATION BONUS CHRISTIAN DELLINGER	*	400.00	400.00 002501
2/14/25	00124	2/07/25 02072025	202502 310-51300-49000		WORK APPRECIATION BONUS DANIEL LAUGHLIN	*	400.00	400.00 002502
2/14/25	00005	1/13/25 331	202412 320-57200-62000		DEC FACILITY MAINTENANCE GOVERNMENTAL MANAGEMENT SERVICES	*	1,711.97	1,711.97 002503
2/14/25	00005	2/01/25 332	202502 320-57200-35100		FEB CONTRACT ADMIN	*	1,400.00	
		2/01/25 332	202502 320-57200-34000		FEB FACILITY MANAGEMENT	*	1,400.00	
		2/01/25 332	202502 320-57200-46000		FEB JANITORIAL	*	820.08	
		2/01/25 332	202502 320-57200-45300		FEB POOL MAINTENANCE GOVERNMENTAL MANAGEMENT SERVICES	*	1,526.50	5,146.58 002504
2/14/25	00005	2/01/25 333	202502 310-51300-34000		FEB MANAGEMENT FEES	*	4,299.00	
		2/01/25 333	202502 310-51300-52000		FEB WEBSITE ADMIN	*	93.67	
		2/01/25 333	202502 310-51300-35100		FEB INFO TECH	*	187.25	
		2/01/25 333	202502 310-51300-32400		FEB DISSEM AGENT SRVCS	*	983.17	
		2/01/25 333	202502 310-51300-51000		OFFICE SUPPLIES	*	.18	
		2/01/25 333	202502 310-51300-42000		POSTAGE	*	4.14	
		2/01/25 333	202502 310-51300-42500		COPIES	*	54.30	
		2/01/25 333	202502 320-57200-45400		POOL CHEM - TRICHLOR	*	69.96	
		2/01/25 333	202502 320-57200-45400		POOL CHEM - SULFURIC ACID GOVERNMENTAL MANAGEMENT SERVICES	*	14.36	5,706.03 002505
2/14/25	00005	2/06/25 334	202502 320-57200-35000		FEB PRESSURE WASH SRVCS GOVERNMENTAL MANAGEMENT SERVICES	*	1,730.00	1,730.00 002506

ACON AMELIA CONCOUR OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #		
2/14/25	00142	2/03/25	6975705	202502	320	57200	45400		POOL CHEMICALS	*	321.75				
		2/03/25	6975705	202502	320	57200	45400		CRED RETURN ACID BARRELS	*	30.00-				
		2/03/25	6975705	202502	320	57200	45400		CRED RETURN ACID BARRELS	*	60.00-				
												HAWKINS INC		231.75	002507
2/14/25	00127	2/02/25	418949	202502	320	57200	34500		FEB CLOUD ACCESS CONTROL	*	195.00				
												HI-TECH SYSTEM		195.00	002508
2/14/25	00135	1/14/25	11256	202412	310	51300	31500		DEC GENERAL SERVICE	*	312.50				
												KILINSKI VAN WYK PLLC		312.50	002509
2/14/25	00082	1/06/25	60084949	202501	320	53800	45513		JAN FIRE ANT SERVICE	*	81.00				
												NADERS PEST CONTROL		81.00	002510
2/14/25	00129	1/01/25	9385-B	202501	320	57200	46800		JAN LAKE MAINTENANCE	*	368.00				
												SITEX AQUATICS		368.00	002511
2/14/25	00129	2/01/25	9526-B	202502	320	57200	46800		FEB LAKE MAINTENANCE	*	368.00				
												SITEX AQUATICS		368.00	002512
2/14/25	00157	2/03/25	774727	202502	320	57200	46200		FEB LANDSCAPE MAINTENANCE	*	3,177.00				
												THE GREENERY OF NORTH FLORIDA INC		3,177.00	002513
2/14/25	00112	1/09/25	3675	202412	310	51300	31100		DEC ENGINEERING SERVICES	*	507.50				
												YURO & ASSOCIATES, LLC		507.50	002514
											TOTAL FOR BANK A	35,764.09			
											TOTAL FOR REGISTER	35,764.09			

