Amelia Concourse

Community Development District

May 20, 2025



Amelia Concourse Community Development District

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

May 13, 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, May 20, 2025 at 11:00 a.m. at the Amelia Concourse Amenity Center, 85200 Amaryllis Court, Fernandina Beach, Florida 32034.

Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comment
- III. Staff Reports (1)
 - A. District Engineer Update on Dream Finder's Request Relating to the Swales Behind Orchard Blossom Trail
 - B. Landscape Maintenance Report
- IV. Approval of Minutes
 - A. March 18, 2025
 - B. April 15, 2025 Workshop
- V. Consideration of Proposals for Golf Cart Parking
- VI. Consideration of Proposals for Electrical Engineering Services for the Storage Building
- VII. Consideration of Resolution 2025-03, Approving the Proposed Budget for Fiscal Year 2026 and Setting a Public Hearing Date for Adoption
- VIII. Discussion of Fishing Policy
 - IX. Staff Reports (2)
 - A. District Counsel
 - B. District Manager Report on the Number of Registered Voters (915)

- C. Field Operations Manager Report
- X. Financial Reports
 - A. Financial Statements as of April 30, 2025
 - B. Approval of Check Register
- XI. Supervisors' Requests and Audience Comments
- XII. Next Scheduled Meetings July 22, 2025 at 11:00 a.m. at the Amelia Concourse Amenity Center
- XIII. Adjournment







Dear Amelia Concourse CDD,

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

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

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

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

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

Warm regards, William Allen Flannery, CRM

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Client Communication Report

Amelia Concourse CDD

Reported On: Report By:

April 09, 2025 William Allen Flannery

Property Size: Property Name:

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

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Client Communication Report

MAINTENANCE ITEMS

- 1. I do see a few vines emerging. We will bring this to the attention of our production team to address as soon as possible.
- 2. More vines are visible. We will bring this to the attention of our production team to begin targeting for Removal.

ACCOMPLISHMENTS

- 1. Our new flowers are holding up quite nicely and are starting to bloom!
- 2. I am still seeing nice crisp, clean edge lines along beds and hard surfaces
- 3. Our production team are currently performing a very nice cleanup mow
- 4. I am seeing new growth from the shrubs that were recently pruned along the entrance median island
- 5. Our entrance flowers are holding up quite nicely and are very beautiful!
- 6. Our production crew are doing a fine job with maintaining the Palmetto beds. What we want to target are removing any dead Palmetto Fronds, vines, and any voluntary tree shoots

RECOMMENDATIONS FOR PROPERTY ENHANCEMENTS

1. We are currently working on putting together an estimate to convert a turf area near the clubhouse into a golf cart parking area. We should have that ready in the coming days ahead of the CDD meeting.

NOTES TO OWNER/CLIENT

1. We are seeing signs of the turf coming out of dormancy. We expect to start seeing a results from our recent Turf fertilization application. Once soil temperatures are consistently above 82°F.

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1. MAINTENANCE ITEM

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I do see a few vines emerging. We will bring this to the attention of our production team to address as soon as possible.



Note Attachments





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2. MAINTENANCE ITEM

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More vines are visible. We will bring this to the attention of our production team to begin targeting for Removal.



Note Attachments





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Our new flowers are holding up quite nicely and are starting to bloom!



Note Attachments





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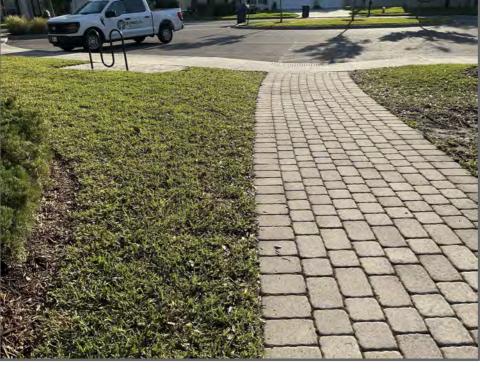
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I am still seeing nice crisp, clean edge lines along beds and hard surfaces



Note Attachments





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Our production team are currently performing a very nice cleanup mow



Note Attachments





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I am seeing new growth from the shrubs that were recently pruned along the entrance median island



Note Attachments





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Our entrance flowers are holding up quite nicely and are very beautiful!



Note Attachments





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Our production crew are doing a fine job with maintaining the Palmetto beds. What we want to target are removing any dead Palmetto Fronds, vines, and any voluntary tree shoots



Note Attachments





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1. RECOMMENDATIONS FOR PROPERTY ENHANCEMENT

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We are currently working on putting together an estimate to convert a turf area near the clubhouse into a golf cart parking area. We should have that ready in the coming days ahead of the CDD meeting.



Note Attachments





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1. NOTES TO OWNER/CLIENT

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We are seeing signs of the turf coming out of dormancy. We expect to start seeing a results from our recent Turf fertilization application. Once soil temperatures are consistently above 82°F.



Note Attachments





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85200 Amaryllis Ct, Fernandina Beach, Florida 32034, United States



Enhancing People's Lives Through Beautiful Landscapes

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A.

MINUTES OF MEETING AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT

A regular meeting of the Board of Supervisors of the Amelia Concourse Community Development District was held Tuesday, March 18, 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	Vice Chairman
Kimberley Chamerda	Supervisor
William Busby	Supervisor

Also present were:

Daniel Laughlin	District Manager
Lauren Gentry	District Counsel
Mike Yuro	District Engineer
Chip Dellinger	Operations Manager
Karen Gardener	The Greenery

The following is a summary of the discussions and actions taken at the March 18, 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

Charles Gay commented on the failure of counsel and the management company to allow the utility building to get in disarray and to have the building rented out without any knowledge of it.

THIRD ORDER OF BUSINESS Staff Reports (1)

A. District Engineer – Update on Dream Finder's Request Relating to the Swales Behind Orange Blossom Trail

Mr. Yuro stated that he is contracted by Dream Finders to do their as-built review and sign off on the water management district permits. As part of that project, he has identified several items that weren't where they were supposed to be. There is also supposed to be a swale behind all the homes that back up to the haul road. A drawing of what the swale is supposed to look like was included in the agenda package for the Board's review. Many of those homes have fences that go across the 10-foot drainage easement. The inlets that could be found were buried under about a foot of fill. It appears that the homeowners are getting more useful yard due to the lack of swale and have taken advantage of that, however the water coming off the back of the houses needs to be captured and brought back into the stormwater system as was designed. Dream Finders is proposing to enter into an easement agreement with the Amelia Walk community to create a new swale just beyond the limits of the property to capture that water to be diverted back into Amelia Concourse's stormwater system. The alternative would be to remove all of the fences and regrade the yards to return to the original design.

Mr. Greenberg asked if Amelia Walk has agreed to the swale being built on their property.

Mr. Yuro responded that the Amelia Walk Board is open to it but would like to see more detail and understand what the compensation would be. If their board agrees to it, the next step would be come up with a design and submit it to the water management district for approval. He noted Amelia Concourse would be responsible for the long-term maintenance of the swale after it is constructed due to the permit being part of Amelia Concourse's stormwater plan.

Mr. Greenberg stated that it does not seem like Amelia Concourse is deriving any benefit from this and yet is obligated to maintain the property at its cost. He inquired whether there would be additional turf maintenance costs for the CDD if the swale is constructed on Amelia Walk property versus homeowner property as originally designed.

Mr. Yuro stated that he will make sure Dream Finders is aware that the turf maintenance is a concern.

Mr. Greenberg asked if the maintenance responsibility could be delegated to the homeowners.

Ms. Gentry responded no. The only entity that can require responsibility for areas outside of a homeowner's lot is the HOA through its declaration of covenants. The CDD would have to enter into an agreement with each homeowner in order for that obligation to be effective.

Mr. Yuro will keep the Board updated on the swale issue. Next, Mr. Yuro reported that he is still working with the water management district and the county on the wetland issue. Next, he informed the Board that he looked at options for additional parking at the amenity center and he did not see any good options for vehicles other than golf carts. He does not believe there is enough room, and parking around the street would not be safe. Parallel parking is a possibility if the road were to be widened by 12-feet and the sidewalk were to be removed. Lastly, Mr. Yuro reported Dream Finders has signed their portion of the Phase 3 easement agreement.

B. Landscape Maintenance

A proposal for irrigation repairs totaling \$168.05 that was approved between meetings was included in the agenda package for the Board's review. The Board was also given a proposal to replace some of the plants at the clubhouse totaling \$1,702.27.

- Ms. Chamerda asked if there is a warranty on the plants if they die.
- Ms. Gardener responded that the plants will be replaced up to one year.

On MOTION by Mr. Toohey seconded by Mr. Busby with all in favor, the proposal from The Greenery to replace various plants at the amenity center was approved.

FOURTH ORDER OF BUSINESS Approval of Minutes of the January 21, 2025 Meeting

There being no comments, a motion to approve followed.

On MOTION by Ms. Chamerda seconded by Mr. Toohey with all in favor, the January 21, 2025 minutes were approved as presented.

FIFTH ORDER OF BUSINESS Consideration of Proposals for Renovation of Utility / Storage Building

Mr. Greenberg informed the Board that a modification to the original engineer drawings for the building is needed indicating support over the doorway for the roll-down door at a fee of \$150, which he authorized between meetings. The modification to the drawings has been received. Mr. Greenberg added the three proposals included in the agenda package still do not conform with the scope of work that was provided to the proposers. He would like authorization

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to sit down with the contractor, Mr. Laughlin and Mr. Dellinger to ensure that the scope is perfectly clear should a proposal be approved.

On MOTION by Mr. Toohey seconded by Ms. Chamerda with all in favor, the proposal from All Weather Contractors was approved with Mr. Greenberg authorized to work with the contractor and staff on negotiating the scope at an amount not to exceed \$60,000.

The following item was taken out of order.

SEVENTH 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 \$25,000.

On MOTION by Ms. Chamerda seconded by Mr. Toohey with all in favor, accepting the \$25,000 offer in exchange for allowing AT&T to maintain the utility easement was approved.

Next, Ms. Gentry reported that her firm is tracking any bills coming out of the legislative session that may affect CDDs. One they're watching intends to repeal the previously approved requirement for goals and objectives reporting. Another they're watching intends to increase the sovereign immunity limitations.

2. Overview of Turnover Process for Phase 3

Ms. Gentry stated that there is a very strict process for turning over phase 3 to ensure nothing flies under the radar in which everything must be signed off on by the District Engineer, that it was constructed in accordance with the plans and permits that were issued and everything is functioning properly. The field staff will inspect details like landscaping to ensure what was supposed to be done was properly completed. Additionally, a number of documents including asbuilts, government approvals, releases from the contractors must be provided to the District, and the developer must sign a package of documents that releases to the District the ability to rely on the engineering plans and permits and conveys the physical improvements and real property.

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None of that gets signed, approved and turned over until the Board considers and approves it. Currently, Dream Finders is still working on a checklist of items that Mr. Yuro has given them.

SIXTH ORDER OF BUSINESS Discussion of Amenity Center Renovations

Mr. Laughlin stated that a couple years ago a company came out to provide renderings and proposals for potential amenity center renovations. The proposals and drawings were put back on the agenda to see if the Board had any interest in budgeting for any improvements during the next fiscal year.

Mr. Greenberg suggested a working group including at least one resident from each phase be put together to make recommendations to the Board as to what should be done. He noted there is \$240,000 in the capital reserves, which is insufficient for anything that will be done, so any improvements will take time. He did recommend looking at creating golf cart parking sooner rather than later.

Mr. Laughlin asked The Greenery to come up with some ideas and proposals for a golf cart parking area with the hopes that they will be available in time for the Board to discuss them at the April workshop in preparation for the next regular meeting.

SEVENTH ORDER OF BUSINESS Staff Reports (2) Continued

B. District Manager

There being nothing to report, the next item followed.

C. Field Operations Manager – Report

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

Mr. Greenberg asked Mr. Dellinger to check the camera footage as there was a report of a kids of a group of teenagers using the pool the Friday just prior to the meeting.

EIGHTH ORDER OF BUSINESS Financial Reports

A. Financial Statements as of February 28, 2025

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

B. Approval of Check Register

A copy of the check register totaling \$36,318.19 was included in the agenda package.

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

NINTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

Mr. Greenberg encouraged the other board members to attend the budget workshop on April 15th.

Charles Gay stated that he was told that the chemical feeders for the pool are outdated, so they are likely injecting too many chemicals.

Mr. Toohey left the meeting at this time.

TENTH ORDER OF BUSINESS

Next Scheduled Meetings – Budget

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

ELEVENTH ORDER OF BUSINESS Adjournment

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

Secretary / Assistant Secretary Chairman / Vice Chairman



MINUTES OF MEETING AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Amelia Concourse Community Development District held a workshop on Tuesday, April 15, 2025 at 11:00 a.m. at the Amelia Concourse Amenity Center, 85200 Amaryllis Court, Fernandina Beach, Florida 32034.

Present were:

Harvey Greenberg Chairman
William Busby Supervisor
Kim Chamerda Supervisor

Also present were:

Daniel Laughlin District Manager
Chip Dellinger Operations Manager

Jesse Conchlan Resident

The following is a summary of the discussions taken at the April 15, 2025 workshop.

FIRST ORDER OF BUSINESS Roll Call

Mr. Laughlin called the workshop to order at 11:10 a.m. and called the roll.

SECOND ORDER OF BUSINESS Discussion of the Fiscal Year 2024 Budget

Mr. Laughlin stated that the budget currently contains a 5.2% increase in assessments which is comes to \$56.09 per year for each homeowner. There were a few changes made after the budget was distributed after speaking with the Chairman. The changes to the budget from the previous year include lowering the supervisor fees and attorney fees, a 3% increase in fees for services provided by GMS, a 3% increase in the audit fees, a 10% increase in trustee fees, a 5% increase in insurance premiums, an increase in the landscape maintenance fee per the contract, and increase for lake maintenance, field operations management, facility management and facility maintenance.

The Board asked Mr. Laughlin to work with the structural engineer on finalizing an agreement. The Board also discussed the need to drain the splash pool to render it unusable.

Mr. Greenberg asked Mr. Laughlin to reach out to the Phase 3 HOA regarding the contribution for holiday lights.

THIRD ORDER OF BUSINESS Audience Comments

There being none, the next item followed.

FOURTH ORDER OF BUSINESS

Next Scheduled Meeting – May 20, 2025 at

11:00 a.m. at the Amelia Concourse Amenity

Center

FIFTH ORDER OF BUSINESS Adjournment

The workshop was adjourned around 11:10 a.m.



Work Order Proposal



Proposal Date: 4/16/2025

Proposal Work Order #: 78345

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 #:

Golf Cart Parking

Scope of Work: Golf Cart Parking Area Conversion with Landscaping Enhancements

This proposal outlines the work required to convert an existing turf area into a designated golf cart parking area. The goal is to create a functional, durable, and low-maintenance space that accommodates golf carts while maintaining a clean and visually appealing landscape.

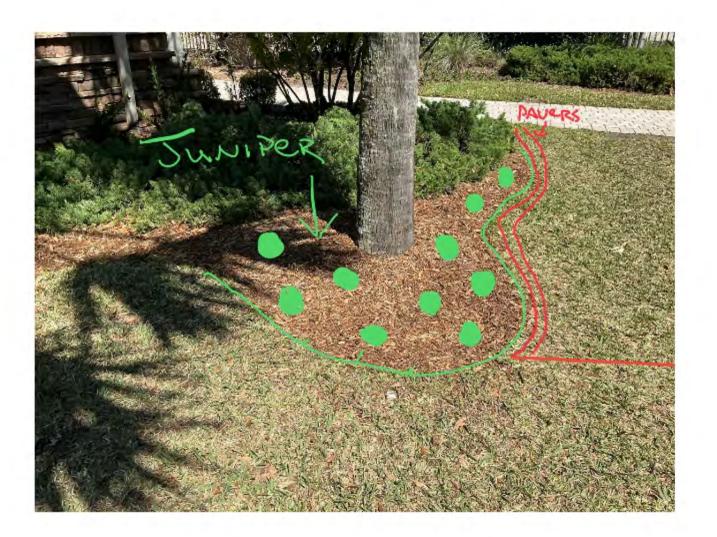
Proposed Scope Includes:

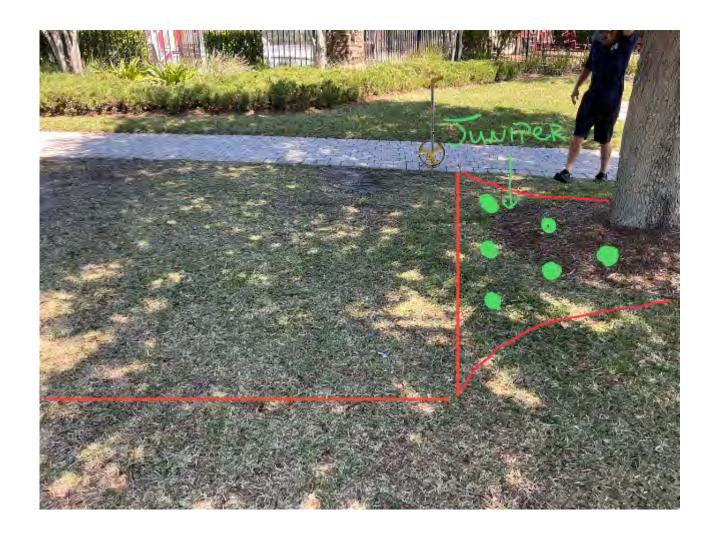
- Site Preparation:
 - Remove existing turf and debris from the designated area
 - Grade and level the site to ensure proper drainage and surface stability
- · Landscape Fabric Installation:
 - Lay landscape fabric over the prepared soil to prevent weed growth and promote proper drainage
- · Surface Material Installation:
 - Install mixed shell for a natural aesthetic and excellent drainage
 - Note: We are able to offer this option at a reduced cost since the shell material is owned in-house labor charges only apply
- Border Installation (Optional):
 - Add a clean and defined edge using pavers to contain the surface material and enhance the appearance
- Landscape Planting Enhancements:
 - Install Juniper and Viburnum to soften the edges of the parking area, provide visual interest, and blend the new space with surrounding landscape
 - Place plants strategically to define space while maintaining open access for cart parking
- · Final Touches:
 - Ensure a level, uniform finish with clean lines and consistent material coverage
 - Final site cleanup of all work areas

DESCRIPTION	QTY	SIZE	UNIT PRICE	EXT PRICE	TOTAL PRICE
Option 2					\$3,912.39
Site Prep	1.00	LS	\$299.52	\$299.52	
Disposal/Refuse	1.00	LS	\$122.29	\$122.29	
Mixed Shell w/ fabric	4.80	CY	\$221.54	\$1,063.37	
Brick Pavers	65.00	SF	\$14.13	\$918.75	
Top Soil	58.00	SF	\$2.28	\$132.40	
Hardwood Mulching	0.65	CY	\$133.49	\$86.77	
Viburnum Sweet - 7 Gal	10.00	7 Gallon	\$81.74	\$817.36	
Juniper 'Parson's' - 3 Gal	16.00	3 Gallon	\$29.50	\$471.93	
					4

Total for Work Order #78345 \$3,912.39







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.
- 15. 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.

Property Name:Amelia Concourse CDDProposal Date:4/16/2025Address:85200 Amaryllis Ct, Fernandina Beach, FL 32034Proposal Work Order #:78345Client Contact:Chip Dellinger acmanager@gmsnf.comPrepared By:WILLIAM FLANNERY

Client Phone #:

Total: \$3,912.39

Deposit Amount (50%): \$1,956.19

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 4/16/2025 Date		The Greenery, Inc.		
WILLIAM FLANNERY WILLIAM FLANNERY WILLIAM FLANNERY			Date	
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Proposal for Electrical Engineering Services

Stone Electrical Engineering 3948 3rd St S Ste 29 Jacksonville Beach, FL 32250 5/9/2025

Chip Dellinger Governmental Management Services

RE: Proposal for Electrical Engineering Services - Amelia Concourse Building Renovation

Dear Mr. Dellinger,

Thank you for the opportunity to provide electrical engineering services for the restoration of the storage building at Amelia Concourse. Stone Electrical Engineering proposes to furnish professional services as outlined below.

