Amelia Concourse

Community Development District

July 22, 2025

AGENDA

July 15, 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**, **July 22**, **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 of the May 20, 2025 Meeting
- V. Public Hearings
 - A. Public Hearing for the Purpose of Adopting the Fiscal Year 2026 Budget; Consideration of Resolution 2025-04, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2026
 - B. Public Hearing for the Purpose of Imposing Special Assessments for Fiscal Year 2026; Consideration of Resolution 2025-05, Imposing Special Assessments and Certifying an Assessment Roll
- VI. Discussion of Pond Maintenance
- VII. Update on the Storage Building
- VIII. Staff Reports (2) A. District Counsel

- B. District Manager Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2026
- C. Field Operations Manager Report
- IX. Financial Reports
 - A. Financial Statements as of June 30, 2025
 - B. Approval of Check Register
- X. Supervisors' Requests and Audience Comments
- XI. Next Scheduled Meeting September 16, 2025 at 11:00 a.m. at the Amelia Concourse Amenity Center
- XII. Adjournment

THIRD ORDER OF BUSINESS

B.



Dear Amelia Concourse,

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

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

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

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

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

Warm regards, William Allen Flannery, CRM





Client Communication Report

Amelia Concourse

Reported On: July 10, 2025

Property Size: 18.94 Acres

Report By: William Allen Flannery

Property Name: Amelia Concourse CDD Phase 1 & 2, 85200 Amaryllis C...



Client Communication Report

MAINTENANCE ITEMS

1. I wanted to inform you that we are continuing detail work along the Concourse. Our team is actively addressing the removal of vines and weeds throughout the palmettos

2. The overall condition of Periwinkle Pond maintenance is good. However, there is a small section along the fence line where the grass needs to be trimmed. This has been noted and will be communicated to the production team for follow-up.

ACCOMPLISHMENTS

1. The clubhouse pond maintenance is in good order at this time. No issues were observed during our recent visit, and the area appears to be well-maintained.

NOTES TO OWNER/CLIENT

1. there is a pile of debris that is small enough for our team to handle, but it appears someone has been up in a tree canopy, cutting limbs and what looks like the top of a pine tree I'm not sure who did it, but I wanted to make you aware

This is another area that our production team is aware of and is prioritizing for immediate attention.
Additionally, it appears that FPL has recently been in the area trimming trees, which has resulted in sections being cut down. As a result, there are still some dead limbs hanging in the canopy that were not fully cleared. We will pick up and remove as much of the debris on the ground as possible during our visit.
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During our visit to the two ponds on Amaryllis, the overall condition appeared to be good. However, there are a few areas near the water's edge that will require some additional line trimming. This will be addressed during our upcoming follow-up visits.

5. I wanted to update you on our maintenance efforts at Amelia Concourse. Our plan is to send additional team members back today to continue the detail work where we left off yesterday

6. I am pleased to inform you that the approved job to remove the pine tree, as detailed in the attached proposal, has been scheduled for Wednesday, July 16, 2025.

1. MAINTENANCE ITEM

Created On July 10, 2025 by William Allen Flannery (Created on site) I wanted to inform you that we are continuing detail work along the Concourse. Our team is actively addressing the removal of vines and weeds throughout the palmettos











2. MAINTENANCE ITEM

Created On July 10, 2025 by William Allen Flannery

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1. ACCOMPLISHMENTS

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1. NOTES TO OWNER/CLIENT

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2. NOTES TO OWNER/CLIENT

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3. NOTES TO OWNER/CLIENT

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4. NOTES TO OWNER/CLIENT

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5. NOTES TO OWNER/CLIENT

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6. NOTES TO OWNER/CLIENT

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Note Attachments

PDF

Siterecon-C0B4A7F3-474E-4366-91ED-928341726EFC-File.pdf

Enhancing People's Lives Through Beautiful Landscapes

FOURTH ORDER OF BUSINESS

MINUTES OF MEETING AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT

A regular meeting of the Board of Supervisors of the Amelia Concourse Community Development District was held Tuesday, May 20, 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
Kimberley Chamerda	Supervisor
William Busby	Supervisor
Jeff Snow	Supervisor

Also present were:

Daniel Laughlin Lauren Gentry Mary Grace Henley Mike Yuro Chip Dellinger Terry Glynn by phone Kelly Mullins

District Manager District Counsel District Counsel **District Engineer Operations Manager** GMS, LLC GMS, LLC

The following is a summary of the discussions and actions taken at the May 20, 2025 meeting.