ACON AMELIA CONCOUR OKUZMUK

Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 330
Invoice Date: 12/27/24
Due Date: 12/27/24
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 November 1 - November 30, 2024		1,614.84	1,614.84
Maintenance Supplies		274.60	274.60

RECEIVED
DEC 30 2024
BY: _____

Approved
Chip Dellinger
Amenity & Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Date: 12/27/2024
Acct. # 1-320-57200-62000

Alison Mossing
12-30-24

Total	\$1,889.44
Payments/Credits	\$0.00
Balance Due	\$1,889.44

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
11/1/24	4.02	T.M.	Anchors trash receptacles into spot to prevent kids from jumping the fence, restocked bathrooms with paper towels and toilet paper, used CLR to get hard water stains off splash pad pools, picked up supplies
11/5/24	5	C.D.	Removed all caps from rope railing posts, removed all old rope and disposed of, installed new rope on longer stretch, used screws to hold tensions in each post
11/5/24	7.02	T.M.	Straightened and organized pool deck furniture, removed debris on pool deck, started replacing rope around the pool, removed old rope and disposed of old rope and materials
11/8/24	5.5	C.D.	Removed old rope and capes, installed new rope, resent post in concrete, picked up supplies
11/8/24	5.63	T.M.	Finished rope around the pool by removing old rope and installing new rope, needed to dig up one of the posts and re-set with new concrete due to leaning
11/12/24	2	T.M.	Straightened and organized pool deck furniture, installed and glued on all new caps on the rope fence posts around the pool, completed full replacement of rope
11/15/24	1	T.M.	Straightened and organized pool deck furniture, removed debris on pool deck, brought trash receptacles back in from street, checked bathrooms toilet paper and paper towel stock
11/22/24	4.65	T.M.	Used stucco patch mix to patch several spots on the base at the front two awnings at the main entrance, sanded down the patch to prep for painting
11/26/24	4.75	T.M.	Painted the bottoms at the front awnings at entrance after repairing last week, picked up supplies, straightened and organized pool deck furniture
TOTAL	<u><u>39.57</u></u>		
MILES	<u><u>72</u></u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 12/05/24

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
Amelia Concourse	10/24/24	1 1/4" Synthetic Rope 300' Spool	512.47	C.D.
	11/6/24	3.5" Vinyl Fene Post Caps 4pack (5)	51.69	C.D.
	11/7/24	Door Handle/Deadbolt Set	24.12	C.D.
	11/8/24	50lb Concrete	7.89	C.D.
	11/8/24	Husky 25mm Snap Knife	10.32	C.D.
	11/8/24	25mm Snap Blades	5.14	C.D.
	11/12/24	Paint Rags	14.93	C.D.
	11/12/24	Paint Mixer	8.03	C.D.
	11/12/24	Corner Roller	4.57	C.D.
	11/12/24	Wooster Mini Rollers	7.44	C.D.
	11/12/24	6" Mini Roller Tray (2)	3.86	C.D.
	11/12/24	Mixing Pots (3)	7.52	C.D.
	11/13/24	Return - 1 1/4" Rope	-557.70	C.D.
	11/20/24	Toilet Paper 30pk	43.68	C.D.
	11/21/24	Key Copy	4.57	C.D.
	11/21/24	Tall Kitchen Garbage Bags	10.32	C.D.
	11/21/24	Key Tags	2.27	C.D.
	11/26/24	7" Mini Roller Tray	4.35	C.D.
	11/26/24	Behr Paint 1 Gallon	74.73	C.D.
	12/3/24	Unger Telescoping Pole	21.82	C.D.
	12/3/24	Cob Web Duster	12.62	C.D.
		TOTAL	<u>\$274.60</u>	