Project Understanding

This project involves the complete remodel of a building which has been left in disrepair. All electrical and lighting systems within the unit will be replaced, excluding the existing electrical panel.

Scope of Services

Electrical Design

- Full replacement design for electrical and lighting systems within the unit.
- Development of new circuiting, panel schedule, and load calculations per current NEC requirements.
- Layout of receptacles, switches, lighting, and major appliances (if applicable).

Assessment of Existing Feeders

- Incorporation of existing feeder reuse if found to be in acceptable condition.
- Coordination with contractor or field reports to determine necessary revisions for damaged feeders.

Permit-Ready Construction Documents

- Electrical floor plans, riser diagrams, panel schedule, and general notes.
- Energy code compliance coordination (if applicable for lighting or controls).
- Signed and sealed construction documents suitable for building permit submission.

Optional Services (Available Upon Request)

- Utility coordination to verify existing service capacity or facilitate upgrades.
- Construction-phase support including RFI responses, contractor coordination, and submittal review.

Deliverable Details

- 30% Preliminary Design Set
 - Includes layout of equipment and lighting fixtures, including all disconnects, controls, etc. Does not include calculations or schedules.
- 90% Issued for Review
 - Includes all circuiting, calculations and schedules.
- 100% Issue for Permit
 - Includes any additional comments or updates from the 90% IFR set.

Compensation

The total fee for the base scope is **\$900**. Payment will be structured as follows:

- **50%** due upon contract execution
- **50%** due upon delivery of the 100% Issued for Permit Set

Assumptions & Exclusions

- Architectural and mechanical/plumbing scope are not included in this proposal.
- Structural engineering (if needed for panel relocation or wall damage repair) is excluded.
- Field investigation is not included but can be performed as an additional service.
- Energy modeling or photometric calculations are excluded unless specifically requested. Photometrics should not be necessary for this project.

We look forward to supporting this project and restoring the electrical systems safely and efficiently. Please don't hesitate to reach out with any questions or requested modifications to this scope.

Sincerely,

Adam Stone, PE Principal – Stone Electrical Engineering 904-635-0176 Adam@stone-ee.com



RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2025/2026; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("Board") of the Amelia Concourse Community Development District ("District") prior to June 15, 2025, proposed budgets ("Proposed Budget") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Fiscal Year 2025/2026"); and

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

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

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

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

- 1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- 2. **DECLARING ASSESSMENTS.** Pursuant to Chapters 190 and 197, *Florida Statutes*, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the "**District's Office**," 475 West Town Place, Suite 114, St. Augustine, Florida 32092. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District's

Office. The Assessments shall be collected on the tax roll of Nassau County, Florida, and paid as directed therein.

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

DATE: July 22, 2025 HOUR: 11:00 a.m.

LOCATION: Amelia Concourse Amenity Center

85200 Amaryllis Court

Fernandina Beach, Florida 32034

- 4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budget to Nassau County at least sixty (60) days prior to the hearing set above.
- **5. POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two (2) days before the budget hearing date as set forth in Section 3, and to ensure the Proposed Budget remains on the website for at least forty-five (45) days.
- **6. PUBLICATION OF NOTICE.** Notice of the public hearings shall be published in the manner prescribed in Florida law.
- 7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.
- **8. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 20th DAY OF MAY 2025.

ATTEST:		AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT
Secretary		By: Its: Chairman
Exhibit A:	Proposed Budget	

Community Development District

Proposed Budget FY 2026

Presented by:



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Community Development District

Proposed Budget General Fund

Description	E	dopted Budget Y 2025	tuals Thru 4/30/25	jected Next Months	jected Thru 9/30/25	Proposed Budget FY 2026
REVENUES:						
Special Assessments - Tax Roll	\$	459,139	\$ 465,187	\$ -	\$ 465,187	\$ 477,433
Interest income		5,000	13,560	7,500	21,060	5,000
Rental Revenue/Miscellaneous Revenue		500	1,090	250	1,340	1,000
Carry Forward Surplus		23,188	-	23,188	23,188	29,296
TOTAL REVENUES	\$ 4	187,827	\$ 479,837	\$ 30,938	\$ 510,775	\$ 512,729
EXPENDITURES:						
<u>Administrative</u>						
Supervisors	\$	6,000	\$ 2,200	\$ 2,400	\$ 4,600	\$ 3,600
FICA Expense		459	168	184	352	275
Travel		300	-	300	300	300
Engineering		7,500	6,088	1,413	7,500	7,500
Attorney Fees		30,000	9,898	10,403	20,301	20,000
Annual Audit		4,350	-	4,350	4,350	4,500
Dissemination		11,798	7,182	4,616	11,798	12,152
Assessment Roll Administration		8,427	8,427	-	8,427	8,680
Property Appraiser		5,000	4,640	-	4,640	5,000
Trustee Fees		13,588	12,733	855	13,588	14,946
Arbitrage Rebate		1,800	600	1,200	1,800	1,800
Management Fees		51,588	30,093	21,495	51,588	53,135
Information Technology		2,247	1,311	936	2,247	2,315
Website Maintenance		1,124	656	468	1,124	1,157
Telephone		500	134	366	500	500
Postage		1,000	50	950	1,000	1,000
Insurance General Liability		11,580	11,264	-	11,264	12,672
Printing & Binding		750	262	488	750	750
Legal Advertising		2,500	-	2,500	2,500	2,500
Other Current Charges		1,000	837	163	1,000	1,000
Office Supplies		100	2	98	100	100
Dues, Licenses & Subscriptions		175	175	-	175	175
TOTAL ADMINISTRATIVE	\$ 1	161,785	\$ 96,721	\$ 53,182	\$ 149,903	\$ 154,057

Community Development District

Proposed Budget General Fund

		Adopted Budget	Ac	tuals Thru	Pr	ojected Next	Pro	ojected Thru	I	Proposed Budget
Description		FY 2025		4/30/25		5 Months		9/30/25		FY 2026
Description		1 1 2025		1/00/20		J MOHUIS	_	7/00/20		112020
Operations & Maintenance										
Contract Services:										
Landscape Maintenance	\$	45,000	\$	22,239	\$	22,761	\$	45,000	\$	58,250
Lake Maintenance	Ψ	7,000	Ψ	2.576	Ψ	4,424	Ψ	7,000	Ψ	9,400
Field Operations Management		16,800		9,800		7,000		16,800		19,320
Danaina (Maintanan a										
Repairs & Maintenance Repairs & Maintenance	\$	18,000	\$	9.577	\$	8,423	\$	18,000	\$	18,000
Irrigation Repairs	Ψ	4,000	Ψ		Ψ	4,000	Ψ	4,000	Ψ	4,000
Landscape Contingency		10,000		8,319		1,681		10,000		10,000
Daniascape dononigency		10,000		0,017		1,001		10,000		10,000
<u>Utilities</u>	Φ.	05.000		40.005		45445		25.000	Φ.	25.000
Electric	\$	35,000	\$	19,835	\$	15,165	\$	35,000	\$	35,000
Water & Sewer		15,000		11,573		10,927		22,500		23,000
TOTAL OPERATIONS & MAINTENANCE	\$	150,800	\$	83,919	\$	74,381	\$	158,300	\$	176,970
Amenity Center										
Insurance	\$	22,207	\$	20,242	\$	-	\$	20,242	\$	22,361
Facility Management		16,800		9,800		7,000		16,800		19,320
Pool Maintenance		18,318		10,686		7,633		18,318		19,565
Pool Chemicals		13,000		6,653		6,347		13,000		13,500
Pool Permits		530		515		15		530		530
Cable		2,200		1,137		1,063		2,200		2,200
Janitorial		9,841		5,741		4,100		9,841		9,840
Facility Maintenance		13,596		7,612		5,984		13,596		15,635
Pest Control		1,000		567		433		1,000		1,000
Refuse		750		425		325		750		750
Holiday Decorations		2,000		-		2,000		2,000		2,000
TOTAL AMENITY CENTER	\$	100,242	\$	63,377	\$	34,899	\$	98,277	\$	106,701
Reserves										
Capital Reserve Fund	\$	75,000	\$	-	\$	75,000	\$	75,000	\$	75,000
TOTAL RESERVES	\$	75,000	\$	-	\$	75,000	\$	75,000	\$	75,000
TOTAL HUDBURGES	_	102 005		244245		205 115		101 175		E40 =00
TOTAL EXPENDITURES	\$	487,827	\$	244,017	\$	237,462	\$	481,479	\$	512,729
Other Sources/(Uses)										
Interlocal Transfer In/(Out)	\$	-	\$	-	\$	-	\$	-	\$	-
TOTAL OTHER SOURCES/(USES)	\$	-	\$	-	\$	-	\$	-	\$	-
EXCESS REVENUES (EXPENDITURES)	\$	(0)	\$	235,820	\$	(206,525)	\$	29,296	\$	0
								•		

Community Development District

Budget Narrative

Fiscal Year 2026

REVENUES

Special Assessments-Tax Roll

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

Interest Income

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

Rental Revenue/Miscellaneous Revenue

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

Expenditures - Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The amount for the fiscal year is based upon three supervisors attending an estimated 6 annual meetings.

FICA Taxes

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

Travel

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

Engineering

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

Attorney

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

Dissemination Agent

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

Annual Audit

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

Assessment Roll Administration

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

Property Appraiser

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

Trustee Fees

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

Arbitrage Rebate

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

Management Fees

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

Community Development District

Budget Narrative

Fiscal Year 2026

Expenditures - Administrative (continued)

Information Technology

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

Website Maintenance

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

Telephone

The cost of telephone and fax machine service.

Postage and Delivery

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

Insurance General Liability

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

Printing and Binding

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

Legal Advertising

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

Other Current Charges

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

Office Supplies

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

Due, Licenses & Subscriptions

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

Expenditures - Field (Contract Services)

Landscape Maintenance

The District has contracted with The Greenery, Inc. to provide landscaping and irrigation maintenance services to all the common areas within the District. Includes plant maintenance at the Social Hall.

<u>Vendor</u>	Description	<u>Monthly</u>			Annual
The Greenery, Inc.	Landscape Maintenance	\$	4,854	\$	58,250

Lake Maintenance

The District has contracted with Sitex Aquatics, LLC to provide monthly water management services to all the lakes throughout the District.

<u>Vendor</u>	Description	Mo	<u>nthly</u>	Α	nnual
Sitex Aquatics	Lake Maintenance	\$	700	\$	8,400
	Contingency				1,000
Total				\$	9,400

Field Operations Management

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

<u>Vendor</u>	Description	Mo	<u>onthly</u>	<u>Annual</u>		
GMS, LLC	Management Fees	\$	1,610	\$	19,320	

Community Development District

Budget Narrative

Fiscal Year 2026

Expenditures - Field (Repairs & Maintenance)

Repairs & Maintenance

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

Irrigation Repairs

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

Landscape Contingency

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

Expenditures - Field (Utilities)

Electric

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

Location	<u>Meter Number</u>	Mo	<u>nthly</u>	A	Annual
85200 Amaryllis Ct	66164-80262	\$	815	\$	9,780
85200 Amaryllis Ct St Lights	69397-29510		770		9,240
95016 Daisy Ln # Entry Light	47823-07021		33		391
100 Amaryllis Ct	10995-48073		1,250		15,000
Contingency					589
Total				¢	35 000

Water & Sewer

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

Location	<u>Meter Number</u>	Mo	<u>nthly</u>	A	Annual
85190 Amaryllis Ct	67891789	\$	1,170	\$	14,040
85200 Amaryllis Ct	67891709		350		4,200
85200 Amaryllis Ct - Sewer	67891712		109		1,307
85200 Amaryllis Ct - Water	67891712		64		767
Contingency					2,686
Total				\$	23,000

Expenditures - Amenity Center

Insurance

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

Facility Management

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

Vendor	Description	Mo	<u>onthly</u>	Annual
GMS, LLC	Management Fees	\$	1,610	\$ 19,320

Pool Maintenance

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

<u>Vendor</u>	Description	Mo	onthly	Annual
GMS, LLC	Pool Maintenance	\$	1,630	\$ 19,565

Community Development District

Budget Narrative

Fiscal Year 2026

Expenditures - Amenity Center (Continued)

Pool Chemicals

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

<u>Vendor</u>	Description	Mo	<u>onthly</u>	4	Annual
Hawkins Inc.	Pool Chemicals	\$	1,125	\$	13,500

Pool Permits

Represents the estimated cost for pool permits.

Cable

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

<u>Vendor</u>	Description	Mo	<u>nthly</u>	Ε	nnual
AT&T	Cable & Internet	\$	165	\$	1,980
	Contingency				220
Total				\$	2.200

Janitorial

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

<u>Vendor</u>	Description	Mo	<u>nthly</u>	Annual
GMS, LLC	Ianitorial Services	\$	820	\$ 9.840

Facility Maintenance

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

Pest Contro

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

Refuse

Garbage disposal services provided by Meridian Waste.

<u>Vendor</u>	Description	Mor	thly	A	nnual
Meridian Waste	Refuse	\$	63	\$	750

Holiday Decorations

The cost to install holiday lights around the CDD.

Expenditures - Reserves

Capital Reserve Fund

Money set aside for future replacements of capital related items

Community Development District

Proposed Budget Debt Service Series 2007 Capital Improvement Revenue Bonds

	Buaget			ctuals Thru	Projected Next		Projected Thru		Proposed Budget	
Description		FY 2025	4/30/25			5 Months		9/30/25	FY 2026	
REVENUES:										
Special Assessments-On Roll	\$	111,295	\$	113,228	\$	-	\$	113,228	\$	111,295
Interest Earnings		5,000		6,833		4,500		11,333		5,000
Carry Forward Surplus ⁽¹⁾		103,187		109,630		-		109,630		123,261
TOTAL REVENUES	\$	219,483	\$	229,691	\$	4,500	\$	234,191	\$	239,557
EXPENDITURES:										
Interest - 11/1	\$	29,900	\$	29,900	\$	-	\$	29,900	\$	28,463
Interest - 5/1		29,900		-		29,900		29,900		28,463
Principal - 5/1		50,000		-		50,000		50,000		50,000
TOTAL EXPENDITURES	\$	109,800	\$	29,900	\$	79,900	\$	109,800	\$	106,925
Other Sources/(Uses)										
Interfund transfer (Out)	\$	-	\$	-	\$	-	\$	-	\$	-
Interfund transfer In		-		-		-		-		-
Property Appraiser		(1,200)		(1,129)		-		(1,129)		(1,200)
TOTAL OTHER SOURCES/(USES)	\$	(1,200)	\$	(1,129)	\$	-	\$	(1,129)	\$	(1,200)
TOTAL EXPENDITURES	\$	111,000	\$	31,029	\$	79,900	\$	110,929	\$	108,125
EXCESS REVENUES (EXPENDITURES)	\$	108,483	\$	198,661	\$	(75,400)	\$	123,261	\$	131,432
⁽¹⁾ Carry Forward is Net of Reserve Requir	eme	ent				Interest D	ue 1	1/1/26	\$	27,025

Community Development District

AMORTIZATION SCHEDULE

$Debt\,Service\,Series\,2\,0\,0\,7\,\,Capital\,Improvement\,Revenue\,Bonds$

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
					1
11/01/25	990,000	5.750%	-	28,463	28,463
05/01/26	940,000	5.750%	50,000	28,463	
11/01/26	940,000	5.750%	-	27,025	105,488
05/01/27	885,000	5.750%	55,000	27,025	
11/01/27	885,000	5.750%	-	25,444	107,469
05/01/28	825,000	5.750%	60,000	25,444	
11/01/28	825,000	5.750%	-	23,719	109,163
05/01/29	765,000	5.750%	60,000	23,719	
11/01/29	765,000	5.750%	-	21,994	105,713
05/01/30	700,000	5.750%	65,000	21,994	
11/01/30	700,000	5.750%	-	20,125	107,119
05/01/31	630,000	5.750%	70,000	20,125	
11/01/31	630,000	5.750%	-	18,113	108,238
05/01/32	555,000	5.750%	75,000	18,113	
11/01/32	555,000	5.750%	-	15,956	109,069
05/01/33	475,000	5.750%	80,000	15,956	
11/01/33	475,000	5.750%	-	13,656	109,613
05/01/34	390,000	5.750%	85,000	13,656	
11/01/34	390,000	5.750%	-	11,213	109,869
05/01/35	300,000	5.750%	90,000	11,213	
11/01/35	300,000	5.750%	-	8,625	109,838
05/01/36	205,000	5.750%	95,000	8,625	
11/01/36	205,000	5.750%	-	5,894	109,519
05/01/37	105,000	5.750%	100,000	5,894	
11/01/37	105,000	5.750%	-	3,019	108,913
05/01/38	-	5.750%	105,000	3,019	
11/01/38	-	5.750%	-	-	108,019
Total		\$	990,000	\$ 446,488	\$ 1,436,488

Community Development District

Proposed Budget Debt Service Series 2016 Capital Improvement Revenue Bonds

Description		Adopted Budget FY 2025	tuals Thru 4/30/25	ojected Next 5 Months	Pro	ojected Thru 9/30/25	Proposed Budget FY 2026
REVENUES:							
Special Assessments-On Roll Interest Earnings Carry Forward Surplus ⁽¹⁾	\$	146,859 5,000 92,266	\$ 148,470 5,283 91,239	\$ 3,500 -	\$	148,470 8,783 91,239	\$ 146,859 5,000 97,161
TOTAL REVENUES	\$	244,125	\$ 244,992	\$ 3,500	\$	248,492	\$ 249,021
EXPENDITURES:							
Interest - 11/1 Principal Prepayment - 11/1 Interest - 5/1	\$	52,500 - 52,500	\$ 52,500 5,000	\$ - - 52,350	\$	52,500 5,000 52,350	\$ 51,150 - 51,150
Principal - 5/1 Principal Prepayment - 5/1		35,000	-	35,000 5,000		35,000 5,000	40,000
TOTAL EXPENDITURES	\$	140,000	\$ 57,500	\$ 92,350	\$	149,850	\$ 142,300
Other Sources/(Uses)							
Interfund transfer (Out) Interfund transfer In Property Appraiser	\$	- - (1,500)	\$ - - (1,481)	\$ - - -	\$	- - (1,481)	\$ - - (1,500)
TOTAL OTHER SOURCES/(USES)	\$	(1,500)	\$ (1,481)	\$ -	\$	(1,481)	\$ (1,500)
TOTAL EXPENDITURES	\$	141,500	\$ 58,981	\$ 92,350	\$	151,331	\$ 143,800
EXCESS REVENUES (EXPENDITURES)	\$	102,625	\$ 186,011	\$ (88,850)	\$	97,161	\$ 105,221
⁽¹⁾ Carry Forward is Net of Reserve Requir	eme	ent		Interest D	ue 1	1/1/26	\$ 49,950

Community Development District

AMORTIZATION SCHEDULE

 $Debt\,Service\,Series\,2\,0\,16\,Capital\,Improvement\,Revenue\,Bonds$

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	1,710,000	6.000%	-	51,150	51,150
05/01/26	1,710,000	6.000%	40,000	51,150	
11/01/26	1,670,000	6.000%	-	49,950	141,100
05/01/27	1,670,000	6.000%	40,000	49,950	
11/01/27	1,630,000	6.000%	-	48,750	138,700
05/01/28	1,630,000	6.000%	45,000	48,750	
11/01/28	1,585,000	6.000%	-	47,400	141,150
05/01/29	1,585,000	6.000%	45,000	47,400	
11/01/29	1,540,000	6.000%	-	46,050	138,450
05/01/30	1,540,000	6.000%	50,000	46,050	
11/01/30	1,490,000	6.000%	-	44,550	140,600
05/01/31	1,490,000	6.000%	50,000	44,550	
11/01/31	1,440,000	6.000%	-	43,050	137,600
05/01/32	1,440,000	6.000%	55,000	43,050	
11/01/32	1,385,000	6.000%	-	41,400	139,450
05/01/33	1,385,000	6.000%	60,000	41,400	
11/01/33	1,325,000	6.000%	· <u>-</u>	39,600	141,000
05/01/34	1,325,000	6.000%	60,000	39,600	
11/01/34	1,265,000	6.000%	-	37,800	137,400
05/01/35	1,265,000	6.000%	65,000	37,800	
11/01/35	1,200,000	6.000%	· <u>-</u>	35,850	138,650
05/01/36	1,200,000	6.000%	70,000	35,850	
11/01/36	1,130,000	6.000%		33,750	139,600
05/01/37	1,130,000	6.000%	75,000	33,750	
11/01/37	1,055,000	6.000%	· <u>-</u>	31,500	140,250
05/01/38	1,055,000	6.000%	80,000	31,500	
11/01/38	975,000	6.000%	· <u>-</u>	29,100	140,600
05/01/39	975,000	6.000%	85,000	29,100	
11/01/39	890,000	6.000%	-	26,550	140,650
05/01/40	890,000	6.000%	90,000	26,550	
11/01/40	800,000	6.000%	· <u>-</u>	23,850	140,400
05/01/41	800,000	6.000%	95,000	23,850	
11/01/41	705,000	6.000%	-	21,000	139,850
05/01/42	705,000	6.000%	100,000	21,000	
11/01/42	605,000	6.000%	-	18,000	139,000
05/01/43	605,000	6.000%	105,000	18,000	
11/01/43	500,000	6.000%	-	14,850	137,850
05/01/44	500,000	6.000%	115,000	14,850	
11/01/44	385,000	6.000%	-	11,400	141,250
05/01/45	385,000	6.000%	120,000	11,400	
11/01/45	265,000	6.000%	-	7,800	139,200
05/01/46	265,000	6.000%	125,000	7,800	
11/01/46	140,000	6.000%	-	4,050	136,850
05/01/47	140,000	6.000%	135,000	4,050	139,050
Total		\$	1,705,000	1,414,800	\$ 3,119,800

Community Development District

Proposed Budget Debt Service Series 2019A Capital Improvement Revenue Bonds

Description	Adopted Budget FY 2025			Actuals Thru 4/30/25		ojected Next 5 Months	Projected Thru 9/30/25		Proposed Budget FY 2026
REVENUES:									
Special Assessments - Tax Roll	\$	179,916	\$	181,889	\$	-	\$	181,889	\$ 179,916
Special Assessments - Prepayment		-		15,603		-		15,603	-
Interest Earnings		500		6,047		3,500		9,547	5,000
Carry Forward Surplus ⁽¹⁾		75,131		76,077		-		76,077	81,202
TOTAL REVENUES	\$	255,547	\$	279,617	\$	3,500	\$	283,117	\$ 266,118
EXPENDITURES:									
Interest - 11/1	\$	66,529	\$	66,529	\$	-	\$	66,529	\$ 64,693
Interest - 5/1		66,529		-		66,529		66,529	64,693
Principal - 5/1		45,000		-		45,000		45,000	45,000
Principal Prepayment - 5/1		-		-		20,000		20,000	-
TOTAL EXPENDITURES	\$	178,058	\$	66,529	\$	131,529	\$	198,058	\$ 174,385
Other Sources/(Uses)									
Interfund transfer (Out)	\$	-	\$	(2,043)	\$	-	\$	(2,043)	\$ -
Interfund transfer In Property Appraiser		(1,900)		(1,814)		-		(1,814)	(1,900)
TOTAL OTHER SOURCES/(USES)	\$	(1,900)	\$	(3,857)	\$	-	\$	(3,857)	\$ (1,900)
TOTAL EXPENDITURES	\$	179,958	\$	70,386	\$	131,529	\$	201,915	\$ 176,285
EXCESS REVENUES (EXPENDITURES)	\$	75,589	\$	209,231	\$	(128,029)	\$	81,202	\$ 89,833
(1) Carry Forward is Net of Reserve Requirement Interest Due 11/1/26								\$ 63,421	

Community Development District

AMORTIZATION SCHEDULE

 $Debt\,Service\,Series\,20\,19A\,Capital\,Improvement\,Revenue\,Bonds$

Period	Oı	utstanding Balance	Coupons	Principal		Interest	I	Annual Debt Service
11/01/25	\$	2,290,000	5.650%		\$	64,693	\$	64,693
05/01/26	Ψ	2,290,000	5.650%	45,000	Ψ	64,693	Ψ	04,073
11/01/26		2,245,000	5.650%	15,000		63,421		173,114
05/01/27		2,245,000	5.650%	50,000		63,421		173,111
11/01/27		2,195,000	5.650%	-		62,009		175,430
05/01/28		2,195,000	5.650%	50,000		62,009		1,0,100
11/01/28		2,145,000	5.650%	50,000		60,596		172,605
05/01/29		2,145,000	5.650%	55,000		60,596		172,000
11/01/29		2,090,000	5.650%	-		59,043		174,639
05/01/30		2,090,000	5.650%	60,000		59,043		17 1,03 7
11/01/30		2,030,000	5.650%	-		57,348		176,390
05/01/31		2,030,000	5.650%	60,000		57,348		170,570
11/01/31		1,970,000	5.650%	-		55,653		173,000
05/01/32		1,970,000	5.650%	65,000		55,653		173,000
11/01/32		1,905,000	5.650%	03,000		53,816		174,469
05/01/33		1,905,000	5.650%	70,000		53,816		174,409
				70,000		51,839		175 655
11/01/33		1,835,000 1,835,000	5.650%	75,000		51,839		175,655
05/01/34			5.650%	75,000		,		176 550
11/01/34 05/01/35		1,760,000	5.650% 5.650%	75,000		49,720		176,559
, ,		1,760,000		75,000		49,720		172 221
11/01/35		1,685,000	5.650%	-		47,601		172,321
05/01/36		1,685,000	5.650%	80,000		47,601		450040
11/01/36		1,605,000	5.650%	-		45,341		172,943
05/01/37		1,605,000	5.650%	85,000		45,341		450.004
11/01/37		1,520,000	5.650%	-		42,940		173,281
05/01/38		1,520,000	5.650%	90,000		42,940		4=0.000
11/01/38		1,430,000	5.650%	-		40,398		173,338
05/01/39		1,430,000	5.650%	95,000		40,398		.=0.444
11/01/39		1,335,000	5.650%	-		37,714		173,111
05/01/40		1,335,000	5.650%	100,000		37,714		
11/01/40		1,235,000	5.650%	-		34,889		172,603
05/01/41		1,235,000	5.650%	110,000		34,889		
11/01/41		1,125,000	5.650%	-		31,781		176,670
05/01/42		1,125,000	5.650%	115,000		31,781		
11/01/42		1,010,000	5.650%	-		28,533		175,314
05/01/43		1,010,000	5.650%	120,000		28,533		
11/01/43		890,000	5.650%	-		25,143		173,675
05/01/44		890,000	5.650%	130,000		25,143		
11/01/44		760,000	5.650%	-		21,470		176,613
05/01/45		760,000	5.650%	135,000		21,470		
11/01/45		625,000	5.650%	-		17,656		174,126
05/01/46		625,000	5.650%	145,000		17,656		
11/01/46		480,000	5.650%			13,560		176,216
05/01/47		480,000	5.650%	150,000		13,560		
11/01/47		330,000	5.650%			9,323		172,883
05/01/48		330,000	5.650%	160,000		9,323		
11/01/48		170,000	5.650%			4,803		174,125
05/01/49		170,000	5.650%	170,000		4,803		174,803
Total			\$	2,290,000	\$	1,958,573	\$	4,248,573

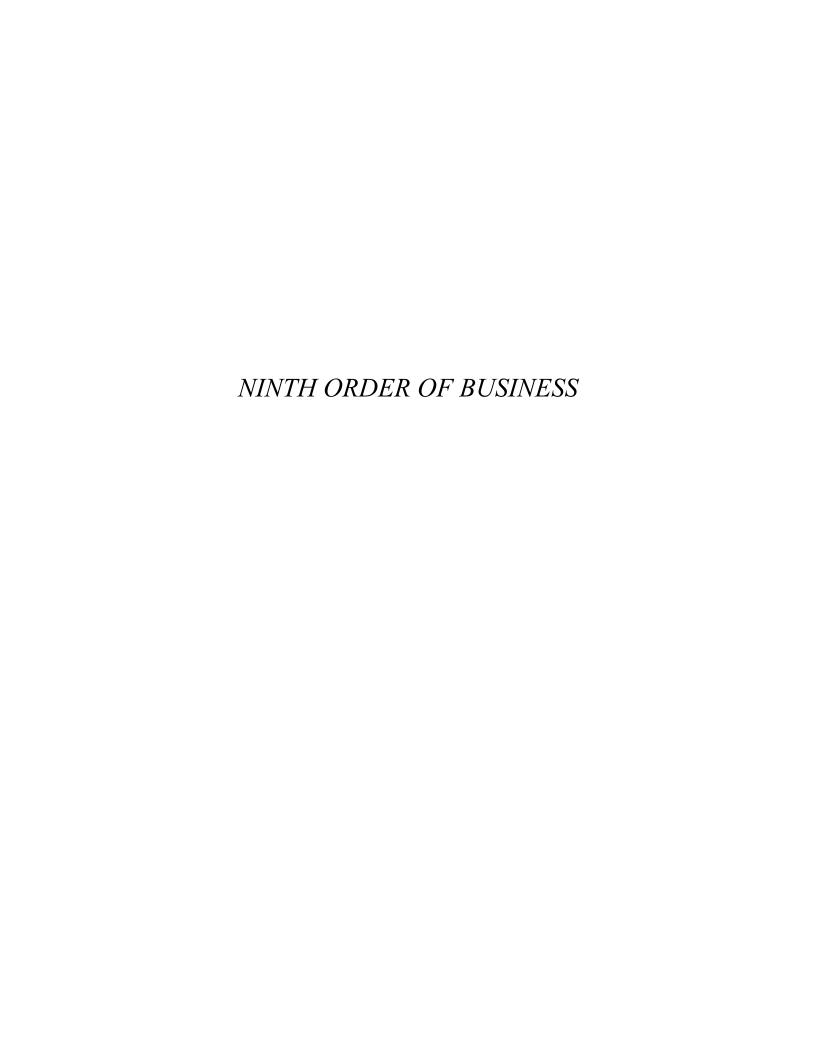
Community Development District

Proposed Budget Capital Reserve Fund

Description	Adopted Budget FY 2025		Actuals Thru 4/30/25		Projected Next 5 Months		Projected Thru 9/30/25		Proposed Budget FY 2026
REVENUES:									
Interest Income Capital Reserve Funding - Transfer In Carry Forward Balance	\$ 5,000 75,000 239,061	\$	6,358 - 231,454	\$	2,500 75,000	\$	8,858 75,000 231,454	\$	5,000 75,000 303,962
TOTAL REVENUES	\$ 319,061	\$	237,812	\$	77,500	\$	315,312	\$	383,962
EXPENDITURES:									
Capital Outlay Repair and Replacements	\$ 20,000 50,000	\$	1,500 3,350	\$	1,500 5,000	\$	3,000 8,350	\$	20,000 50,000
TOTAL EXPENDITURES	\$ 70,000	\$	4,850	\$	6,500	\$	11,350	\$	70,000
Other Sources/(Uses)									
Transfer in/(Out)	\$ -	\$	-	\$	-	\$	-	\$	-
TOTAL OTHER SOURCES/(USES)	\$ -	\$	-	\$	-	\$	-	\$	-
TOTAL EXPENDITURES	\$ 70,000	\$	4,850	\$	6,500	\$	11,350	\$	70,000
EXCESS REVENUES (EXPENDITURES)	\$ 249,061	\$	232,962	\$	71,000	\$	303,962	\$	313,962

Community Development District Non-Ad Valorem Assessments Comparison 2025-2026

Neighborhoo d	O&M Units	Annual Maintenance Assessments			
		FY 2026	FY2025	Increase/ (decrease)	
SF	458	\$1,120.89	\$1,077.94	\$42.95	3.98%
Total	458				







904.491.7500

96135 Nassau Place, Suite 3 Yulee, FL 32097

info@votenassaufl.gov www.VoteNassaufl.gov

April 15, 2025

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

RE: Amelia Concourse Community Development District

Dear Mr. Laughlin,

In accordance with FS 190.006, we are providing you with the following information that as of April 15, 2025, there are 915 registered voters within Amelia Concourse Community Development District's boundaries.

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

Sincerely,

Janet H. Adkins

Nassau County Supervisor of Elections

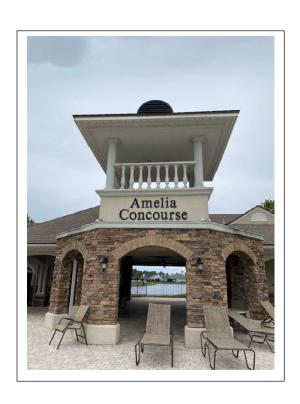
Para solicitar este documento en español, llame a nuestra oficina al 904.491.7500

C.

5/20/2025

Community Development District

Amenity Management & Field Operations Report



Chip Dellinger

FIELD OPERATIONS MANAGER GOVERNMENTAL MANAGEMENT SERVICES

Amelia Concourse Community Development District

Amenity & Field Operations Report

May 20th, 2025

To: Board of Supervisors

From: Chip Dellinger

Field Operations Manager

RE: Amelia Concourse Amenity & Field Operations Report

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

Communication

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

Operations Updates

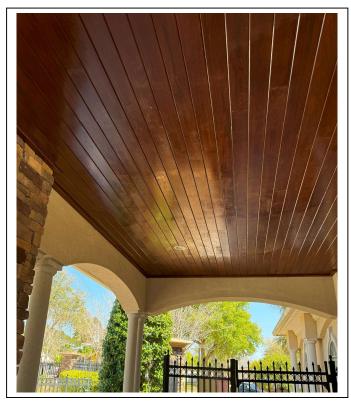
- Electrical engineering plan proposal gathered as final step in roofing project permitting.
- New pool chemical controllers have been installed by Cbus, some corrections to make.
- New cleaning company has been installed and is doing great work.
- GMS staff is monitoring security system and making necessary corrections.
- 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.

Completed Projects – Amenity Center

- Completed ceiling refinishing project. Two coats of spar varnish applied.
- ASUS gaming router installed and set up dedicated to running security system internet needs. More secure network.









Completed Projects-Pool Deck

- GMS staff made repair to damaged fence where umbrella had flown into it during a storm.
- GMS removed and disposed of remaining umbrellas. Beyond repairable.
- GMS staff removed water spigot handles after being left on by residents (they are for maintenance purposes).
- New trash can purchased and installed on far side of pool deck. Seems to be reducing the amount of litter left by residents.

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.



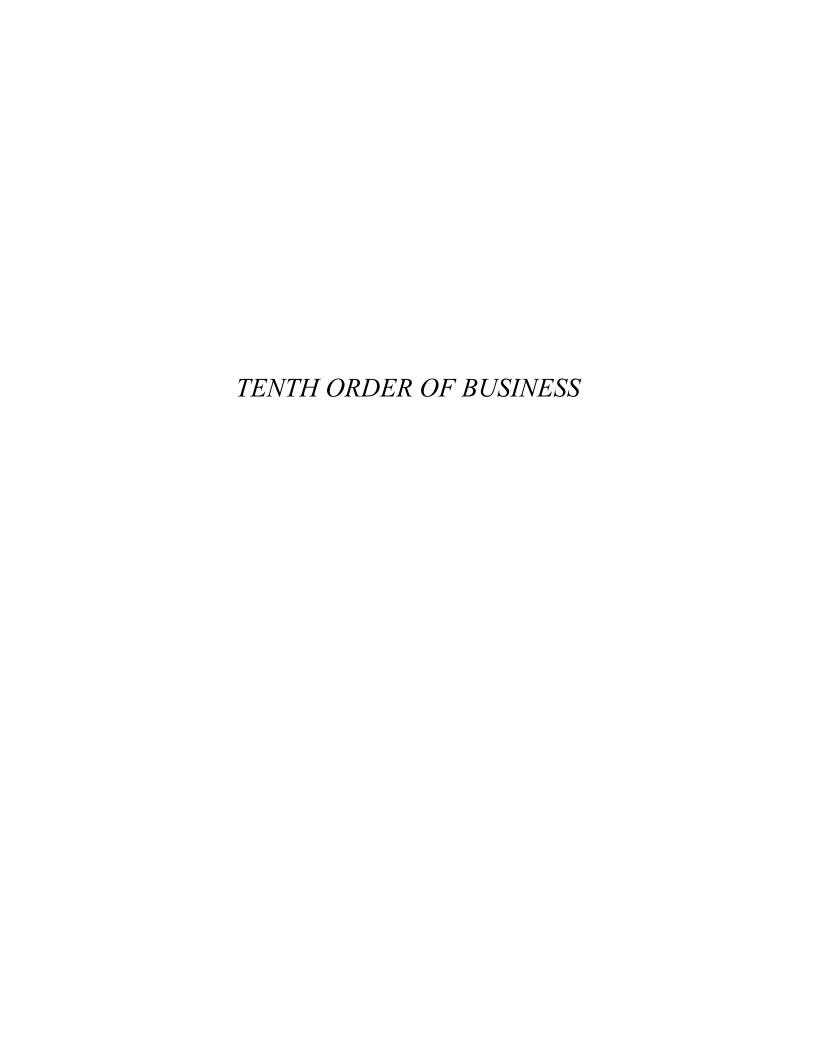
Conclusion

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

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

Respectfully, Chip Dellinger





A.