Governmental Management Services, LLC

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

Invoice

Invoice #: 328

Invoice Date: 1/1/25

Due Date: 1/1/25

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 - January 2025		4,299.00	4,299.00
Website Administration -January 2025		93.67	93.67
Information Technology - January 2025		187.25	187.25
Dissemination Agent Services -January 2025		983.17	983.17
Office Supplies		0.18	0.18
Postage		2.07	2.07
Copies		1.05	1.05
Telephone		41.60	41.60
Pool Chemicals - Trichlor		8.75	8.75

RECEIVED
 JAN 04 2025
 BY: _____

Total	\$5,616.74
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Payments/Credits	\$0.00
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Balance Due	\$5,616.74
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Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 329
Invoice Date: 1/1/25
Due Date: 1/1/25
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 -January 2025		1,400.00	1,400.00
Facility Management-January 2025		1,400.00	1,400.00
Janitorial - January 2025		820.08	820.08
Pool Maintenance -January 2025		1,526.50	1,526.50

RECEIVED
JAN 07 2025
BY: _____

Alison Moring

1-6-25

Total \$5,146.58

Payments/Credits \$0.00

Balance Due \$5,146.58



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 417364
Invoice Date: 01/01/2025
Completed: 01/02/2025
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

RECEIVED
JAN 02 2025
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



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

IS YOUR HOME PROTECTED FROM TERMITES?

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

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

Customer Number: 1328696 Statement Date: 12/10/24 Payment Due Upon Receipt

Date	Invoice #	Description	Amount	Tax	Balance
Service Address: 85200 Amaryllis Ct, Fernandina Beach, FL 32034-9716					
12/02/24	59657700	Fire Ant Service	\$81.00	\$0.00	\$81.00

RECEIVED
DEC 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 8
TONY SHIVER 1761
393 PALM COAST PKWY SW UNIT 4
PALM COAST FL 32137-4774

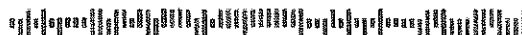


Please check Invoice(s) paid below.					
<input type="checkbox"/>	Invoice #	Amount	<input type="checkbox"/>	Invoice #	Amount
<input type="checkbox"/>	59657700	\$81.00	<input type="checkbox"/>		
<input type="checkbox"/>			<input type="checkbox"/>		
<input type="checkbox"/>			<input type="checkbox"/>		
<input type="checkbox"/>			<input type="checkbox"/>		
<input type="checkbox"/>			<input type="checkbox"/>		
<input type="checkbox"/>			<input type="checkbox"/>		

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

Please make checks payable and remit to:

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



Statement Date: 12/10/24

Balance Forward: \$0.00

Amount Due: \$81.00



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

Service Inspection Report

ORDER #: 59657700


WORK DATE: 12/02/2024

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: 12/02/2024 12:32:35 PM
Time Out: 12/02/2024 12:45:08 PM

Customer Signature
 Customer is unavailable to sign
Technician Signature


 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 12.3.2024 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 home. You may see dead or dying pests following service. This is normal.
 Thank you for choosing Naders Pest Raiders as your service provider. We truly appreciate your business.
 Thanks, Joseph.

CUSTOMER INSTRUCTIONS & PRECAUTIONS

Contact Treated Areas - Do not allow unprotected persons, children, or pets to touch, enter, or replace items or bedding, to contact or enter treated area(s) until dry.
 Ventilation/Re-Occupying - Vacate & keep area(s) closed up to 30 minutes after treatment, then ventilate area(s) for up to 2 hours before re-occupying.
 Equipment/Processing/Food - Thoroughly wash dishes, utensils, food preparation/processing equipment & surfaces with an effective cleansing compound & rinse with clean water, if not removed or covered during a treatment. The area should be odor free before food products are placed in the area.
 Exterior Applications (baits) - Do not allow grazing of feed, lawn, or sod clippings by livestock after bait applications.
 Do not burn treated firewood for 1 month after treatment.