Community Development District

Unaudited Financial Reporting April 30, 2025



Community Development District Combined Balance Sheet April 30, 2025

			Ap	rii 30, 2025							
		General Fund	De	ebt Service Fund		al Reserve Fund		tal Project Fund	Totals Governmental Funds		
		runu		runu	ı	runu		runu	uove.	innentui runus	
Assets:											
Cash:											
Operating Account	\$	60,367	\$	-	\$	-	\$	-	\$	60,367	
Investments:											
State Board of Administration (SBA)		62,679		-		234,462		-		297,141	
Custody (US Bank)		598,193		-		-		-		598,193	
<u>Series 2007</u>											
Reserve		-		112,263		-		-		112,263	
Revenue		-		198,662		-		-		198,662	
Cost of Issuance		-		-		-		1		1	
<u>Series 2016</u>											
Reserve		_		73,332		_		_		73,332	
Revenue		-		185,509		-		_		185,509	
Prepayment		-		2		-		-		2	
Series 2019A											
Reserve		_		106,301		_		_		106,301	
Revenue		_		192,872		_		_		192,872	
Prepayment		_		15,628		_		_		15,628	
Construction		-		-		-		12,467		12,467	
<u>Series 2019B</u>											
Prepayment		_		262		_		_		262	
Construction		-		-		-		660,170		660,170	
Prepaid Expenses		3,250		-		_		_		3,250	
Deposits		2,475		-		-		-		2,475	
Total Assets	\$	726,963	\$	884,832	\$ 2	34,462	\$	672,638	\$	2,518,895	
Liabilities:		•		•		•	· ·	•	· · ·	· ·	
Accounts Payable	\$	7,852	\$	_	\$		\$	_	\$	7,852	
Accrued Expenditures	Ψ	3,150	Ψ	_	Ψ	_	Ψ	_	Ψ	3,150	
Treer ded Experial de es		5,150								5,150	
Total Liabilites	\$	11,002	\$	-	\$	-	\$	-	\$	11,002	
Fund Balance:											
Nonspendable:											
Prepaid Items	\$	3,250	\$	-	\$	-	\$	-	\$	3,250	
Deposits		2,475		-		-		-		2,475	
Restricted for:											
Debt Service - Series		-		884,832		-		-		884,832	
Capital Project - Series		-		-		-		672,638		672,638	
Assigned for:						224 462				004445	
Capital Reserve Fund		710 227		-		234,462		-		234,462	
Unassigned		710,237		-		-		-		710,237	
Total Fund Balances	\$	715,961	\$	884,832	\$ 2	34,462	\$	672,638	\$	2,507,893	
Total Liabilities & Fund Balance	\$	726,963	\$	884,832	\$	234,462	\$	672,638	\$	2,518,895	
Total Basineres & Fund Balance	- Ψ	720,700	Ψ	001,002	Ψ	<u> </u>	Ψ	-072,000 -	Ψ	2,310,073	

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

Resemble But of 19,000 to			Adopted	Pror	ated Budget		Actual			
Separa						Thr		Variance		
Special Assessments - Tax Roll \$ 459,139 \$ 459,139 \$ 465,187 \$ 6,00 Other Income 5,000 5,000 13,560 8,560 Other Income 5,000 5,000 13,560 8,560 Other Income 500 500 1,090 500 Total Revenues \$ 464,639 \$ 464,639 \$ 179,837 \$ 15,100 Experimental Administratives Supervisors 459 2,68 160 9.99 FLOAD 459 2,68 160 9.99 FLOAD 300 1,750 6,88 1,713 Alboracy Free 30,000 17,500 9,989 7,602 Annual Adult 4,355 6,882 7,182 (300) Assessment Roll 4,427 8,427 8,427 8,427 4,647 3,60 Property Appriser 5,000 1,500 4,600 3,60 4,60 Taxiste Fee 1,588 1,273 1,273 1,20					, , , , , , , , , , , , , , , , , , , ,		, , , , , ,			
Propest Prop	Revenues:									
Other Income 500 500 1,090 590 Total Revenues \$ 464,639 \$ 464,639 \$ 479,837 \$ 15,198 Expenditures: General & Administratives Supervisors \$ 6,000 \$ 3,500 \$ 2,200 \$ 1,300 FICA Expense 450 268 168 90 Travel 300 175 6,088 (1,713) Ricerial & Administrative 3000 175 6,088 (1,713) Ricerial & Administrative 3000 175 6,088 (1,713) Ricerial & Administrative 3000 175 6,088 (1,713) Attorney Fees 30,000 175 6,088 (1,713) Attorney Fees 30,000 175 6,088 (1,713) Autorney Fees 30,000 175 6,088 (1,713) Autorney Fees 30,000 5,000 4,640 360 Trustee Fees 13,588 13,20 4,640 360 Trustee Fees	Special Assessments - Tax Roll	\$	459,139	\$	459,139	\$	465,187	\$	6,048	
Page	Interest Income		5,000		5,000		13,560		8,560	
Page	Other Income		500		500		1,090		590	
Page	Total Revenues	\$	464,639	\$	464.639	\$	479.837	\$	15.198	
Supervisors	Evnandituras	•	·	•	· · · · · · · · · · · · · · · · · · ·		·		,	
Supervisors \$ 6,000 \$ 3,500 \$ 2,200 \$ 1,000 FICA Expense 459 268 168 99 Travel 300 175 - 175 Engineering 7,500 4,375 6,088 (1,713) Attorney Fees 30,000 17,500 9,989 7,602 Annual Audit 4,350 - - - Dissemination 11,798 6,82 7,102 (300) Assessment Roll 4,427 3,427 8,427 - Property Appraiser 5,000 5,000 4,640 360 Trustee Fees 13,588 12,733 12,733 - Arbitrage 1,800 1,050 600 450 Management Fees 1,800 1,050 600 450 Management Fees 1,800 1,050 600 450 Management Fees 1,800 1,050 605 (0) Telephone 5,1588 30,093 (0) <td>_</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	_									
FICA Expense 459 268 168 99 Travel 300 175 - 175 Engineering 7,500 4,375 6,688 [1,713] Attorney Fees 30,000 17,500 9,898 7,602 Annual Audit 4,350 - - - Dissemination 11,798 6,882 7,822 3000 Assessment Roll 8,427 8,427 8,427 6,402 - Property Appraiser 5,000 5,000 4,640 360 Arbitrage 1,388 12,733 12,733 - Arbitrage 1,800 1,050 660 450 Management Fees 1,588 30,093 30,093 (0) Management Fees 1,580 30,093 30,093 (0) Management Fees 1,580 30,093 30,093 (0) Management Fees 1,580 30,93 30,093 (0) Postage 2,247 1,311 <td>General & Aaministrative:</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	General & Aaministrative:									
Travel 300 175 175 Engineering 7,500 4,375 6,088 (1,713) Attorney Fees 30,000 17,500 9,898 7,602 Altorney Fees 30,000 17,500 9,898 7,602 Dissemination 11,798 6,882 7,182 3000 Property Appraiser 5,000 5,000 4,640 360 Trustee Fees 13,888 12,733 12,733 - Arbitrage 1,800 1,050 4,600 450 Management Fees 1,588 30,093 30,093 (0) Information Technology 2,247 1,311 1,311 0 Westier Maintenance 1,124 655 566 (0) Telephone 500 292 134 157 Postage 1,000 583 50 53 Insurance 1,589 1,589 1,68 1 Printing and Binding 75 438	Supervisors	\$	6,000	\$	3,500	\$	2,200	\$	1,300	
Engineering 7,500 4,375 6,088 (1,713) Attorney Fees 30,000 17,500 9,898 7,602 Annual Audit 4,350 - - - Dissemination 11,798 6,882 7,182 (300) Assessment Roll 8,427 8,427 8,427 - Property Appraiser 5,000 5,000 4,640 360 Trustee Fees 13,588 12,733 12,733 - Arbitrage 1,800 1,050 600 450 Management Fees 51,588 30,903 30,903 (0) Information Technology 2,247 1,311 1,311 0 Mebste Maintenance 51,588 30,903 30,903 (0) Information Technology 2,247 1,311 1,311 0 Mebste Maintenance 1,124 655 656 (0) Postage 1,000 583 25 157 Legal Advertising 2,00	FICA Expense		459		268		168		99	
Attorney Fees 30,000 17,500 9,898 7,602 Annual Audit 4,350	Travel		300		175		-		175	
Annual Audit 4,350 -	Engineering		7,500		4,375		6,088		(1,713)	
Dissemination	Attorney Fees		30,000		17,500		9,898		7,602	
Assessment Roll 9,427 8,427 8,427 - Property Appraiser 5,000 5,000 4,640 360 Trustee Fees 13,588 12,733 12,733 - Arbitrage 1,800 1,050 600 450 Management Fees 51,588 30,093 30,093 (0) Information Technology 2,247 1,311 1,311 0 Website Maintenance 1,124 655 656 (0) Telephone 500 292 134 157 Postage 1,000 583 50 533 Insurance 11,580 11,580 11,264 316 Ingal Advertising 2,500 1,458 1.2 176 Iegal Advertising 2,500 1,458 2 56 Other Current Charges 1,000 583 837 (254) Office Supplies 10 58 9,72 56 Dues, License & Maintenance 1,00 \$2,2	Annual Audit		4,350		-		-		-	
Property Appraiser 5,000 4,640 360 Trustee Fees 13,588 12,733 12,733 - Arbitrage 1,800 1,050 600 450 Management Fees 51,588 30,093 30,093 (0) Information Technology 2,247 1,311 1,311 0 Webste Maintenance 1,124 655 556 (0) Telephone 500 292 134 157 Postage 1,000 583 50 533 Insurance 11,580 11,580 11,264 316 Printing and Binding 750 438 262 176 Legal Advertising 2,500 1,458 2 56 Other Current Charges 1,000 583 837 (254) Office Supplies 10 58 12 56 Dues, Licenses & Subscriptions 175 175 175 175 175 175 175 175 175 1	Dissemination		11,798		6,882		7,182		(300)	
Trustee Fees 13,588 12,733 12,733 - Arbitrage 1,800 1,050 600 450 Management Fees 51,588 30,093 30,093 00 Information Technology 2,247 1,311 1,311 0 Website Maintenance 1,124 655 656 (0) Telephone 500 292 134 157 Postage 1,000 583 550 533 Insurance 11,580 11,580 11,624 316 Printing and Binding 750 438 262 176 Legal Advertising 2,500 1,458 - 1,458 Office Supplies 100 58 22 50 Office Supplies 100 58 22 50 Office Supplies 100 58 26,25 \$26,72 \$10,416 Teld General & Administrative \$161,78 \$107,13 \$26,25 \$2,23 \$4,011 <td cols<="" td=""><td>Assessment Roll</td><td></td><td>8,427</td><td></td><td>8,427</td><td></td><td>8,427</td><td></td><td>-</td></td>	<td>Assessment Roll</td> <td></td> <td>8,427</td> <td></td> <td>8,427</td> <td></td> <td>8,427</td> <td></td> <td>-</td>	Assessment Roll		8,427		8,427		8,427		-
Arbitrage 1,800 1,050 600 450 Management Fees 51,588 30,093 30,093 (0) Information Technology 2,247 1,311 1,311 0 Website Maintenance 1,124 655 656 (0) Telephone 500 292 134 157 Postage 1,000 583 50 533 Insurance 11,580 11,580 11,264 316 Printing and Binding 750 438 262 176 Legal Advertising 2,500 1,458 2 1,458 Office Supplies 100 583 837 (254) Office Supplies 100 583 822 56 Dues, Licenses & Subscriptions 450,00 89,00	Property Appraiser		5,000		5,000		4,640		360	
Management Fees 51,588 30,093 30,093 (0) Information Technology 2,247 1,311 1,311 0 Website Maintenance 1,124 655 656 (0) Telephone 500 292 134 157 Postage 1,000 583 50 533 Insurance 11,580 11,580 11,264 316 Printing and Binding 750 438 262 176 Legal Advertising 2,500 1,458 2 56 Office Supplies 100 583 837 (254) Office Supplies 100 583 837 (254) Office Supplies 100 58 2 56 Dues, Licenses & Subscriptions 167 175 175 175 -7 Telegotrage Subscriptions 161,80 10,130 96,721 10,41 1 Leant Subscriptions 45,00 2,625 22,239 4,011 1<	Trustee Fees		13,588		12,733		12,733		-	
Information Technology 2,247 1,311 1,311 0 Website Maintenance 1,124 655 656 (0) Telephone 500 292 134 157 Postage 1,000 583 50 533 Insurance 11,580 11,580 11,264 316 Printing and Binding 750 438 262 176 Legal Advertising 2,500 1,458 - 1,458 Other Current Charges 1,000 583 837 (254) Office Supplies 100 583 837 (254) Office Supplies 100 583 837 (254) Office Supplies 100 583 837 (254) Other Current Charges 100 583 837 (254) Office Supplies 100 583 837 (254) Office Supplies 100 583 96,721 10,416 Departmental Carrent Supplies 100 1	Arbitrage		1,800		1,050		600		450	
Website Maintenance 1,124 655 656 (0) Telephone 500 292 134 157 Postage 1,000 583 50 533 Insurance 11,580 11,580 11,264 316 Printing and Binding 750 438 262 176 Legal Advertising 2,500 1,458 - 1,458 Other Current Charges 1,000 583 837 (254) Office Supplies 100 58 2 56 Dues, Licenses & Subscriptions 175 175 175 - Total General & Administrative \$ 161,785 \$ 107,136 \$ 96,721 \$ 10,416 Operations & Maintenance Eield: Contract Services: Land Scape Maintenance \$ 45,000 \$ 26,250 \$ 22,239 \$ 4,011 Lake Maintenance \$ 7,000 4,083 2,576 1,507 Field Operations Management 16,800 9,800 9,57	Management Fees		51,588		30,093		30,093		(0)	
Telephone 500 292 134 157 Postage 1,000 583 50 533 Insurance 11,580 11,580 11,264 316 Printing and Binding 750 438 262 176 Legal Advertising 2,500 1,458 - 1,458 Other Current Charges 1,000 583 837 (254) Office Supplies 100 58 2 56 Dues, Licenses & Subscriptions 175 175 175 - Total General & Administrative \$ 161,785 \$ 107,136 \$ 96,721 \$ 10,416 Poperations & Maintenance Eield: Contract Services: Landscape Maintenance \$ 45,000 \$ 26,250 \$ 22,239 \$ 4,011 Lake Maintenance 7,000 4,083 2,576 1,507 Field Operations Management 16,800 9,800 9,800 - Repairs & Maintenance Repairs & Mainten	Information Technology		2,247		1,311		1,311		0	
Telephone 500 292 134 157 Postage 1,000 583 50 533 Insurance 11,580 11,580 11,264 316 Printing and Binding 750 438 262 176 Legal Advertising 2,500 1,458 - 1,458 Other Current Charges 1,000 583 837 (254) Office Supplies 100 58 2 56 Dues, Licenses & Subscriptions 175 175 175 - Total General & Administrative \$ 161,785 \$ 107,136 \$ 96,721 \$ 10,416 Poperations & Maintenance Eleki: Eleki: Eleki: Say Maintenance \$ 45,000 \$ 26,250 \$ 22,239 \$ 4,011 Lake Maintenance \$ 45,000 \$ 9,800 9,800 9,800 1,507 Field Operations Management 16,800 9,800 9,577 923 Irrigati	Website Maintenance		1,124		655		656		(0)	
Postage 1,000 583 50 533 Insurance 11,580 11,580 11,264 316 Printing and Binding 750 438 262 176 Legal Advertising 2,500 1,458 - 1,458 Other Current Charges 1,000 583 837 (254) Office Supplies 100 58 2 56 Dues, Licenses & Subscriptions 175 175 175 - Total General & Administrative \$ 161,785 \$ 107,136 \$ 96,721 \$ 10,416 Departions & Maintenance Eield: Contract Services: Landscape Maintenance \$ 45,000 \$ 26,250 \$ 22,239 \$ 4,011 Lake Maintenance 7,000 4,083 2,576 1,507 Field Operations Management 16,800 9,800 9,800 - Repairs & Maintenance Repairs & Maintenance 18,000 10,500 9,577 923 <tr< td=""><td>Telephone</td><td></td><td>500</td><td></td><td>292</td><td></td><td>134</td><td></td><td></td></tr<>	Telephone		500		292		134			
Insurance 11,580 11,580 11,264 316 Printing and Binding 750 438 262 176 Legal Advertising 2,500 1,458 - 1,458 Other Current Charges 1,000 583 837 (254) Office Supplies 100 583 2 56 Dues, Licenses & Subscriptions 175 175 175 - Total General & Administrative \$ 161,785 \$ 107,136 \$ 96,721 \$ 10,416 Contract Services: Landscape Maintenance \$ 45,000 \$ 26,250 \$ 22,239 \$ 4,011 Lake Maintenance 7,000 4,083 2,576 1,507 Field Operations Management 16,800 9,800 9,800 - 7 Field Operations Management 18,000 10,500 9,577 923 Irrigation Repairs 4,000 2,333 - 2,333 1,233 Irrigation Repairs 4,000 5,833 8,319 (2,485) Ultimities	Postage		1,000		583		50		533	
Printing and Binding 750 438 262 176 Legal Advertising 2,500 1,458 - 1,458 Other Current Charges 1,000 583 837 (254) Office Supplies 100 58 2 56 Dues, Licenses & Subscriptions 175 175 175 - Total General & Administrative \$ 161,785 \$ 107,136 \$ 96,721 \$ 10,416 Deparations & Maintenance Field: Contract Services: Landscape Maintenance \$ 45,000 \$ 26,250 \$ 22,239 \$ 4,011 Lake Maintenance 7,000 4,083 2,576 1,507 Field Operations Management 16,800 9,800 9,800 - Repairs & Maintenance Repairs & Maintenance 18,000 10,500 9,577 923 Irrigation Repairs 4,000 2,333 3 2,333 Landscape Contingency 10,000 5,833 8,319	=		11,580		11,580		11,264		316	
Legal Advertising 2,500 1,458 - 1,458 Other Current Charges 1,000 583 837 (254) Office Supplies 100 58 2 56 Dues, Licenses & Subscriptions 175 175 175 - Total General & Administrative \$ 161,785 \$ 107,136 \$ 96,721 \$ 10,416 Deer ations & Maintenance Field: Contract Services: Landscape Maintenance \$ 45,000 \$ 26,250 \$ 22,239 \$ 4,011 Lake Maintenance 7,000 4,083 2,576 1,507 Field Operations Management 16,800 9,800 9,800 - Repairs & Maintenance Repairs & Maintenance Repairs & Maintenance 18,000 10,500 9,577 923 Irrigation Repairs 4,000 2,333 - 2,333 Landscape Contingency 10,000 5,833 8,319 (2,485) Liti							262		176	
Other Current Charges 1,000 583 837 (254) Office Supplies 100 58 2 56 Dues, Licenses & Subscriptions 175 175 175 - Total General & Administrative \$ 161,785 \$ 107,136 \$ 96,721 \$ 10,416 Operations & Maintenance Field: Contract Services: Landscape Maintenance \$ 45,000 \$ 26,250 \$ 22,239 \$ 4,011 Lake Maintenance 7,000 4,083 2,576 1,507 Field Operations Management 16,800 9,800 9,800 - Repairs & Maintenance: Repairs & Maintenance: Repairs & Maintenance 18,000 10,500 9,577 923 Irrigation Repairs 4,000 2,333 8,319 (2,485) Utilities: Electric 35,000 20,417 19,835 581 Water & Sewer 15,000 8,750			2.500				-			
Office Supplies 100 58 2 56 Dues, Licenses & Subscriptions 175 175 175 - Total General & Administrative \$ 161,785 \$ 107,136 \$ 96,721 \$ 10,416 Operations & Maintenance Field: Contract Services: Landscape Maintenance \$ 45,000 \$ 26,250 \$ 22,239 \$ 4,011 Lake Maintenance 7,000 4,083 2,576 1,507 Field Operations Management 16,800 9,800 9,800 - Repairs & Maintenance: 8 2 2,233 - 2,233 Irrigation Repairs 4,000 2,333 - 2,333 2 2,333 Landscape Contingency 10,000 5,833 8,319 (2,485) 0 <td>_</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>837</td> <td></td> <td></td>	_						837			
Dues, Licenses & Subscriptions 175 1	-				58		2		. ,	
Operations & Maintenance Field: Contract Services: Landscape Maintenance \$ 45,000 \$ 26,250 \$ 22,239 \$ 4,011 Lake Maintenance 7,000 4,083 2,576 1,507 Field Operations Management 16,800 9,800 9,800 - Repairs & Maintenance: 8 8 10,500 9,577 923 Irrigation Repairs 4,000 2,333 - 2,333 Landscape Contingency 10,000 5,833 8,319 (2,485) Utilities: Electric 35,000 20,417 19,835 581 Water & Sewer 15,000 8,750 11,573 (2,823)	Dues, Licenses & Subscriptions						175			
Field: Contract Services: Landscape Maintenance \$ 45,000 \$ 26,250 \$ 22,239 \$ 4,011 Lake Maintenance 7,000 4,083 2,576 1,507 Field Operations Management 16,800 9,800 9,800 - Repairs & Maintenance: Repairs & Maintenance 18,000 10,500 9,577 923 Irrigation Repairs 4,000 2,333 - 2,333 Landscape Contingency 10,000 5,833 8,319 (2,485) Utilities: Electric 35,000 20,417 19,835 581 Water & Sewer 15,000 8,750 11,573 (2,823)	Total General & Administrative	\$	161,785	\$	107,136	\$	96,721	\$	10,416	
Contract Services: Landscape Maintenance \$ 45,000 \$ 26,250 \$ 22,239 \$ 4,011 Lake Maintenance 7,000 4,083 2,576 1,507 Field Operations Management 16,800 9,800 9,800 - Repairs & Maintenance: Repairs & Maintenance 18,000 10,500 9,577 923 Irrigation Repairs 4,000 2,333 - 2,333 Landscape Contingency 10,000 5,833 8,319 (2,485) Utilities: Electric 35,000 20,417 19,835 581 Water & Sewer 15,000 8,750 11,573 (2,823)	Operations & Maintenance									
Landscape Maintenance \$ 45,000 \$ 26,250 \$ 22,239 \$ 4,011 Lake Maintenance 7,000 4,083 2,576 1,507 Field Operations Management 16,800 9,800 9,800 - Repairs & Maintenance: Repairs & Maintenance 18,000 10,500 9,577 923 Irrigation Repairs 4,000 2,333 - 2,333 Landscape Contingency 10,000 5,833 8,319 (2,485) Utilities: Electric 35,000 20,417 19,835 581 Water & Sewer 15,000 8,750 11,573 (2,823)	Field:									
Lake Maintenance 7,000 4,083 2,576 1,507 Field Operations Management 16,800 9,800 9,800 - Repairs & Maintenance: Repairs & Maintenance 18,000 10,500 9,577 923 Irrigation Repairs 4,000 2,333 - 2,333 Landscape Contingency 10,000 5,833 8,319 (2,485) Utilities: Electric 35,000 20,417 19,835 581 Water & Sewer 15,000 8,750 11,573 (2,823)										
Field Operations Management 16,800 9,800 9,800 - Repairs & Maintenance: Repairs & Maintenance 18,000 10,500 9,577 923 Irrigation Repairs 4,000 2,333 - 2,333 Landscape Contingency 10,000 5,833 8,319 (2,485) Utilities: Electric 35,000 20,417 19,835 581 Water & Sewer 15,000 8,750 11,573 (2,823)	Landscape Maintenance	\$	45,000	\$	26,250	\$	22,239	\$	4,011	
Field Operations Management 16,800 9,800 9,800 - Repairs & Maintenance: Repairs & Maintenance 18,000 10,500 9,577 923 Irrigation Repairs 4,000 2,333 - 2,333 Landscape Contingency 10,000 5,833 8,319 (2,485) Utilities: Electric 35,000 20,417 19,835 581 Water & Sewer 15,000 8,750 11,573 (2,823)	Lake Maintenance		7,000		4,083		2,576		1,507	
Repairs & Maintenance: Repairs & Maintenance 18,000 10,500 9,577 923 Irrigation Repairs 4,000 2,333 - 2,333 Landscape Contingency 10,000 5,833 8,319 (2,485) Utilities: Electric 35,000 20,417 19,835 581 Water & Sewer 15,000 8,750 11,573 (2,823)	Field Operations Management		16,800		9,800		9,800		-	
Repairs & Maintenance 18,000 10,500 9,577 923 Irrigation Repairs 4,000 2,333 - 2,333 Landscape Contingency 10,000 5,833 8,319 (2,485) Utilities: Electric 35,000 20,417 19,835 581 Water & Sewer 15,000 8,750 11,573 (2,823)	Panaire & Maintanance									
Irrigation Repairs 4,000 2,333 - 2,333 Landscape Contingency 10,000 5,833 8,319 (2,485) Utilities: Electric 35,000 20,417 19,835 581 Water & Sewer 15,000 8,750 11,573 (2,823)	-		10,000		10.500		0.577		022	
Landscape Contingency 10,000 5,833 8,319 (2,485) Utilities: Electric 35,000 20,417 19,835 581 Water & Sewer 15,000 8,750 11,573 (2,823)	-						7,5//			
Utilities: 35,000 20,417 19,835 581 Water & Sewer 15,000 8,750 11,573 (2,823)	•						Q 210			
Electric 35,000 20,417 19,835 581 Water & Sewer 15,000 8,750 11,573 (2,823)			10,000		3,033		0,317		(4,403)	
Water & Sewer 15,000 8,750 11,573 (2,823)										
	Electric									
Subtotal Field \$ 150,800 \$ 87,967 \$ 83,919 \$ 4,048	Water & Sewer		15,000		8,750		11,573		(2,823)	
	Subtotal Field	\$	150,800	\$	87,967	\$	83,919	\$	4,048	

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted		Prorated Budget			Actual		
		Budget	Thr	u 04/30/25	Thr	u 04/30/25	V	ariance
Amenity Center:								
Insurance	\$	22,207	\$	22,207	\$	20,242	\$	1,965
Facility Management		16,800		9,800		9,800		-
Pool Maintenance		18,318		10,686		10,686		-
Pool Chemicals		13,000		7,583		6,653		930
Pool Permits		530		530		515		15
Cable		2,200		1,283		1,137		146
Janitorial		9,841		5,740		5,741		(0)
Facility Maintenance		13,596		7,931		7,612		319
Pest Control		1,000		583		567		16
Refuse		750		438		425		12
Holiday Decorations		2,000		1,167		-		1,167
Reserves:								
Capital Reserve Funding		75,000		-		-		-
Subtotal Amenity Center:	\$	175,242	\$	67,948	\$	63,377	\$	4,571
Total Operations & Maintenance	\$	326,042	\$	155,915	\$	147,296	\$	8,618
Total Expenditures	\$	487,827	\$	263,051	\$	244,017	\$	19,034
Excess (Deficiency) of Revenues over Expenditures	\$	(23,188)	\$	201,588	\$	235,820	\$	34,232
Other Financing Sources/(Uses):								
Transfer In/(Out)	\$	-	\$	-	\$	-	\$	-
Total Other Financing Sources/(Uses)	\$	-	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$	(23,188)	\$	201,588	\$	235,820	\$	34,232
Fund Balance - Beginning	\$	23,188			\$	480,141		
Fund Balance - Ending	\$	-			\$	715,961		

Community Development District

	Month

		Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:														
Special Assessments - Tax Roll	\$	- \$	42,684 \$	411,259 \$	2,450 \$	- \$	- \$	8,794 \$	- \$	- \$	- \$	- \$	- \$	465,187
Interest Income		1,509	1,112	1,119	2,545	2,632	2,545	2,098	-	-	-	-	-	13,560
Other Income		-	-	30	500	-	150	410	-	-	-	-	-	1,090
Total Revenues	\$	1,509 \$	43,796 \$	412,408 \$	5,495 \$	2,632 \$	2,695 \$	11,302 \$	- \$	- \$	- \$	- \$	- \$	479,837
Expenditures:														
General & Administrative:														
Supervisors	\$	- \$	600 \$	- \$	600 \$	- \$	600 \$	400 \$	- \$	- \$	- \$	- \$	- \$	2,200
FICA Expense		-	46	-	46	-	47	30	-	-	-	-	-	168
Travel		-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering		-	3,183	508	1,015	653	730	-	-	-	-	-	-	6,088
Attorney Fees		672	2,787	313	3,250	361	2,517	-	-	-	-	-	-	9,898
Annual Audit		-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination		1,083	983	983	983	983	983	1,183	-	-	-	-	-	7,182
Assessment Roll		8,427	-	-	-	-	-	-	-	-	-	-	-	8,427
Property Appraiser		-	4,640	-	-	-	-	-	-	-	-	-	-	4,640
Trustee Fees		8,979	-	-	-	-	-	3,754	-	-	-	-	-	12,733
Arbitrage		-	-	-	-	-	-	600	-	-	-	-	-	600
Management Fees		4,299	4,299	4,299	4,299	4,299	4,299	4,299	-	-	-	-	-	30,093
Information Technology		187	187	187	187	187	187	187	-	-	_	-	_	1,311
Website Maintenance		94	94	94	94	94	94	94	-	-	_	-	_	656
Telephone		_	34	-	42	-	58	-	-	-	_	-	_	134
Postage		8	9	11	2	4	5	12	-	-	-	-	_	50
Insurance		11,264			-		-		_	_	_	_	_	11,264
Printing and Binding		133	1	38	1	54	9	25	-	-	-	-	_	262
Legal Advertising		-	-	-	-			-		_				-
Other Current Charges		_	_	10		827	_	_		_			_	837
Office Supplies		0	0	0		0	_	1		_				2
Dues, Licenses & Subscriptions		175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$	35,321 \$	16,863 \$	6,443 \$	10,518 \$	7,462 \$	9,530 \$	10,583 \$	- \$	- \$	- \$	- \$	- \$	96,721
Operations & Maintenance	J	33,321 \$	10,003 \$	0,443 \$	10,310 \$	7,402 \$	9,330 ş	10,303 \$	- 4	- 4	- 4	- 4	- 19	70,721
Field:														
Contract Services:														
Landscape Maintenance	\$	3,177 \$	3,177 \$	3,177 \$	3,177 \$	3,177 \$	3,177 \$	3,177 \$	- \$	- \$	- \$	- \$	- \$	22,239
Lake Maintenance		368	368	368	368	368	368	368	-	-	-	-	-	2,576
Field Operations Management		1,400	1,400	1,400	1,400	1,400	1,400	1,400	-	-	-	-	-	9,800
Repairs & Maintenance:														
Repairs & Maintenance		5,189	-	1,712	-	1,924	752	-	-	-	-	-	-	9,577
Irrigation Repairs		-	-	-	-	-	-	-	-	-	-	-	-	-
Landscape Contingency		1,600	1,258	2,500	-	-	2,960	-	-	-	-	-	-	8,319
<u>Utilities:</u>														
Electric		2,843	2,806	2,779	2,899	2,894	2,801	2,813	-	-	-	-	-	19,835
Water & Sewer		2,176	1,678	1,722	1,432	1,432	1,539	1,593	-	-	-	-	-	11,573

Community Development District Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Center:							· ·						
Insurance	\$ 20,242 \$		\$ -	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	20,242
Facility Management	1,400	1,400	1,400	1,400	1,400	1,400	1,400	-	-	-	-	-	9,800
Pool Maintenance	1,527	1,527	1,527	1,527	1,527	1,527	1,527	-	-	-	-	-	10,686
Pool Chemicals	2,002	717	935	1,399	316	967	317	-	-	-	-	-	6,653
Pool Permits	-	-	-	-	-	-	515	-	-	-	-	-	515
Cable	162	162	162	162	163	163	163	-	-	-	-	-	1,137
Janitorial	820	820	820	820	820	820	820	-	-	-	-	-	5,741
Facility Maintenance	195	2,084	195	195	1,925	1,765	1,253	-	-	-	-	-	7,612
Pest Control	81	81	81	81	81	81	81	-	-	-	-	-	567
Refuse	59	59	61	61	61	61	61	-	-	-	-	-	425
Holiday Decorations	-	-	-	-	-	-	-	-	-	-	-	-	-
Reserves:													
Capital Reserve Fund	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Amenity Center:	\$ 26,488 \$	6,850	\$ 5,181	\$ 5,646 \$	6,293 \$	6,783 \$	6,136 \$	- \$	- \$	- \$	- \$	- \$	63,377
Total Operations & Maintenance	\$ 43,242 \$	17,538	\$ 18,839	\$ 14,922 \$	17,488 \$	19,781 \$	15,488 \$	- \$	- \$	- \$	- \$	- \$	147,296
Total Expenditures	\$ 78,563 \$	34,401	\$ 25,282	\$ 25,440 \$	24,950 \$	29,310 \$	26,071 \$	- \$	- \$	- \$	- \$	- \$	244,017
Excess (Deficiency) of Revenues over Expenditures	\$ (77,054) \$	9,395	\$ 387,126	\$ (19,945) \$	(22,317) \$	(26,615) \$	(14,769) \$	- \$	- \$	- \$	- \$	- \$	235,820
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ - \$	-	\$ -	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Total Other Financing Sources/Uses	\$ - \$	-	\$ -	\$ - \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	-
Net Change in Fund Balance	\$ (77,054) \$	9,395	\$ 387,126	\$ (19,945) \$	(22,317) \$	(26,615) \$	(14,769) \$	- \$	- \$	- \$	- \$	- \$	235,820

Community Development District

Debt Service Fund Series 2007

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pror	ated Budget		Actual		
	Budget	Thr	u 04/30/25	Thr	u 04/30/25	V	ariance
Revenues:							
Special Assessments - Tax Roll	\$ 111,295	\$	111,295	\$	113,228	\$	1,933
Interest Income	5,000		5,000		6,833		1,833
Total Revenues	\$ 116,295	\$	116,295	\$	120,061	\$	3,766
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	\$	86,395	\$	90,161	\$	3,766
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	\$	85,195	\$	89,031	\$	3,836
Fund Balance - Beginning	\$ 103,187			\$	221,893		
Fund Balance - Ending	\$ 108,483			\$	310,924		

Community Development District

Debt Service Fund Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted		Pror	ated Budget		Actual		
		Budget	Thr	u 04/30/25	Thr	u 04/30/25	V	ariance
Revenues:								
Special Assessments - Tax Roll	\$	146,859	\$	146,859	\$	148,470	\$	1,611
Interest Income		5,000		5,000		5,283		283
Total Revenues	\$	151,859	\$	151,859	\$	153,753	\$	1,894
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	\$	99,359	\$	96,253	\$	(3,106)
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	\$	97,859	\$	94,772	\$	(3,087)
		, , , , , , ,		, , , , , , , , , , , , , , , , , , , ,		, , ,		
Fund Balance - Beginning	\$	92,266			\$	164,071		
Fund Balance - Ending	\$	102,625			\$	258,843		
Tuna Daminot Bituing	Ψ	102,023			Ψ	200,010		

Community Development District

Debt Service Fund Series 2019A

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted		Pror	ated Budget		Actual		
		Budget	Thr	u 04/30/25	Thr	u 04/30/25	V	ariance
Revenues:								
Special Assessments - Tax Roll	\$	179,916	\$	179,916	\$	181,889	\$	1,973
Special Assessments - Prepayment		-		-		15,603		15,603
Interest Income		5,000		5,000		6,047		1,047
Total Revenues	\$	184,916	\$	184,916	\$	203,540	\$	18,624
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	\$	<u>-</u>
Excess (Deficiency) of Revenues over Expenditures	\$	6,859	\$	118,387	\$	137,011	\$	18,624
Other Financing Sources/(Uses):								
Property Appraiser	\$	(1,900)	\$	(1,900)	\$	(1,814)	\$	86
Transfer In/(Out)		-		-		(2,773)		(2,773)
Total Other Financing Sources/(Uses)	\$	(1,900)	\$	(1,900)	\$	(4,587)	\$	(2,687)
Net Change in Fund Balance	\$	4,959	\$	116,487	\$	132,424	\$	15,937
Net change ill Fullu Dalalice	J	4,737	J	110,407	J	134,444	J	13,73/
Fund Balance - Beginning	\$	75,131			\$	182,378		
Fund Balance - Ending	\$	80,089			\$	314,802		
r unu balance - Enumg	Ф	00,009			φ	314,002		

Community Development District

Debt Service Fund Series 2019B

Statement of Revenues, Expenditures, and Changes in Fund Balance

				ed Budget		ctual	¥7-	
	Вис	aget	Inru U	4/30/25	Inru	04/30/25	va	riance
Revenues:								
Special Assessments - Tax Roll	\$	-	\$	-	\$	-	\$	-
Interest Income		-		-		7		7
Total Revenues	\$	-	\$	-	\$	7	\$	7
Expenditures:								
Interest - 11/1	\$	-	\$	-	\$	-	\$	-
Principal Prepayment - 11/1		-		-		-		-
Total Expenditures	\$	-	\$		\$	-	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$	-	\$	-	\$	7	\$	7
Other Financing Sources/(Uses):								
Transfer In	\$	-	\$	-	\$	-	\$	-
Transfer (Out)		-		-		-		-
Total Other Financing Sources/(Uses)	\$	-	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$	-	\$		\$	7	\$	7
Fund Balance - Beginning	\$	-			\$	255		
Fund Balance - Ending	\$	-			\$	262		

Community Development District

Statement of Revenues and Expenditures

Capital Projects Funds

Description	SE 20	07	S	E 2019A		SE 2019B
Revenues						
Interest Income	\$	-	\$	263		\$15,966
Transfer In		-		2,773		-
Total Revenues	\$	-	\$	3,036	\$	15,966
Expenditures						
Capital Outlay	\$	-	\$	-	\$	943
Transfer Out		-		-		-
Total Expenditures	\$	-	\$	-	\$	943
Excess Revenues (Expenditures)	\$		\$	3,036	\$	15,023
Excess revenues (Expenditures)	Ψ		Ψ	3,030	Ψ	13,023
Beginning Fund Balance	\$	1	\$	9,432	\$	645,147
Ending Fund Balance	\$	1	\$	12,467	\$	660,170

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Prora	Prorated Budget		Actual		
	Budget	Thru	04/30/25	Thru 04/30/25		Variance	
Revenues							
Capital Reserve Funding	\$ 75,000	\$	-	\$	-	\$	-
Interest	5,000		5,000		6,358		1,358
Total Revenues	\$ 80,000	\$	5,000	\$	6,358	\$	1,358
Expenditures:							
Capital Outlay	\$ 20,000	\$	11,667	\$	-	\$	11,667
Repair and Replacements	50,000		29,167		3,350		25,817
Total Expenditures	\$ 70,000	\$	40,833	\$	3,350	\$	37,483
Excess (Deficiency) of Revenues over Expenditures	\$ 10,000			\$	3,008		
Other Financing Sources/(Uses)							
Transfer In/(Out)	\$ -	\$	-	\$	-	\$	-
Total Other Financing Sources (Uses)	\$ -	\$		\$	-	\$	-
Net Change in Fund Balance	\$ 10,000			\$	3,008		
Fund Balance - Beginning	\$ 229,337			\$	231,454		
Fund Balance - Ending	\$ 239,337			\$	234,462		

Community Development District

Long Term Debt Report

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

Series 2016, Capital Improvement Revenue Bonds						
Optional Redemption Date Interest Rate Maturity Date	5/1/2026 6.00% 5/1/2047					
Reserve Fund Definition	50% of MADS					
Reserve Fund Requirement	\$ 73,332					
Reserve Fund Balance	73,332					
Excess Funds Revenue Acc 11/2	Any lawful Purpose					
Excess rainas revenue nec 11/2	miy lawlari arpose					
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			

Community Development District

Long Term Debt Report

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

AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025 ASSESSMENT RECEIPTS SUMMARY

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

		SERIES 2007	SERIES 2016	SERIES 2019A		
		DEBT SERVICE	DEBT SERVICE	DEBT SERVICE		
DUE / RECEIVED	BALANCE DUE	PAID	PAID	PAID	O&M PAID	TOTAL PAID
TAX ROLL DUE / RECEIPTS	(9,859.41)	113,228.30	148,469.92	181,889.45	465,187.15	908,774.82
TOTAL DUE / RECEIVED	(9,859.41)	113,228.30	148,469.92	181,889.45	465,187.15	908,774.82

		SIIMMADV OE TAV	DOLL DECEIDTS		SUMMARY OF TAX ROLL RECEIPTS						
	DATE	AMOUNT	SERIES 2007	SERIES 2016	SERIES 2019A						
NASSAU COUNTY DISTRIBUTION	RECEIVED	RECEIVED	RECEIPTS	RECEIPTS	RECEIPTS	O&M RECEIPTS					
1	11/01/24	5,078.26	632.72	829.65	1,016.40	2,599.49					
2	11/20/24	78,308.25	9,756.77	12,793.51	15,673.24	40,084.73					
3	12/05/24	781,182.79	97,331.05	127,624.75	156,352.17	399,874.82					
4	12/20/24	17,664.22	2,200.86	2,885.87	3,535.46	9,042.03					
5	01/07/25	4,576.27	570.18	747.64	915.93	2,342.52					
6	02/07/25	4,786.33	596.35	781.96	957.97	2,450.05					
7	03/10/25	2,222.16	276.87	363.04	444.76	1,137.49					
8	04/07/25	14,645.82	1,824.79	2,392.74	2,931.33	7,496.96					
9	04/07/25	310.72	38.71	50.76	62.19	159.06					
			-	-	-	-					
			-	-	-	-					
			-	-	-	-					
			-	-	-	-					
			-	-	-	-					
			-	-	-	-					
			-	-	-	-					
			-	-	-	-					
			-	-	-	-					
			-	-	-	-					
			-	-	-	-					
TOTAL TAX ROLL RECEIPTS		908,774.82	113,228.30	148,469.92	181,889.45	465,187.15					
PERCENT COLLECTED TAX ROLL		101.10%	101.10%	101.10%	101.10%	101.10%					



Community Development District

Check Register Summary 3/1/2025 - 4/30/2025

Fund	Date	Check #'s		Amount
Payroll	3/21/25	50235-50237	\$	551.10
	4/17/25	50238-50239		369.40
		Sub-Total	\$	920.50
General Fund				
deneral Tana	3/11/25	2515-2524	\$	16,177.80
	3/21/25	2525-2531	•	10,007.85
	3/27/25	2532-2534		3,415.29
	4/2/25	2535-2538		3,964.40
	4/10/25	2539-2541		12,667.53
	4/21/25	2542-2546		5,610.97
		Sub-Total	\$	51,843.84
Total			\$	52,764.34