PRODUCTS APPLIED

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	10.0000 Ounce	Spreader BROADCAST Uniform application to an entire area.		12:40:55 PM
Niban G	5.0000%	10.0000 Ounce	Spreader		12:41:10 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 #: 59657700

WORK DATE: 12/02/2024

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;



PO Box 6569
Hilton Head Island, SC 29938

Invoice 771199	
Date	PO/Contract#
12/18/24	
Account Manager	Terms
WILLIAM FLANNERY	Due on Receipt
Total Amount	\$2,600.00
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	
<i>Mulch Installation - 12/13/2024</i>	\$2,500.00
Total	\$2,500.00

Approved
Chip Dellinger
Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Date: 12.20.2024
Acct. # 001 320 57200 46300

RECEIVED

DEC 27 2024

BY: _____

• 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	\$5,677.00	\$0.00	\$0.00	\$0.00

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

RECEIVED
FEB 07 2025
BY: _____

**Amelia Concourse
COMMUNITY DEVELOPMENT DISTRICT**

General Fund

Check Request

Date	Amount	Authorized By
February 7, 2025	\$400.00	Oksana Kuzmuk

Payable to:
Christian Dellinger #143

Date Check Needed:	Budget Category:
ASAP	001.310.51300.490

Intended Use of Funds Requested:

Work Appreciation Bonus

(Attach supporting documentation for request.)

EIGHTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

Charles Gay stated that there was about 150-feet of fence missed during pressure washing. Next, Mr. Gay stated that the contract with AT&T for the utility building was signed by the original board. He asked why the management company has not followed up with on the building contract, which allowed AT&T to keep a lock on the door.

Mr. Greenberg stated that the CDD and HOA boards were both controlled by the developer, and as a result, they represented the interests of the builder and developer.

The Board discussed providing a bonus to Mr. Dellinger and Mr. Laughlin in appreciation for the work they do for the community. The Board's consensus was to give each of them \$400.

On MOTION by Ms. Chamerda seconded by Mr. Snow with all in favor authorizing a bonus for Mr. Laughlin and Mr. Dellinger in the amount of \$400 each was approved.

Amelia Concourse
COMMUNITY DEVELOPMENT DISTRICT

RECEIVED
FEB 07 2025

General Fund

BY: _____

Check Request

Date	Amount	Authorized By
February 7, 2025	\$400.00	Oksana Kuzmuk

Payable to:

Daniel Laughlin #124

Date Check Needed:

Budget Category:

ASAP	001.310.51300.490
------	-------------------

Intended Use of Funds Requested:

Work Appreciation Bonus
<i>(Attach supporting documentation for request.)</i>

EIGHTH ORDER OF BUSINESS

**Supervisors' Requests and Audience
Comments**

Charles Gay stated that there was about 150-feet of fence missed during pressure washing. Next, Mr. Gay stated that the contract with AT&T for the utility building was signed by the original board. He asked why the management company has not followed up with on the building contract, which allowed AT&T to keep a lock on the door.

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Governmental Management Services, LLC
 475 West Town Place, Suite 114
 St. Augustine, FL 32092

Invoice

Invoice #: 331
 Invoice Date: 1/13/25
 Due Date: 1/13/25
 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 December 1 - December 31, 2024 Maintenance Supplies		1,148.40 565.57	1,148.40 565.57
Approved Chip Dellinger Amenity & Operations Manager Governmental Management Services On behalf of Amelia Concourse CDD Date: 1/14/2024 Acct. # 1-320-57200-62000			
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> RECEIVED JAN 17 2025 BY: _____ </div>			
<i>Alison Mossing</i> 1-16-25			