PR300R	PA	YROLL CHECK REGISTER	RUN	RUN 3/21/25 PAGE			
CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE			
50235	13	KIMBERLY CHAMERDA	184.70	3/21/2025			
50236	11	WILLIAM J TOOHEY	184.70	3/21/2025			
50237	15	WILLIAM T BUSBY	184.70	3/21/2025			
	TOT	AL FOR REGISTER	554.10				

ACON AMELIA CONCOUR DLAUGHLIN

Attendance Sheet

District Name: Amelia Concourse CDD

Board Meeting Date: March 18, 2025

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

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

Approved for Payment:

| 3/18/25 |
| District Manager Signature | Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

PR300R	PA	YROLL CHECK REGISTER	RUN	4/17/25 PAGE	1
CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE	
50238	13	KIMBERLY CHAMERDA	184.70	4/17/2025	
50239	15	WILLIAM T BUSBY	184.70	4/17/2025	
	TOT	AL FOR REGISTER	369.40		

ACON AMELIA CONCOUR DLAUGHLIN

Attendance Sheet

District Name: Amelia Concourse CDD

Board Meeting Date: April 15, 2025 Workshop

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

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

Approved for Payment:

District Manager Signature

4/15/25

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 5/12/25 PAGE 1
*** CHECK DATES 03/01/2025 - 04/30/2025 *** AMELIA CONCOURSE - GF

CHECK BITTE	03/01/2023	BANK A AMELIA CON - GENERAL			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACC	VENDOR NAME I# SUB SUBCLASS	STATUS	AMOUNT	CHECK
3/11/25 00118	3/04/25 20278 202503 320-5720	00-62000	*	90.00	
	BACKFLOW TEST/CERTIFIE	BOB'S BACKFLOW & PLUMBING	SERVICES		90.00 002515
3/11/25 00005	2/18/25 335 202501 320-5720	00-35000	*	1,057.69	
	JAN FACILITY MAINTENAN	JE GOVERNMENTAL MANAGEMENT SE	ERVICES		1,057.69 002516
3/11/25 00005	3/01/25 337 202503 310-5130	00-34000	*	4,299.00	
	MAR MANAGEMENT FEES 3/01/25 337 202503 310-5130		*	93.67	
	MAR WEBSITE ADMIN 3/01/25 337 202503 310-5130	00-35100	*	187.25	
	MAR INFO TECH 3/01/25 337 202503 310-5130		*	983.17	
	MAR DISSEM AGENT SRVCS 3/01/25 337 202503 310-5130	00-51000	*	.21	
	OFFICE SUPPLIES 3/01/25 337 202503 310-5130	00-42000	*	4.83	
	POSTAGE 3/01/25 337 202503 310-5130	00-42500	*	9.45	
	COPIES 3/01/25 337 202503 310-5130	00-41000	*	58.30	
	TELEPHONE	GOVERNMENTAL MANAGEMENT SE	ERVICES		5,635.88 002517
3/11/25 00142	1/10/25 6956793 202501 320-5720		*	749.50	
	POOL CHEMICALS	HAWKINS INC			749.50 002518
3/11/25 00142	1/24/25 6968706 202501 320-5720		*	641.14	
	POOT, CHEMICALS	HAWKINS INC			641.14 002519
	3/01/25 420600 202503 320-5720		*	195.00	
	MAR CLOUD ACCESS CONTRO	nt.			105 00 002520
		HI-IECH SISIEM			
3/11/25 00135	2/21/25 11589 202501 310-5130 JAN GENERAL SERVICES	00-31500		•	
		KILINSKI VAN WYK PLLC			3,248.59 002521
3/11/25 00129	3/01/25 9630-B 202503 320-5720 MAR LAKE MAINTENANCE	00-46800	*	368.00	
		SITEX AQUATICS			368.00 002522

ACON AMELIA CONCOUR OKUZMUK

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 5/12/25 PAGE 2 *** CHECK DATES 03/01/2025 - 04/30/2025 *** AMELIA CONCOURSE - GF BANK A AMELIA CON - GENERAL

	Bi	ANK A AMELIA CON - GENERAL			
CHECK VEND# DATE	INVOICEEXPENSED TO DATE INVOICE YRMO DPT ACCT# :	VENDOR NAME SUB SUBCLASS	STATUS	AMOUNT	CHECK AMOUNT #
3/11/25 00157	1/02/25 773011 202501 320-57200- JAN LANDSCAPE MAINTENANCE	46200	*	3,177.00	
		THE GREENERY OF NORTH FLORIDA INC			3,177.00 002523
3/11/25 00112	2/13/25 3689 202501 310-51300-: JAN ENGINEERING SERVICES		*	1,015.00	
		YURO & ASSOCIATES, LLC			1,015.00 002524
3/21/25 00005	3/01/25 336 202503 320-57200-: MAR CONTRACT ADMIN	35100	*	1,400.00	
	3/01/25 336 202503 320-57200- MAR FACILITY MANAGEMENT	34000	*	1,400.00	
	3/01/25 336 202503 320-57200- MAR JANITORIAL	46000	*	820.08	
	3/01/25 336 202503 320-57200- MAR POOL MAINTENANCE	45300	*	1,526.50	
		GOVERNMENTAL MANAGEMENT SERVICES			5,146.58 002525
3/21/25 00142	3/05/25 7001423 202503 320-57200-	45400	*	509.27	
		HAWKINS INC			509.27 002526
3/21/25 00135	3/12/25 11762 202502 310-51300-: FEB GENERAL SERVICES	31500	*	360.50	
		KILINSKI VAN WYK PLLC			360.50 002527
3/21/25 00082	2/03/25 60447407 202502 320-53800-		*	81.00	
		NADERS PEST CONTROL			81.00 002528
3/21/25 00082	3/04/25 60937725 202503 320-53800- MAR FIRE ANT SERVICE		*	81.00	
		NADERS PEST CONTROL			81.00 002529
3/21/25 00157	3/03/25 776838 202503 320-57200- MAR LANDSCAPE MAINTENANCE	46200	*		
		THE GREENERY OF NORTH FLORIDA INC			3,177.00 002530
3/21/25 00112	3/14/25 3718 202502 310-51300-: FEB ENGINEERING SERVICES		*	652.50	
		YURO & ASSOCIATES, LLC			652.50 002531
3/27/25 00005	3/14/25 338 202502 320-57200- FEB FACILITY MAINTENANCE	62000	*	1,924.04	
		GOVERNMENTAL MANAGEMENT SERVICES			1,924.04 002532

ACON AMELIA CONCOUR OKUZMUK

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 5/12/25 PAGE 3
*** CHECK DATES 03/01/2025 - 04/30/2025 *** AMELIA CONCOURSE - GF

	BANK A AMELIA CON -			
CHECK VEND# DATE	INVOICEEXPENSED TO VENDO DATE INVOICE YRMO DPT ACCT# SUB SUBCLASS	OR NAME STATUS	AMOUNT	CHECK AMOUNT #
3/27/25 00142	3/19/25 7012287 202503 320-57200-45400	*	233.25	
	POOL CHEMICALS HAWKINS INC			233.25 002533
3/27/25 00157	3/20/25 7/8458 202503 320-57200-46300	*	1,258.00	
	SEASONAL COLOR PH1&2 THE GREENERY OF 1	ORTH FLORIDA INC		1,258.00 002534
4/02/25 00153	4/01/25 779633 202504 320-57200-46200	*	3,177.00	
	APR LANDSCAPE MAINT PH1&2 THE GREENERY OF 1	ORTH FLORIDA INC		3,177.00 002535
4/02/25 00142	3/26/25 7020541 202503 320-57200-45400	*		
	POOL CHEMICALS HAWKINS INC			224.40 002536
4/02/25 00127	4/01/25 422163 202504 320-57200-34500	*	195.00	
	APR CLOUD ACCESS CONTROL HI-TECH SYSTEM			195.00 002537
4/02/25 00129	4/01/25 9865-B 202504 320-57200-46800	*	368.00	
	APR LAKE MAINTENANCE SITEX AQUATICS			368.00 002538
4/09/25 00005	4/01/25 339 202504 320-57200-35100	*	1,400.00	
	APR CONTRACT ADMIN 4/01/25 339 202504 320-57200-34000	*	1,400.00	
	APR FACILITY MANAGEMENT 4/01/25 339 202504 320-57200-46000	*	820.08	
	APR JANITORIAL 4/01/25 339 202504 320-57200-45300	*	1,526.50	
	APR POOL MAINTENANCE 4/01/25 340 202504 310-51300-34000	*	4,299.00	
	APR MANAGEMENT FEES 4/01/25 340 202504 310-51300-52000	*	93.67	
	APR WEBSITE ADMIN 4/01/25 340 202504 310-51300-35100	*	187.25	
	APR INFORMATION TECH 4/01/25 340 202504 310-51300-32400	*	983.17	
	APR DISSEMATION AGENT 4/01/25 340 202504 310-51300-51000	*	.51	
	OFFICE SUPPLIES 4/01/25 340	*	11.73	
	POSTAGE 4/01/25 340 202504 310-51300-42500 COPIES	*	24.60	

ACON AMELIA CONCOUR OKUZMUK

*** CHECK DATES 03/01/2025 - 04/30/2025 *** A	ACCOUNTS PAYABLE PREPAID/COMPUTER CH MELIA CONCOURSE - GF ANK A AMELIA CON - GENERAL	ECK REGISTER	RUN 5/12/25	PAGE 4
CHECK VEND#INVOICE EXPENSED TO DATE DATE INVOICE YRMO DPT ACCT#	VENDOR NAME SUB SUBCLASS	STATUS	TRUOMA	CHECK AMOUNT #
4/01/25 340 202504 320-57200- POOL CHEMICALS-BICARB		*	68.75	10,815.26 002539
4/09/25 00153 3/31/25 780177 202503 320-57200-	46300 THE GREENERY OF NORTH FLORIDA INC	*	1,702.27	
4/09/25 00161 3/18/25 24720 202503 310-51300- ENGINEERING SRVC ROOF	31100	*	150.00	
	HULSBERG ENGINEERING INC			150.00 002541
4/21/25 00081 4/15/25 21 202504 310-51300- AMORT SE2016 SCHEDULE	32400	*	100.00	
4/15/25 21 202504 310-51300-		*	100.00	
AMORT SE2019A SCHEDULE	DISCLOSURE SERVICES, LLC			200.00 002542
4/21/25 00005 4/11/25 341 202503 320-57200-			1,569.60	
MAR FACILITY MAINTENANCE 4/11/25 341 202503 320-57200- MAR MAINTENANCE SUPPLIES	62000	*	662.15	
THE THIRTHWOOD BOTTERED	GOVERNMENTAL MANAGEMENT SERVICES			2,231.75 002543
4/21/25 00135 4/15/25 12024 202503 310-51300-	31500	*		
	KILINSKI VAN WYK PLLC			2,518.22 002544
4/21/25 00082 4/08/25 61428385 202504 320-53800- FIRE ANT SERVICE	45513	*	81.00	
	NADERS PEST CONTROL			81.00 002545
4/21/25 00112 4/10/25 3748 202503 310-51300-	31100	*	580.00	
	YURO & ASSOCIATES, LLC			580.00 002546
	TOTAL FOR BANK	A	51,843.84	

ACON AMELIA CONCOUR OKUZMUK

TOTAL FOR REGISTER

51,843.84

Bob's Backflow & Plumbing Services

4640 Subchaser Ct., Ste 113 Jacksonville, FL 32244

Phone # (904) 268-8009

Fax # (904) 292-4403

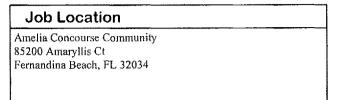
INVOICE

20278 Invoice Date

3/4/2025

Bill To

Amelia Concourse Community c/o GMS/Governmental Mgmt Svcs Inc 475 West Town Place Suite 114 St Augustine, FL 32092





P.O. Number	Terms	Due Date
	Net 30	4/3/2025

Serviced	Description	Quantity	Price Each	Amount
3/3/2025	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider	2	45.00	90.00
	I-1/2" Wilkins 975XL2 Serial# ACR4344 - PASSED 1-1/2" Wilkins 975XL2 Serial# ACR3484 - PASSED			
	Approved Chip Dellinger, Operations Manager Governmental Management Services On behalf of Amelia Concourse CDD Date: 3.4.2025 Acct. # 1-320-57200-62 Repairs and Maintenance			
	Repairs and Maintenance RECEIVE MAR 04 2025 BY:			

Thank you for your business. We appreciate your prompt payment. Please make checks payable to Bob's Backflow and include your invoice number.

Total	\$90.00
Payments/Credits	\$0.00
Balance Due	\$90.00

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

Invoice

Invoice #: 335 Invoice Date: 2/18/25

Due Date: 2/18/25

Gase: P.O. Number:

BIH To:

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

Description	Hours/Ohy	Pate	Amount
Facility Maintenance January 1 - January 31, 2025 Maintenance Supplies		950.80 106.89	950.80 106.89
Approved Chip Dellinger Amenity & Operations Manager Governmental Management Services On behalf of Amelia Concourse CDD Date: 2/19/2025 Acct. # 1-320-57200-62000			
FEB 2.1 2025			

Mism Morsing 2-21-25

Total	\$1,057.69			
Payments/Credits	\$0.00			
Balance Due	\$1,057.69			

AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT MAINTENANCE BILLABLE HOURS FOR THE MONTH OF JANUARY 2025

<u>Date</u>	<u>Hours</u>	Employee	Description
1/9/25	2.3	T.M.	Used scrub brush and cleaning solution to clean off dirt and scuff marks off walls in men's and women's restrooms, removed debris around amenity center
1/10/25	2	C.D.	Worked on entry camera not recording or connecting to the internet, went through troubleshooting steps to reset internet router and hard reset camera from control panel
1/10/25	1	T.M.	Straightened and organized pool deck furniture, cleaned and organized the storage area
1/14/25	3.07	T.M.	Cleaned spots on pavers were stained, cleaned all outdoor tables with cleaner, scraped gum off of pavers
1/21/25	1	T.M.	Set up chairs and tables for CDD meeting, removed debris around amenity center
1/24/25	2	C.D.	Walked road frontage of community inspected pressure washing, inspected landscaping and status of limb pile, removed debris along landscaping, reviewed security footage, researched on refinishing ceiling
1/24/25	1.5	T.M.	Removed post at from front entrance and backfilled the hole with dirt, removed debris around amenity center and front entrance, put Christmas decorations back in storage
1/31/25	4	C.D.	Set up foam trim repair, mixed up stucco patch to repair trim on amenity center, picked up supplies to stabilizer stucco patch repairs, gathered paint samples for paint matching
1/31/25	6.9	T.M.	Used sprayer to apply bleach to areas of trim around amenity center that had mold growth on it, used water to spray everything down, blew leaves and debris off from cleaning, assisted in stucco patch to patch in all damage on trim, sanded down the patched and prepped for paint
TOTAL	23.77	•	
MILES	0	•	*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 2/05/25

DISTRICT	DATE	SUPPLIES	PRICE	EMPLOYEE
Amelia Concourse				
	1/31/25	Polyester Resin 1 Qt	27.58	C.D.
	1/31/25	5" Bosch DA Sander	67.85	C.D.
	1/31/25	Diablo 5" 100 Grit Pads 15pk	11,47	C.D.
			TOTAL \$106.89	

Governmental Management Services, LLC

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

invoice

Invoice #: 337
Invoice Date: 3/1/25

Due Date: 3/1/25

Case:

P.O. Number: CBUSS 2487

Bill To:

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

Management Fees - March 2025 Website Administration - March 2025 Information Technology - March 2025 Dissemination Agent Services - March 2025 Office Supplies Postage Copies Telephone Telephone	4,299.00 93.67 187.25 983.17 0.21 4.83 9.45 58.30	4,299.00 93.67 187.25 983.17 0.21 4.83 9.45 58.30
	Taring Demonstrated Adults of July 1997 Commen	
	, commence of the commence of	

Total	\$5,635.88			
Payments/Credits	\$0.00			
Balance Due	\$5,635.88			

Original



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

INVOICE

Total Invoice \$749.50
Invoice Number 6956793
Invoice Date 1/10/25
Sales Order Number/Type 4709306 SL
Branch Plant 74
Shipment Number 5623714

Ship To: 4

498806 AMELIA CONCOURSE COMMUNITY

DEVELOPMENT 85200 Amaryllis Ct

SUITE 114

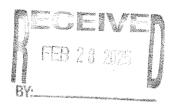
Fernandina Beach FL 32034-9716

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

Net Due	Date Terms	FOB Description	Ship Via		Ct	ustomer F	4.O.#	Ρ.	O. Release	Sales Agent#
2/9/25	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	41930	Azone - EPA Reg. No. 787	70-1	N	250.0000	GA	\$2,9500	GA	2,417.5 LB	\$737.50
		1 LB BLK (Mini-Bulk)			250,0000	GA			2,417.5 GW	VASSIMITE - 1
1.010	Fuel Surcharge	Freight	<u> </u>	N	1.0000	EA	\$12,0000			\$12.00

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

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



Page 1 of 1

Tax Rate

0 %

Sales Tax

\$0.00

Invoice Total

\$749.50

No Discounts on Freight

IMPORTANT: All products are sold without warranty of
any kind and surchasers 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 amanded. Seller
specifically disclaims and excludes any warranty of
merchantability and any warranty of timess for a particular
purpose.

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

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

Fax Number: (612) 225-6702

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

WIRING CONTACT INFORMATION: Account Name:
Email: Credit.Dept@Hawkinsinc.com
ABA/Routing #:
Phone Number: (612) 331-6910
Swift Codel:

Account Name: Hawkins, Inc.
Account #: 180120759669
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.

Original



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

INVOICE

\$641.14 Total Invoice 6968706 Invoice Number invoice Date 1/24/25 Sales Order Number/Type 4718884 Branch Plant 74

Shipment Number

5636495

Sold To: 498805

> **ACCOUNTS PAYABLE** AMELIA CONCOURSE COMMUNITY DEVELOPMENT 475 W Town Pi

SUITE 114

Saint Augustine FL 32092-3648

498806 Ship To:

AMELIA CONCOURSE COMMUNITY

DEVELOPMENT 85200 Amarvllis Ct

SUITE 114

Fernandina Beach FL 32034-9716

Net Due	Date Terms	FOB Description	Ship Via		Cı	ustorner f	°.O.#	Ρ.	O. Rejease	Sales ∧geni #
2/23/25	Net 30	PPD Origin	HWTG		-MANAGERI (741 5 W				ANALYS I TO	382
Line #	Item Number	Item Name/ Description		Tax	Oty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Cross	Extended Price
1.000	42756	Filter Media		N	4.0000	BG	\$35.0000	BG	48.0 LB	\$140.00
1		12 LB BG 1.6 cft Cela/Per	lite		4.0000	BG			52.0 GW	
1.010	Fuel Surcharge	Freight		N	1.0000	EA	\$12,0000			\$12.00
2.000 935	935	Hydrochloric Acid 20'	····	N	4.0000	DD	\$107.2855	DD	580.0 LB	\$429.14
		145 LB DD ACID MURIAT	TC 20'		4.0000	DD			636,0 GW	
		Lot/SN: 852170								
2.001	699922	15 GA Blu/Black Deldrum		N	4.0000	DD	\$15.0000	RD	40.0 LB	\$60.00
		DELDRM 1H1/X1.9/250			4.0000	RD			40.0 GW	

Related Order #: 04718884

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

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

Page 1 of 1 Tax Rate Sales Tax \$641.14 Invoice Total 0 % \$0.00

No Discounts on Freight
IMPORTANT: All products are sold without warranty of
any kind and purchasers will, by liheir 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 litness for a particular
purpose.

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

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

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

Phone Number: (612) 331-6910

Fax Number: (612) 225-6702

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

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

Hawkins, Inc. 180120759469 091000022 USBKUS448MT

Corporate Checking

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

ACH PAVMENDS:

CASH IN ADVANCE/EFT PAYMENTS:

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



Invoice

Tallahassee, FL 32308 2498 Centerville Rd.