Total	\$1,711.97
Payments/Credits	\$0.00
Balance Due	\$1,711.97

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
12/3/24	1.5	T.M.	Straightened and organized pool deck furniture, used cobweb duster to get all webs and dust off all the lights under roof eaves and around windows and doors, picked up supplies
12/5/24	1.5	T.M.	Cleaned out cabinets in kitchen and wiped down all counters and tables, removed debris around amenity center, changed AC filters
12/6/24	3	C.D.	Met with general contractor to inspect AT&T building, reviewed and ordered WiFi extender, called contactors to line up inspections and proposals
12/10/24	4.05	T.M.	Used CLR mixture to scrub splash pad red beams to get hard water stains and any other debris off, after completion red beams are no longer faded and are clean
12/13/24	6	C.D.	Installed two new stainless hose bids on pool showers, tested WiFi extender from roof to edge of pool area, set post in concrete and installed extender, picked up supplies
12/13/24	5.22	T.M.	Removed old hose bibs on the shower poles and installed new ones, painted and dug the hole for new posts and mixed concrete, filled the hole with concrete for post, mounted the ballast and waterproof box, picked up supplies
12/17/24	3	T.M.	Removed debris along fence and bushes on the property line at the main road
12/20/24	1.17	T.M.	Straightened and organized pool deck furniture, went around all fence posts and touched up the paint around the bottoms
12/27/24	3.22	T.M.	Removed debris and cleaned up pool pack area, used adhesive to glue down all loose bricks, took apart pool deck chair to get measurements for new stitching, picked up supplies

TOTAL 28.66

MILES 0

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 1/05/25

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
Amelia Concourse				
	12/5/24	20"x20" Aire Filters (2)	26.42	C.D.
	12/5/24	Pro Lock Extension Pole	13.82	C.D.
	12/5/24	CLR 32oz	7.67	C.D.
	12/5/24	Grout Brush	5.72	C.D.
	12/7/24	HP Printer ink XL	109.00	C.D.
	12/7/24	TP- Link WiFi Extender	80.49	C.D.
	12/9/24	Zep Chemical Resistant Spray Bottle	8.03	C.D.
	12/9/24	CLR Gallon	28.38	C.D.
	12/9/24	Gorilla Toughlight 100' Hose	80.48	C.D.
	12/9/24	Husky Hose Nozzle	17.23	C.D.
	12/9/24	7" Linemans Pliers	5.55	C.D.
	12/9/24	1/2" Stainless Qtr Turn Hose Bib (2)	49.83	C.D.
	12/10/24	Commercial Sized Heavy Duty Scour Pads	5.73	C.D.
	12/10/24	Long Handle Scrub Brush	7.45	C.D.
	12/13/24	Flat Black Paint	18.95	C.D.
	12/13/24	Junction Box	21.53	C.D.
	12/13/24	1 3/4" Hole Saw	26.76	C.D.
	12/13/24	1 3/4" Reducer Bushing	4.06	C.D.
	12/13/24	6' PT 4x4x Post	10.90	C.D.
	12/27/24	9oz Gorilla Max Adhesive (2)	32.15	C.D.
	12/27/24	Caulk Gun	5.73	C.D.
		TOTAL	<u>\$565.57</u>	

Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 332
Invoice Date: 2/1/25
Due Date: 2/1/25
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 -February 2025		1,400.00	1,400.00
Facility Management-February 2025		1,400.00	1,400.00
Janitorial - February 2025		820.08	820.08
Pool Maintenance -February 2025		1,526.50	1,526.50

RECEIVED
FEB 06 2025
BY: _____

Alison Moring
2-6-25

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

Governmental Management Services, LLC

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

Invoice

Invoice #: 333
Invoice Date: 2/1/25
Due Date: 2/1/25
Case:
P.O. Number: C BUSS 2487

Bill To:

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

Description	Hours/Qty	Rate	Amount
Management Fees - February 2025		4,299.00	4,299.00
Website Administration - February 2025		93.67	93.67
Information Technology - February 2025		187.25	187.25
Dissemination Agent Services -February 2025		983.17	983.17
Office Supplies		0.18	0.18
Postage		4.14	4.14
Copies		54.30	54.30
Pool Chemicals - Trichlor		69.96	69.96
Pool Chemicals - Sulfuric Acid		14.36	14.36

RECEIVED
FEB 06 2025
BY: _____

Total	\$5,706.03
Payments/Credits	\$0.00
Balance Due	\$5,706.03

Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 334
Invoice Date: 2/6/25
Due Date: 2/6/25
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Pressure Washing Services - February 2025		1,730.00	1,730.00

Approved
Chip Dellinger
Amenity & Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Date: 2/11/2025
Acct. # 1-320-57200-62000

RECEIVED
FEB 12 2025
BY: _____

Alison Mossing
2-12-25

Total	\$1,730.00
Payments/Credits	\$0.00
Balance Due	\$1,730.00

Governmental Management Services, Inc.
475 West Town Place, Suite 114, Saint Augustine, Florida 32092

Service Detail

Bill To: Amelia Concourse CDD

Invoice Date: 2/1/25

Due Date: Upon Receipt

Amount Due: \$ 1,730.00

<u>Date</u>	<u>Description</u>	<u>Amount</u>
January 2025 Pressure Washing		
	Pressure washed border fence	\$483.00
	Pressure washed six hundred feet of six foot white fence	\$486.00
	Pressure washed eleven hundred feet of six foot white fence	\$566.00
	Pressure washed completed on roadside fence	\$195.00

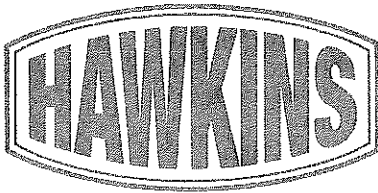
Hot Water and Chemical Treatment to remove dirt, mildew, and algae.

TOTAL AMOUNT DUE: \$1,730.00

Should you have any questions, please contact Rich Gray @ (904) 759-8890
or rgray@msnf.com

Remit Payment

Original



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

INVOICE

Total Invoice	\$321.75
Invoice Number	6975705
Invoice Date	2/3/25
Sales Order Number/Type	4726240 SL
Branch Plant	74
Shipment Number	5646010

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

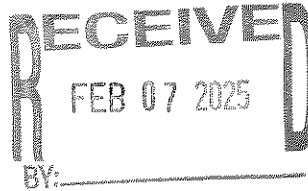
Ship To: 498806
AMELIA CONCOURSE COMMUNITY
DEVELOPMENT
 85200 Amaryllis Ct
 SUITE 114
 Fernandina Beach FL 32034-9716

Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#	P.O. Release	Sales Agent #			
3/5/25	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	105.0000	GA	\$2.9500	GA	1,015.4 LB	\$309.75
				105.0000	GA			1,015.4 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: 2/7/2025
 Acct. # 1-320-57200-45400



Page 1 of 1

Tax Rate Sales Tax
 0 % \$0.00

Invoice Total \$321.75

No Discounts on Freight
IMPORTANT: All products are sold without warranty of any kind and purchasers will, by their own tests, determine suitability of such products for their own use. 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

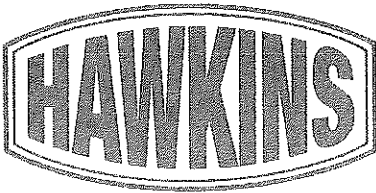
CASH IN ADVANCE/EFT PAYMENTS:
 Please list the Hawkins, Inc. sales order number or your purchase order number if the invoice has not been processed yet.

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.

www.hawkinsinc.com

Job# 775222

Original



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

CREDIT MEMO

Total Invoice	(\$30.00)
Invoice Number	6975868
Invoice Date	2/3/25
Sales Order Number/Type	4726278 CO
Branch Plant	74
Shipment Number	5646039

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 #
3/5/25	Net 30	COL Origin	HWTG	EMPTIES		382

Line #	Item Number	Item Name/Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.001	699922	15 GA Blu/Black Deldrum	N	1.0000-	DD	\$15.0000	DD	10.0- LB	(\$15.00)
		DELDRM 1H1/X1.9/250		1.0000-	DD			10.0- GW	