Bill to:

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

Invoice #:

420600

Invoice Date: Completed: 03/01/2025

Terms:

Due on Aging Date

Bid#:

475 W Town Place

HiTechFlorida.com

Description	Qty	Rate	Amount
1-14212-ACC-1 - Access Connol System - Amelia Concourse CDD - 85200 Amaryllis Court, F	ernendina Bedi	h, 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
i-14212-CCTV-1 - CCTV System - A <mark>mel</mark> ia Concourse CDD - 85200 Amaryllis Court, Fernandii	na 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
DECEIVE MAR 0 1 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



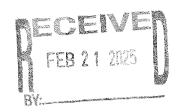
INVOICE

Invoice # 11589 Date: 02/21/2025 Due On: 03/23/2025

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	01/02/2025	Confer with Laughlin regarding use of excess bond funds.	0.20	\$315.00	\$63.00
Service	MGH	01/03/2025	Review draft agenda for upcoming Board meeting and note potential legal input needed.	0.20	\$275.00	\$55.00
Service	MGH	01/03/2025	Preliminary analysis of indenture terms related to excess funds in Construction accounts and reduce reserve requirements.	0.20	\$2 75.00	\$55.00
Service	MGH	01/07/2025	Prepare for and attend agenda planning call with District staff and Chairperson.	0.30	\$275.00	\$82.50
Service	LG	01/07/2025	Review draft agenda and attend agenda planning call.	0.40	\$315.00	\$126.00
Service	L.G	01/16/2025	Review offer from AT&T confer with busby regarding same.	0.20	\$315,00	\$63.00
Service	LG	01/17/2025	Confer with Busby regarding AT&T offer.	0.20	\$315.00	\$63.00
Service	MGH	01/20/2025	Review and analyze agenda package and materials for Board consideration in preparation for Board meeting; confirm status of negotiations with AT&T, discussions with DreamFinders, and District projects.	0.90	\$275.00	\$247.50
Service	MGH	01/21/2025	Prepare for and attend Board meeting.	3.90	\$275.00	\$1,072.50

Service	LG	01/21/2025	Confer with Henley regarding meeting agenda; attend Board meeting.	2.10	\$315.00	\$661.50
Service	LG	01/21/2025	Prepare memorandum regarding committees and Sunshine Law.	0.50	\$315.00	\$157.50
Service	MGH	01/21/2025	Review draft memorandum regarding committees, working groups, and Sunshine Laws.	0.20	\$275.00	\$55.00
Expense	RB	01/21/2025	Travel: Mileage MGH	77.00	\$0.67	\$51.59
Service	JK	01/22/2025	Prepare letter to district manager to file tax exemption letters and application for purposes of real estate tax exemptions on CDD property.	0.10	\$350.00	\$35,00
Service	LG	01/24/2025	Research requirements for release of excess Revenue Account funds.	1.00	\$315.00	\$315.00
Service	MGH	01/24/2025	Analyze bond indenture provisions related to flow of excess revenue account funds.	0.30	\$275.00	\$82.50
Service	LG	01/26/2025	Send memo regarding use of committees.	0.20	\$315.00	\$63.00
					Total	\$3,248.59

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
11589	03/23/2025	\$3,248.59	\$0.00	\$3,248.59
			Outstanding Balan	ce \$3,248.59
			Total Amount Outstandin	ng \$3,248.59

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

Please pay within 30 days.

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.: 9630-B Terms: Net 30

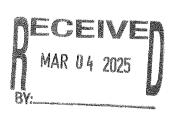
Invoice date: 03/01/2025 Due date: 03/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Aquatic Maintenance	Monthly Lake Maintenance-4 Ponds	1	\$368.00	\$368.00

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

Date: 3/4/2025 Acct. # 1-320-57200-46800 Total

\$368.00





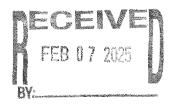
Bill To	
Amelia Concourse CDD	
475 w Town PL	
Ste 114	
St Augustine , FL 32092	

Invoice	773011
Date	PO/Contract#
01/02/25	
Account Manager	Terms
WILLIAM FLANNERY	Due on Receipt

Property Address	
Amelia Concourse CDD	
85200 Amaryllis Ct	
Fernandina Beach, FL 32034	

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

Description	Qty/UOM	Rate	Amount
#68385 - Maintenance Contract Service 2025	ces - Amelia Concourse CDD Phase 1 8	& 2 January	\$3,177.00
		Invoice Total	\$3,177.00
		redits/Payments	(\$0.00)
	Inve	oice Balance Due	\$3,177.00



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

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

Current	1-30 Days	31-60 Days	61-90 Days	90+ Days
	Past Due	Past Due	Past Due	Past Due
\$0.00	\$3,177.00	\$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 #
2/13/25	3689

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 CDD - JANUARY ENGINEERING			
CDD Amelia CDD Amelia CDD Amelia CDD Amelia CDD Amelia	1/7/25 1/21/25 1/22/25	investigate wetland flooding issue behind 95533 Snapdragon staff coordination CDD meeting requisition #45 requisition # 46	2 0.5 3.5 0.5 0.5	145.00 145.00 145.00 145.00 145.00	290.00 72.50 507.50 72.50 72.50
		FEB 14 2025			
		Sept Se Commission			

Total

\$1,015.00

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

Invoice

invoice #: 336

Invoice Date: 3/1/25 Due Date: 3/1/25

Case:

P.O. Number:

Bill To:

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

Description	Hours/City	Aate	åmount
Contract Administration -March 2025 Facility Management-March 2025 Janitorial - March 2025 Pool Maintenance -March 2025		1,400.00 1,400.00 820.08 1,526.50	1,400.00 1,400.00 820.08 1,526.50
MAR 05 2025 BY: 3-4-25			

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

Original



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

Total Invoice \$509.27 Invoice Number 7001423

Invoice Date 3/5/25

Sales Order Number/Type 4749707

Branch Plant 74

Shipment Number

5677151

Sold To: 498805

ACCOUNTS PAYABLE

AMELIA CONCOURSE COMMUNITY

DEVELOPMENT 475 W Town PI SUITE 114

Saint Augustine FL 32092-3648

498806 Ship Ta

AMELIA CONCOURSE COMMUNITY

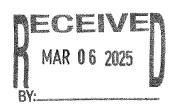
DEVELOPMENT 85200 Amaryllis Ct SUITE 114

Fernandina Beach FL 32034-9716

Net Dua	Dale Terms	FOB Description	Ship Via		G _t	istomer F	NO.#	[2]	Li Polease	Balsa Agent #
4/4/25	Net 30	PPD Origin	HWTG							382
Line#	item Number	tiem Name/ Description		Тах	Oty Shipped	Trans UOM	Unii Price	Prica UOM	Waight Net/Cansa	Extended Price
1.000	41930	Azone - EPA Reg. No. 787	70-1	N	71.0000	GA	\$2.9500	GA	686.6 LB	\$209.45
		1 LB BLK (Mini-Bulk)			71.0000	GA			686.6 GW	
1,010	Fuel Surcharge	Freight		N	1.0000	EA	\$12.0000	****	- Annual Control of the Control of t	\$12.00
2,000 14	14420	Sodium Bicarbonate		N	6.0000	BG	\$47.9700	BG	300.0 LB	\$287.82
h		50 LB BG (Pool Grade)			6.0000	ВG	<u></u>		306.0 GW	· · · · · · · · · · · · · · · · · · ·

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



Page 1 of 1

Tax Rate

0 %

Sales Tax

\$0.00

Invoice Total

\$509.27

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

DIFFLIAMMONN, DIFFLIAMM

CHECK REMIT DANCE: Hawkins, Inc. P.O. Box 860263

Minneapolis, MN 55486-0263

WIRING CONTACT INFORMATION:

Phone Number: (612) 331-6910

Fax Number: (612) 225-6702

Email: Credit.Dept@Hawkinsinc.com

PINANCIAL INSTITUTEORS US Bank 800 Nicollet Mall

Minneapolis, MN 55402 Account Name: Account #:

Hawkins, Inc. 180120759469 091000022 USBKUS44IMT

Corporate Checking

ACTE PAGES AND ALC:

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

CASIS IN ALMADER ALL SOYAS WIS

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

ABA/Routing #:

Swift Code#:



INVOICE

Invoice # 11762 Date: 03/12/2025 Due On: 04/11/2025

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	MGH	02/05/2025	Review correspondence from District Supervisor K. Chamerda regarding discussions with councilperson.	0.10	\$275.00	\$27.50
Service	LG	02/10/2025	Review January minutes.	0.30	\$315.00	\$94.50
Service	LG	02/13/2025	Advise regarding room rental procedures.	0.30	\$315.00	\$94.50
Service	CD	02/16/2025	Prepare Budget Approval Resolutions; Research ordinance to determine local government notification	0.30	\$180.00	\$54.00
Service	JK	02/24/2025	Coordinate with district manager on budget questionnaire and information to inform FY2025-2026 budget documents.	0.10	\$350.00	\$35,00
Service	MGH	02/26/2025	Review draft agenda for upcoming Board meeting.	0.20	\$275.00	\$55.00
					Total	\$360.50

Detailed Statement of Account

Other Invoices

Invoice Numb	oer Due On	Amount Due Payr	nents Received B	alance Due
11589	03/23/2025	\$3,248.59	\$0.00	\$3,248.59

Current Invoice

Invoice Num	ber Due On /	Amount Due	Payments Received Bala	ince Due
11762	04/11/2025	\$360.50	\$0.00	\$360.50
			Outstanding Balance	\$3,609.09
			Total Amount Outstanding	\$3,609.09

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

Please pay within 30 days.



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

IS YOUR HOME PROTECTED FROM TERMITES?

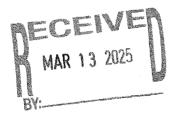
Termites cause billions of dollars in damage every year rarely covered by homeowner's insurance and in our area, it's not if your home will encounter termites, but when. Protect your family and home 24/7/365 with Sentricon® with Always Active from Nader's, the #1 provider of Sentricon in the world. CALL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

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

Customer Number: 1328696

Statement Date: 03/05/25 Payment Due Upon Receipt

Date	Invoice #	Description	Amount	Тах	Balance
Service Addre	ss: 85200 Amaryllis C	t, Fernandina Beach, FL 32034-971	6		
02/03/25	60447407	Fire Ant Service	\$81.00	\$0.00	\$81.00



Current: \$0.00	Past Due: \$81.00	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

PALM COAST FL 32137-4774

| Indignal | Indignal

Statement Date:	03	/05/25
Customer Number	ar.	1328606

Please check Invoice(s) paid below.						
	Invoice # 60447407	Amount \$81.00		Invoice #	Amount	
	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

Balance Forward:	\$81.00
Amount	

Amount Due: \$81.00 Check#



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

Service Inspection Report

ORDER #: 60447407

WORK DATE: 02/03/2025

BILL-TO 1328696

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

dlaughlin@gmsnf.com;Cdellinger@gmsnf.com

Ait. Phone:

904-940-9850 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:

02/03/2025 01:27:28 PM

Time Out:

02/03/2025 01:51:21 PM

Amount

Customer Signature

Customer is unavailable to sign

Technician Signature

Joseph Emory

License #:

FL - JE225335

Purchase Order Terms

None

DUE UPON RECEIPT

Approved Chip Dellinger, Date 1.4.2025 Amenity & Operations Manager Governmental Management Services On behalf of Amelia Concourse CDD Acct. # 1-320-53800-45513 Pest Control

Service Description

Fire Ant Service

Ouantity 1.00

81.00 Subtotal Tax 0.00 81.00 Total

Prior Balance: 81.00 **Total Due:** 162.00

GENERAL COMMENTS / INSTRUCTIONS

Access Code to Pool Area- 7946#

Today I performed a pest control service around the perimeter of your home, I swept the eaves removing cobwebs and wasp nests within reach. Performed a treatment around foundation and entry points of exterior perimeter. Applied granular bait around perimeter to prevent harboring and foraging pests. You may see dead or dying pests following

If you have any issues or concerns pertaining to pests then give us a call so that I can get you taken care of!

We truly appreciate you for choosing Naders Pest Raiders as your service provider! 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** Пте EPA# A.I. Concentration Undiluted Qty Application Method So/Cu/L Ft Lot # Webster Service 0.0000% 1.0000 Each 1:28:11 PM SPOT Spot treatment

Target Pests: A) Spiders

Areas Applied: EXTERIOR; EXTERIOR -> Eaves;

Printed: 02/03/2025

Page: 1/2



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

Service Inspection Report

ORDER #: 60447407

WORK DATE: 02/03/2025

PRODUCTS APPLIED					
Material	A.I. %	Finished Qty	Application Equipment	Application Rate	Time
EPA #	A.I. Concentration	Undiluted Qty	Application Method	Sg/Cu/L Ft	Lot #
Talstar Professional .02	0.0200%	2.5000 Gaflon	Backpack sprayer		1:28:03 PM
279-3206	n/a		SPOT Spot treatment		

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

Areas Applied: EXTERIOR; EXTERIOR -> Foundation; EXTERIOR -> Siding; EXTERIOR -> Window Trim; EXTERIOR -> Door Trim;

 Niban G
 5.0000%
 10.0000 Ounce
 Spreader
 1:27:48 PM

 64405-2
 n/a
 BROADCAST Uniform
 1:27:48 PM

application to an entire area.

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

Printed: 02/03/2025



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

IS YOUR HOME PROTECTED FROM TERMITES?

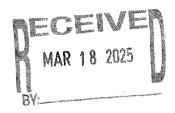
Termites cause billions of dollars in damage every year rarely covered by homeowner's insurance and in our area, it's not if your home will encounter termites, but when. Protect your family and home 24/7/365 with Sentricon® with Always Active from Nader's, the #1 provider of Sentricon in the world. CALL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

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

Customer Number: 1328696

Statement Date: 03/11/25 Payment Due Upon Receipt

Date	Invoi c e #	Description	Amount	Tax	Balance
Service Address:	85200 Amaryllis	Ct, Fernandina Beach, FL 32034-9716		- Salabradona VIII	
· 02/03/25	60447407	Fire Ant Service	\$81.00	\$0.00	\$81.00
¥03/04/25	60937725	Fire Ant Service	\$81.00	\$0.00	\$81.00



Current: \$81.00	Past Due: \$81.00	Total Amount Due: \$162.00

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



PO Box 1330 • Yulee, FL 32041-1330

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

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

AMELIA CONCOURSE AMENITIES CENTER 7
TONY SHIVER 1194
393 PALM COAST PKWY SW UNIT 4
PALM COAST FL 32137-4774

Statement Date: 03/11/25 Customer Number: 1328696

				GPG	(4040)	
	Please check	Invoice(s)	paid below.			
Invoice#	Amount	T	Invoice #	Amount		
60447407	\$81.00					
60937725	\$81.00					
		-				
If you are paying by credit card, please see reverse side.						

Please make checks payable and remit to:

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

Batance Forward:	\$81.00
Amount	

Amount Due: \$162.00 Check#



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

Service Inspection Report

ORDER #: 60937725

WORK DATE: 03/04/2025

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

dlaughlin@gmsnf.com

1328696

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

Phone: 904-631-5135 xChip

Time In:

03/04/2025 01:47:30 PM

Time Out:

03/04/2025 01:57:51 PM

Customer Signature

Customer is unavailable to sign

Technician Signature

Joseph Emory
License #: F

ense #: FL - JE225335

Purchase Order Service Description **Ouantity** Amount Terms None DUE UPON RECEIPT Fire Ant Service 1.00 81.00 Subtotal Approved Tax 0.00 Chip Dellinger, Date 3.4.2025 Total 81.00 Amenity & Operations Manager 81.00 Governmental Management Services **Prior Balance:** On behalf of Amelia Concourse CDD **Total Due:** 162.00 Acct. # 1-320-53800-45513 Pest Control

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 Balt	0.0450%	10.0000 Ounce	Spreader		1:48:04 PM
100-1481	n/a		BROADCAST Uniform application to an entire area.		

Target Pests: Fire Ants

Areas Applied: EXTERIOR; EXTERIOR -> Landscaped Areas;

Niban G 5.0000% 8.0000 Ounce Spreader

1:47:54 PM



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

Service Inspection Report

ORDER #: 60937725

WORK DATE: 03/04/2025

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;

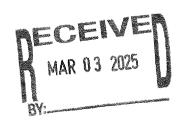


Bill To
Amelia Concourse CDD 475 w Town PL
Ste 114
St Augustine , FL 32092

Invoice	776838			
Date	PO/Contract#			
03/03/25				
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				

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

Description		Amount
#68385 - Maintenance Contract Services - Amelia Concourse CDD Phase 1 & 2 March 2025		\$3,177.00
	 Total	\$3,177.00



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

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

Current	1-30 Days	31-60 Days	61-90 Days	90+ Days
	Past Due	Past Due	Past Due	Past Due
\$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

Invoice #
3718

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

	T				
ltem	Date	Description	Hours	Rate	Amount
		AMELIA CONCOURSE CDD - FEBRUARY ENGINEERING			
CDD Amelia CDD Amelia CDD Amelia	2/12/25	Dreamfinders easement coordination permit research & coordinate with Nassau County regarding wetland flooding SJRWMD coordination re: wetland flooding	0.5 3 1	145.00 145.00 145.00	72.50 435.00 145.00
		MAR 1 4 2025			

Total

\$652.50

Governmental Management Services, LLC

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

Invoice

Invoice #: 338

Invoice Date: 3/14/25 Due Date: 3/14/25

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 February 1 - February 28, 2025 Maintenance Supplies	38.05	40.00 1,522.00 402.04 402.04
Approved Chip Dellinger Amenity & Operations Manager Governmental Management Services On behalf of Amelia Concourse CDD Date: 3/18/2025 Acct. # 1-320-57200-62000	den general de se de	
MAR 24 2025		na men en e
alison Morsing 3-21-25		

Total	\$1,924.04		
Payments/Credits	\$0.00		
Balance Due	\$1,924.04		

AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT MAINTENANCE BILLABLE HOURS FOR THE MONTH OF FEBRUARY 2025

<u>Date</u>	<u>Hours</u>	Employee	Description
2/4/25	3	C.D.	Instruction on making poly resin to stabilize stucco repair, mixed and
			applied application to make repairs on broken foam trim, picked up supplies
2/4/25	3.55	T.M.	Finished stucco patches on trim, mixed up a resin and applied it to the areas
			on the trim that got patched and on the rest of the trim to reinforce it,
			took trash and broken umbrella holders to curb for pick up, removed debris from
			around amenity center
2/7/25	2	C.D.	Picked up additional painting supplies, set up painting, inspected condition
			on Concourse Road frontage
2/7/25	4.18	T.M.	Painted all trim and did repairs on it, removed debris around amenity center
			and from entrance
2/11/25	2.75	T.M.	Straightened and organized pool deck furniture, repaired section of the pool
			rope fence, removed debris from front entrance and amenity center, inspected
			ponds in neighborhood to ensure proper condition, changed out air conditioner
-//			filter, restocked toilet paper in bathroom
2/14/25	3.02	T.M.	Sprayed trim with bleach at front two towers at entrance of neighborhood, used
			sander to do a test spot on ceiling under covered area to test process for future,
011010		h h	removed debris along fence line on the outside of the neighborhood
2/18/25	2.77	T.M.	Straightened and organized pool deck furniture, removed debris around ponds
0.104.105	4	0.5	in neighborhood and around amenity center
2/21/25	1	C.D.	Assisted to set up test area on ceiling for refinishing, monitor and evaluated
2/21/25	1.5	T.M.	next steps to achieve refinished
212 1123	1,3	1 -171-	Used magic erase to wipe down all walls in social room, cleaned all tables in
			social room and swept floor, wiped down outdoor tables to remove pollen,
			blew leaves and debris off sidewalks at amenity center, removed debris
2/25/25	5.58	T.M.	from amenity center and entrance Used sand paper to sand off any debris on wood ceiling then used new stain
2123120	3.50	1 11417	to apply a fresh coat on the wood on one section, picked up supplies
2/27/25	1	C.D.	Picked up supplies for refinishing job
2/28/25	4	C.D.	Set up drop clothes and ladders for ceiling refinishing, sanded loose old
	•		vamish off, applied vamish with stain brush, cleaned up
2/28/25	3.7	T.M.	Straightened and organized pool deck furniture, continued staining wood
			ceiling, prepped the rest of ceiling for staining by sanding all debris off
TOTAL	38.05	-	
		•	
MILES	0	=	*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 3/05/25