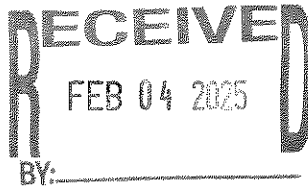
Related Order #: 04545875

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

Related Order #: 04718884

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

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



Page 1 of 1

Tax Rate
0 %

Sales Tax
\$0.00

Invoice Total **(\$30.00)**

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 §560-1.4(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# 775243

Original



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

CREDIT MEMO

Total Invoice	(\$60.00)
Invoice Number	6969082
Invoice Date	1/24/25
Sales Order Number/Type	4718890 CO
Branch Plant	74
Shipment Number	5636502

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 #
2/23/25	Net 30	COL Origin	HWTG	EMPTYES		382

Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.001	699922	15 GA Blu/Black Deldrum	N	3.0000-	DD	\$15.0000	DD	30.0- LB	(\$45.00)
		DELD RM 1H1/X1.9/250		3.0000-	DD			30.0- GW	

Related Order #: 04492524

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

Related Order #: 04545875

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

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

Page 1 of 1

Tax Rate Sales Tax
0 % \$0.00

Invoice Total

(\$60.00)

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.

www.hawkinsinc.com

Job# 743502



Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 418949
 Invoice Date: 02/01/2025
 Completed: 02/02/2025
 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
1-14212-ACC-1 - Access Control System - Amelia Concourse CDD - 85200 Amaryllis Court, Fernandina Beach, FL			
Alarm.com Cloud Access Control	1.00	\$20.00	20.00
ADC-Access-Door-Addon	1.00	\$40.00	40.00
Service Plan	1.00	\$50.00	50.00
1-14212-CCTV-1 - CCTV System - Amelia Concourse CDD - 85200 Amaryllis Court, Fernandina Beach, FL			
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
 FEB 02 2025
 BY: _____

Tech Resolution Note:

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

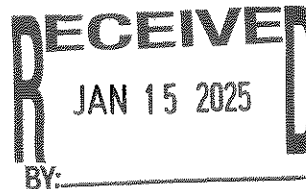
KILINSKI | VAN WYK

Invoice # 11256
Date: 01/14/2025
Due On: 02/13/2025

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	12/11/2024	Review and provide comments to November minutes.	0.40	\$325.00	\$130.00
Service	LG	12/16/2024	Respond to audit inquiry letter.	0.10	\$325.00	\$32.50
Service	LG	12/23/2024	Confer with AT&T counsel regarding easement negotiations.	0.20	\$325.00	\$65.00
Service	LG	12/31/2024	Review audit response letter.	0.10	\$325.00	\$32.50
Service	KB	12/31/2024	Prepare audit response letter; transmit same.	0.30	\$175.00	\$52.50
Non-billable entries						
Service	MGH	12/16/2024	Review and respond to audit letter request.	0.10	\$270.00	\$27.00
					Total	\$312.50

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
11256	02/13/2025	\$312.50	\$0.00	\$312.50
Outstanding Balance				\$312.50

Total Amount Outstanding \$312.50

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

Please pay within 30 days.



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

IS YOUR HOME PROTECTED FROM TERMITES?

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

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

Customer Number: 1328696 Statement Date: 01/14/25 Payment Due Upon Receipt

Date	Invoice #	Description	Amount	Tax	Balance
Service Address: 85200 Amaryllis Ct, Fernandina Beach, FL 32034-9716					
01/06/25	60084949	Fire Ant Service	\$81.00	\$0.00	\$81.00

RECEIVED
 JAN 23 2025
 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

GA22348F



PO Box 1330 • Yulee, FL 32041-1330

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

*****AUTO**MIXED AADC 270



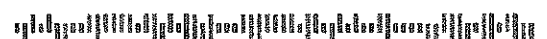
AMELIA CONCOURSE AMENITIES CENTER 6
 TONY SHIVER 1299
 393 PALM COAST PKWY SW UNIT 4
 PALM COAST FL 32137-4774

Please check invoice(s) paid below.				
	Invoice #	Amount	Invoice # Amount	
<input type="checkbox"/>	60084949	\$81.00	<input type="checkbox"/>	
<input type="checkbox"/>			<input type="checkbox"/>	
<input type="checkbox"/>			<input type="checkbox"/>	
<input type="checkbox"/>			<input type="checkbox"/>	
<input type="checkbox"/>			<input type="checkbox"/>	
<input type="checkbox"/>			<input type="checkbox"/>	

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

Please make checks payable and remit to:

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



Statement Date: 01/14/25
 Customer Number: 1328696

Balance Forward: \$0.00
 Amount: _____

Amount Due: \$81.00
 Check # _____

If you prefer to pay by credit card please provide the following information:

- Visa MC Amex Disc
- Deduct for this payment only
- Automatically deduct when service is due
- Deduct for the annual service amount

Card No. _____ Exp. Date _____

Name on Card _____

Signature _____

Please provide your email address to receive payment receipts, electronic service tickets, and special offers for our valued customers.

Email Address: _____

* When you provide a check as payment, you authorize us to use information from your check to make a one-time electronic funds transfer from your account or to process the payment as a check transaction. For inquiries, please call (855) 696-2337.

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

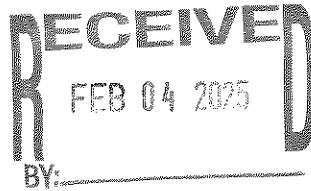
Ship to
Amelia Concourse CDD
9655 Florida Mining Blvd, Bldg. 300, Ste
305
Jacksonville, FL 32257

Invoice details

Invoice no.: 9385-B
Terms: Net 30
Invoice date: 01/01/2025
Due date: 01/31/2025

#	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: 2/4/2025
Acct. # 1-320-57200-46800



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

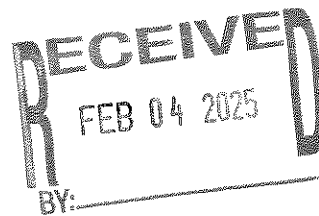
Ship to
Amelia Concourse CDD
9655 Florida Mining Blvd, Bldg. 300, Ste
305
Jacksonville, FL 32257

Invoice details

Invoice no.: 9526-B
Terms: Net 30
Invoice date: 02/01/2025
Due date: 03/03/2025

#	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: 2/4/2025
Acct. # 1-320-57200-46800





PO Box 6569
Hilton Head Island, SC 29938

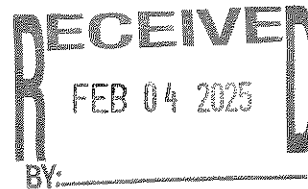
Invoice 774727	
Date	PO/Contract#
02/03/25	
Account Manager	Terms
WILLIAM FLANNERY	Due on Receipt
Total Amount	\$3,177.00
Property Address	
Amelia Concourse CDD 85200 Amaryllis Ct Fernandina Beach, FL 32034	

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 February 2025	\$3,177.00
Total	\$3,177.00

Approved
Chip Dellinger
Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Date: 2/4/2025
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	\$0.00	\$3,177.00	\$0.00	\$0.00

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



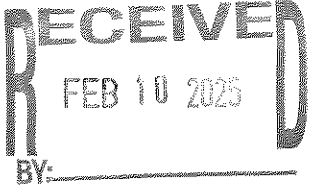
Civil Engineering
 Land Surveying & Mapping
 Permitting
 ADA Consulting

Invoice

Date	Invoice #
1/9/25	3675

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

Yuro & Asssoc. - Job No.
Y20-910

Item	Date	Description	Hours	Rate	Amount
		AMELIA CONCOURSE - DECEMBER ENGINEERING			
CDD Amelia ...	12/16/24	review easement assignment document from attorney	0.5	145.00	72.50
CDD Amelia ...	12/17/24	Amenity area parking analysis	3	145.00	435.00
					
Total					\$507.50