DISTRICT	DATE	SUPPLIES	PRICE	EMPLOYEE
Amelia Concourse				
	2/3/25	Cab O sil Micro Baloons	14.49	C.D.
	2/3/25	Milled Fibers 1lb	16.66	C.D.
	2/3/25	Toilet Paper 30 Rolls	28,99	G.D,
	2/6/25	Rags 4lb	14.93	C.D.
	2/6/25	PelicanPaintLiner	5.49	C.D.
	2/6/25	Pelican Roller Pall	12.05	C.D.
	2/6/25	Wooster 3" Paint Brush	18.94	C.D.
	2/6/25	OSI Qaudmax White Caulk (2)	19,50	C.D.
	2/6/25	Behr Ultra Ext Paint Quart	28.73	C.D.
	2/6/25	Stir Sticks	1,13	C.D.
	2/6/25	Mini Stir Sticks (2)	2.25	C.D.
	2/25/25	Spar Urathane 1 Qt	29.53	C.D.
	2/25/25	9'x12' Canvas Drp Cloth	34.48	Ç.D.
	2/27/25	Paint Pail	3.43	C.D.
	2/27/25	Wooster Stain Brush (2)	42.48	C.D.
	2/27/25	Canvas Lined Drop Cloth	45.40	C.D.
	2/27/25	Behr Spar Urethane Varnish	67.48	C.D.
	2/27/25	3M 80 Grit Sand Paper	16.08	C.D.
				-

TOTAL \$402.04

Original



ACCOUNTS PAYABLE

DEVELOPMENT

475 W Town PI **SUITE 114**

AMELIA CONCOURSE COMMUNITY

Saint Augustine FL 32092-3648

Sold To: 498805

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

INVOICE

Total Invoice \$233.25 Invoice Number 7012287 Invoice Date 3/19/25 Sales Order Number/Type 4760722 **Branch Plant** 74 Shipment Number 5691855

498806 Ship To:

AMELIA CONCOURSE COMMUNITY

DEVELOPMENT 85200 Amaryllis Ct **SUITE 114**

Fernandina Beach FL 32034-9716

Net Due	Date Terms	FOB Description	Ship Via		Cı	ustomer F	P.O.#	Р.	O. Release	Sales Agent #
4/18/25	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 41	41930	Azone - EPA Reg. No. 78	70-1	N	75.0000	GA	\$2.9500	GA	725.3 LB	\$221.25
-		1 LB BLK (Mini-Bulk)			75,0000	GA	· · · · · · · · · · · · · · · · · · ·		725.3 GW	
1.010	Fuel Surcharge	Freight	<u> </u>	N	1.0000	EA	\$12,0000	 -		\$12.00

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

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



Page 1 of 1

Tax Rate

0 %

Sales Tax

\$0.00

Invoice Total

\$233.25

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. Selter 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. Selter specifically disclaims and excludes any warranty of merchantability and any warranty of timess for a particular purpose.

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

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

Minneapolis, MN 55486-0263

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

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

FINANCIAL INSTITUTION: US Bank 800 Nicollet Mali

Minneapolis, MN 55402

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

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

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

CASH IN ADVANCE/EFT PAYMENTS:

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

Account #:

Swift Code#:



PO Box 6569 Hilton Head Island, SC 29938

Bill To	
Amelia Concourse CD	DD
475 w Town PL	
Ste 114	
St Augustine, FL 3209	92

Invoice	778458
Date	PO/Contract#
03/20/25	
Account Manager	Terms
WILLIAM FLANNERY	Due on Receipt

Property Address
Amelia Concourse CDD
85200 Amaryllis Ct
Fernandina Beach, FL 32034

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

Description	and the second s	Qty/UOM	Rate	Amount
#68385 - Maintenance Co	ontract Services	s - Amelia Concourse CDD Pha	ase 1 & 2	
Seasonal Color - 03/19/2	2025			\$1,258.00
			- Total	\$1,258.00

Approved
Chip Dellinger
Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Date: 3.21.2025
Acct. # 001 320 57200 46300

Landscape Extras

MAR 21 2025

Please note our remit to address: PO BOX 6569, Hilton Head Island, SC 29938

Current	1-30 Days	31-60 Days	61-90 Days	90+ Days
	Past Due	Past Due	Past Due	Past Due
\$1,258.00	\$3,177.00	\$0.00	\$0.00	\$0.00

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



PO Box 6569 Hilton Head Island, SC 29938

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

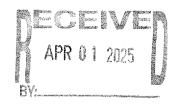
Invoice	779633
Date	PO/Contract#
04/01/25	
Account Manager	Terms
WILLIAM FLANNERY	Due on Receipt

Property Address	·
Amelia Concourse CDD	
85200 Amaryllis Ct	
Fernandina Beach, FL 32034	

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

Description		Qty/UOM	Rate	Amount
#68385 - Maintenance C	Contract Services - A	melia Concourse CDD Phase 1 & :	2 April 2025	\$3,177.00
			Total	\$3,177.00

Approved
Chip Dellinger
Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Date: 4/1/2025
Acct. # 001 320 57200 46200



Please note our remit to address: PO BOX 6569, Hilton Head Island, SC 29938

Current	1-30 Days	31-60 Days	61-90 Days	90+ Days
	Past Due	Past Due	Past Due	Past Due
\$3,177.00	\$1,258.00	\$0.00	\$0.00	\$0.00

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

Original



Sold To: 498805

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

INVOICE

Total Invoice \$224,40 Invoice Number 7020541 Invoice Date 3/26/25 Sales Order Number/Type 4767371 SL Branch Plant 74 Shipment Number 5700525

Ship To:

498806

AMELIA CONCOURSE COMMUNITY

DEVELOPMENT 85200 Amaryllis Ct **SUITE 114**

Fernandina Beach FL 32034-9716

ACCOUNTS PAYABLE
AMELIA CONCOURSE COMMUNITY
DEVELOPMENT
475 W Town Pl
SUITE 114
Saint Augustine FL 32092-3648
•

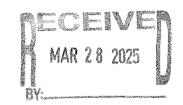
Net Due	Date Terms	FOB Description	Ship Via		Cı	ıstomer F	.O.#	Ρ.	O. Release	Sales Agent #
4/25/25	Net 30	PPD Origin	HWTG							382
Line#	Item Number	Item Name/ Description		Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	41930	Azone - EPA Reg. No. 787	70-1	N	72.0000	GA	\$2.9500	GA	696.2 LB	\$212.40
		1 LB BLK (Mini-Bulk)	, and a second		72.0000	GA			696.2 GW	
1.010	Fuel Surcharge	Freight			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: 3/28/2025 Acct. # 1-320-57200-45400



Page 1 of 1

Tax Rate

0 %

Sales Tax

\$0.00

Invoice Total

\$224.40

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

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

CHECK REMITTANCE: Hawkins, Inc.

Minneapolis, MN 55486-0263

WIRING CONTACT INFORMATION:

Phone Number: (612) 331-6910

Fax Number: (612) 225-6702

Email: Credit.Dept@Hawkinsinc.com

P.O. Box 860263

FINANCIAL INSTITUTION: 800 Nicollet Mail Minneapolis, MN 55402

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

091000022 USBKUS44IMT Corporate Checking ACH PAYMENTS:

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

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

CASH IN ADVANCE/EFT PAYMENTS:

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



Tallahassee, FL 32308 2498 Centerville Rd.

Bill to:

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

422163

Invoice Date:

04/01/2025

Completed: Terms: 04/01/2025

Bid#:

Due on Aging Date

475 W Town Place

HiTechFlorida.com

Des	cription	Qty	Rate	Amount
1-14212-ACC-1 - Access Control System - Ameli	ia Concourse CDD - 85200 Amaryllis Court, Fernan	dina Be	ch, 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
	ourse CDD - 85200 Amaryllis Court, Fernandina Be			
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
	APR U 1 2025			
	3. E p succession and a			
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Tech Resolution Note:

Thank you for choosing Hi-Tech!

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

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

\$195.00

Payments

\$0.00

Balance Due

\$195.00

INVOICE

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.: 9865-B Terms: Net 30

Invoice date: 04/01/2025 Due date: 05/01/2025

#	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: 4/1/2025

Acct. # 1-320-57200-46800



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

Invoice

Bill To:

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



Invoice #: 339 Invoice Date: 4/1/25 Due Date: 4/1/25

Case: P.O. Number:

Payments/Credits

Balance Due

\$0.00

\$5,146.58

Description	Hours/Qly	Rate	Amount
Contract Administration -April 2025 330.572.35 Facility Management-April 2025 330.572.34 Janitorial - April 2025 330.572.46 Pool Maintenance -April 2025 320.572.453		1,400.00 1,400.00 820.08 1,526.50	1,400.00 1,400.00 820.08 1,526.50
Wison Morning 4-3-25			
	Total	de factoria nota de marca como como como como como como como co	\$5,146.58

Governmental Management Services, LLC

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

Invoice

Bill To:

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



Invoice #: 340 Invoice Date: 4/1/25 Due Date: 4/1/25

Case:

P.O. Number: C BUSS 2487

Description	Hours/Qty	Rate	Amount
Management Fees - April 2025 1.31() 513.34		4,299.00	4,299.00
Websile Administration - April 2025 1 310 513 5 3 Information Technology - April 2025 1 310 513 351 - Dissemination Agent Services - April 2025 1 310 513 351		93.67 187.25	93.67 187.25
		983.17	983,17
Office Supplies 1.310.513.51	. To exist the first term of the state of the execution of	0.51	0.51
Postage 1 310 513 42		11.73 24.60	11.73 24.60
Copies 1 310. 513. 475 Pool Chemicals - Bicarb 1. 320. 572. 454		68.75	68.75
			•
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Total	\$5,668.68
Payments/Credits	\$0.00
Balance Due	\$5,668.68





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.312		173			 (***)			110	-	$\overline{}$	- 3	-

Invoice	780177
Date	PO/Contract#
03/31/25	
Account Manager	Terms
WILLIAM FLANNERY	Due on Receipt
Total Amount	\$1,702.27
Property Address	
Amelia Concourse CD 85200 Amaryllis Ct Fernandina Beach, FL	

Bill To	onana Ayaman
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

#77132 - Amenity enhancement

Landscape Enhancement Proposal - Shrub Replacement

We propose the removal of existing aged-out shrubs and the installation of new, healthy shrubs to enhance the landscape's appearance and vitality. The scope of work includes the following:

· Removal & Site Preparation:

- Carefully remove and dispose of existing aged-out shrubs.
- o Clear and prepare planting beds for new installations.

Soil Preparation:

Loosen soil and amend as needed to support healthy root development.

New Shrub Installation:

- o Install high-quality, locally sourced shrubs suited for the environment.
- Properly space and align new plantings for optimal growth and aesthetics.

Mulching & Finishing Touches:

- Apply a fresh layer of mulch around new plantings to retain moisture and suppress weeds.
- o Ensure all areas are clean and well-maintained upon project completion.

Landscape Enhancement Work - 03/25/2025

\$1,702.27

Total \$1,702.27

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

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.

	Past Due	Past Due	Past Due	Past Due
	\$4,879.27	\$0.00	\$0.00	\$0.00
Current	1-30 Days	31-60 Days	61-90 Days	90+ Days

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

HULSBERG ENGINEERING INC 12058 San Jose Blvd., #1001

JACKSONVILLE, FL 32223 US

9048862401

HBrinkley@hulsbergengineering.com www.hulsbergengineering.com

> BILL TO Daniel Laughlin Amelia Concourse CDD 475 West Town Place Saint Augustine, FL 32092

Invoice





INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED	
24720	03/18/2025	\$150.00	04/17/2025	Net 30	±	
PROJECT NUM	IBER		ENG			
24-2772			JJJ			
SERVICE		DESCRIPTION		QTY	RATE	AMOUNT
Engineering sen	vices rendered	REVISIONS - AM	EILA CONCOURSE ROOI	F 1	150.00	150.00
Contact HULSBE	RG ENGINEERIN	G INC to pay.	BALANCE DU	IE .	\$	150.00

Disclosure Services LLC

1005 Bradford Way Kingston, TN 37763

Phone #

865-717-0976

Invoice

Date	Invoice #
4/15/2025	21

Bill To	
Amelia Concourse CDD C/O GMS	



Terms	Due Date
Net 30	5/15/2025

Payments/Credits

Balance Due

\$0.00

\$200.00

Amount		escription	
100.00		The 2016 The 2019A	Amortization Schedule Series 2016 5-1-25 Prepay \$5,000 Amortization Schedule Series 2019A 5-1-25 Prepay \$20,000
		.310.513.324	
al \$200.00	Total		L. C.

E-mail

tcarter@disclosureservices.info

1:320.572.35 1:320.572.62 10Voice

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

Bill To:

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



Invoice #: 341 Invoice Date: 4/11/25 Due Date: 4/11/25

Case: P.O. Number:

Description	Hours/Qty	Rate	Amount
Facility Maintenance March 1 - March 31, 2025 Maintenance Supplies	39.24	40.00 662.15	1,569.60 662.15
Approved Chip Dellinger Amenity & Operations Manager Governmental Management Services On behalf of Amelia Concourse CDD Date: 4/15/2025 Acct. # 1-320-57200-62000		y de la company de la comp	
		And the second s	
alism Morning 4-17-25			

Total	\$2,231.75
Payments/Credits	\$0.00
Salance Due	\$2,231.75

AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT MAINTENANCE BILLABLE HOURS FOR THE MONTH OF MARCH 2025

Date	<u>Hours</u>	Employee	Description
3/4/25	4	C.D.	Continued working on ceiling vamish, set up and cleaned up
3/4/25	4.3	T.M.	Straightened and organized pool deck furniture, continued to re-stain the wood ceiling on the covered area on the amenity center
3/7/25	2.23	T.M.	Raked playground mulch, took trash out of social room, removed debris around amenity center and along main road, straightened and organized pool deck furniture
3/11/25	4.18	T.M.	Straightened and organized pool deck furniture, continued staining the celling on the covered area
3/14/25	4	C.D.	Continued with ceiling refinishing project
3/14/25	3.1	T.M.	Finished first coat of stain on the celling, removed debris throughout community, straightened and organized pool deck furniture
3/18/25	4.22	T.M.	Applied second coat of vamish to the wood ceiling in one section, cleaned out water fountains, removed debris around amenity center, straightened and organized pool deck furniture
3/20/25	1	C.D.	Met with chair and special board on storage building roof with all weather
3/21/25	1	C.D.	Had conference call with all weather and chair regarding contract details and revisions
3/21/25	3.53	T.M.	Applying a second coat to the wood ceiling, straightened and organized pool deck furniture
3/25/25	3.95	T.M.	Finished applying a second coat to wood ceiling, sprayed bleach on white vinyl fence by pool area and cleaned mold/dirt off fence, straightened and organized pool deck area
3/28/25	1	C.D.	Conducted landscaping inspection around amenity center, concourse frontage and entrance
3/28/25	2.73	Т.М.	Straightened and organized pool deck area, blew leaves and debris off sidewalks, restocked bathrooms, removed debris around pool, neighborhood and roadways
TOTAL	39.24		
MILES	D	=	*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445



INVOICE

Invoice # 12024 Date: 04/15/2025 Due On: 05/15/2025

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	Discount	Total
Service	LG	03/03/2025	Attend agenda planning call.	0.80	\$315.00	-	\$252.00
Service	LG	03/06/2025	Confer with AT&T counsel regarding easement negotiations.	0.20	\$315.00		\$ 63.00
Service	LG	03/07/2025	Research case law regarding public comment periods; prepare amendments to Opportunity to be Heard Resolution.	0,10	\$315.00	-	\$31.50
Service	LG	03/14/2025	Receive new AT&T offer for easement; provide update regarding same.	0.20	\$315.00	-	\$63.00
Service	MGH	03/16/2025	Review and analyze agenda package and materials for Board consideration, including staff reports and supporting materials, Dream Finders request regarding swales behind Orchid Blossom Trail, meeting minutes, proposals and renderings for utility/storage building and amenity center renovations, financial statements, and related District documents, in	1.20	\$275.00	25.0%	\$247.50

			preparation for Board meeting.				
Service	LG	03/16/2025	Prepare for Board meeting.	0.40	\$315.00		\$126.00
Service	LG	03/18/2025	Travel to and attend Board meeting.	3.20	\$315.00	-	\$1,008.00
Expense	КВ	03/18/2025	Travel: Mileage - LG.	116.75	\$0.67		\$78.22
Expense	КВ	03/18/2025	Travel: Hotel - L.G.	1.00	\$32.93		\$32.93
Expense	КВ	03/18/2025	Travel: Meals - LG.	1.00	\$14.57		\$14.57
Service	LG	03/19/2025	Prepare agreement with engineering firm for roof plans.	0.70	\$315.00	_	\$220.50
Service	LG	03/21/2025	Provide update to AT&T counsel regarding acceptance of easement offer.	0.20	\$315.00		\$63.00
Service	MGH	03/25/2025	Review revisions to All Weather Contractors proposal for roof repairs.	0.10	\$275.00	_	\$27.50
Service	JK	03/25/2025	Monitor legislation affecting District and provide newsletter summary of same.	0.20	\$350.00		\$70.00
Service	LG	03/26/2025	Prepare agreement with All Weather Contractors for storage building repair.	0.70	\$315.00	_	\$220.50
Non-billa	ole entries						
Service	MGH	03/17/2025	Review status of easement negotiations with AT&T.	0.10	\$275 <u>.00</u>	•	\$27.5 9
Service	MGH	03/19/2025	Review updated proposal for roof repair from All Weather Contractors.	0.10	\$ 275.00	-	\$ 27.50
e e ferencia de		en e e e e e e e e e e e e e e e e e e	agitaga yali sa sa kababa 1935, 144, 36 alii galama sa Ta	Line Item D	iscount Sub	ototal	-\$82.50

Detailed Statement of Account

Current Invoice

			Outstanding Balance	\$2,518.22
12024	05/15/2025	\$2,518.22	\$0.00	\$2,518.22
Invoice Num	iber Due On	Amount Due P	Payments Received Bala	nce Due

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

Please pay within 30 days.



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

IS YOUR HOME PROTECTED FROM TERMITES?

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

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

Customer Number: 1328696 Statement Date: 04/08/25 Payment Due Upon Receipt

Date	Invoice #	Description	Amount	Tax	Balance
	•	Fernandina Beach, FL 32034-9716			
04/01/25	61428385	Fire Ant Service	\$81.00	\$0.00	\$81.00



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

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



PO Box 1330 • Yulee, FL 32041-1330

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

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

PALM COAST FROM Y SWOOMT

 				GA22	349
	Please check	(invoice(s)	paid below.		,
Invoice #	Amount		invoice #	Amount	
61428385	\$81.00				
lf you	are paying by cre	dit card, pl	ease see reverse	side.	

Please make checks payable and remit to:

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

Statement Date:	04/08/25
Customer Numb	er 1378696

Balance	Forward:	\$0.00	
Amount			



Civil Engineering

Land Surveying & Mapping

Permitting

ADA Consulting

Invoice

Date	Invoice #
4/10/25	3748

Bill To	
Amelia Concourse CDD	
C/O Daniel Laughlin - GMS	
- District Manager	
475 West Town Place, Suite 114	
St. Augustine, FL 32092	
**	

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P.O. No

Yuro & Asssoc. - Job No.

Y20-910

Item	Date	Description	Hours	Rate	Amount
CDD Amelia	3/3/25	AMELIA CONCOURSE - MARCH ENGINEERING agenda call	1 (145.00	145.00
CDD Amelia	3/18/25	CDD Meeting & travel	3	145.00	435.00

Total

\$580.00