FIRST ORDER OF BUSINESS **Roll Call** Mr. Laughlin called the meeting to order at 11:00 a.m. and called the roll. He then introduced Ms. Mullins to the Board stating that she will be working in Amelia Concourse.

SECOND ORDER OF BUSINESS Public Comment

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

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

Staff Reports (1)

Mr. Yuro stated that Dream Finders put the swale project on hold until they address the other Phase 3 concerns that have been raised in trying to close out the permit. They have adjusted the control structure and have addressed the areas around the ponds that had low spots that needed regrading. The much bigger concern are the swales behind the lots on Orchid Blossom and what should be done about it. Dream Finders would now like to get moving on the swale project, and their desired approach is to obtain an easement from Amelia Walk on a portion of the haul road and reconstruct the swale on the haul road outside of the residents' properties. It would then be tied back into Amelia Concourse's drainage system. The next step is to meet onsite with the water management district as they will need to provide permission for the work to take place. He also noted agreement is needed from the board to accept the modifications. Mr. Yuro added that he understands the Board has a punch list of things related to Phase 3, however those are two different issues, and he has been focused on the engineering-related issues.

Mr. Greenberg asked if there is any value to having Mr. Yuro deal with the punch list items.

Ms. Chamerda asked if the District has any leverage on letting Dream Finders do the swale project but not signing off on it until they complete the punch list items.

Ms. Gentry stated that Mr. Yuro's sign off will be purely engineering and that's just one step of the package. The District also gets certifications from Dream Finders and there is a Bill of Sale and Acceptance Letter that the CDD would have to sign, so there is some leverage. When that request comes in to accept the property, she recommends making a list of things of things that still need to be addressed and work with Dream Finders to accomplish that list.

Next, Mr. Yuro stated that he was asked to look at some stakes around the AT&T building. There are four stakes around the equipment by the road and there is a fifth stake that he believes is just identifying the property corner. He does not believe AT&T would need to go that far back.

Mr. Greenberg stated that his other concern is the rear portion where the equipment is, the stakes are in line with one of the trees and he believes it's appropriate that it be in front of the tree as they do not need that much property.

Ms. Gentry stated that AT&T just sent her their proposed easement map the night before the meeting, so she will show it to the Board and if it's too large, they can broach that issue with AT&T.

2

Mr. Yuro added that there is a drainage structure between the equipment and fifth stake out by the water, and some drainage pipes under the ground, so that will need to be considered before an easement is granted in that area.

B. Landscape Maintenance

Mr. Greenberg stated that for the most part The Greenery is doing a good job, however there are some things that they are doing on a consistent basis and that needs to change as it's been pointed out numerous times. The areas that need to be more consistently maintenance include the inside of the fence on Daisy, the area in front of the lift station and the edge of the ponds. He also asked that a request be put into JEA to trim the bushes around the list station.

Mr. Gay added the 80-yards of fence line needs to be cleaned up from Phase 1 up to Phase 3. He also noted there is a dead oak tree on the corner of Bellflower.

Next, Mr. Greenberg presented a proposal from The Greenery to create a golf cart parking area using pavers as the perimeter and crushed shells as the base. Mr. Dellinger added that the proposal ties in the existing mulch beds so that it doesn't look like an afterthought. The design also provides some privacy and a sound barrier to the nearby homeowner.

On MOTION by Mr. Snow seconded by Mr. Busby with all in favor, the proposal from The Greenery totaling \$3,912.39 to create a golf cart parking area was approved.

FOURTH ORDER OF BUSINESSApproval of MinutesA.March 18, 2025 Meeting

On MOTION by Ms. Chamerda seconded by Mr. Snow with all in favor, the March 18, 2025 minutes were approved as presented.

B. April 15, 2025 Workshop

There being no comments, a motion to approve followed.

On MOTION by Ms. Chamerda seconded by Mr. Busby with all in favor, the April 15, 2025 workshop minutes were approved as presented.

FIFTH ORDER OF BUSINESS

Consideration of Proposal for Golf Cart Parking

This item was discussed under the landscape report.

SIXTH ORDER OF BUSINESS

Ratification of Proposals for Electrical Engineering Services for the Storage Building

Mr. Laughlin noted All Weather is already undergoing the process to get a permit and has sent a list of items needed to get that accomplished, including a site plan and an electrical plan. Mr. Yuro provided the site plan. The proposal included in the agenda package from Stone Electrical Engineering totaling \$900 is to create the electrical plan.

On MOTION by Mr. Snow seconded by Mr. Busby with all in favor, the proposal from Stone Electrical Engineering totaling \$900 for electrical engineering plans was ratified.

Mr. Greenberg stated that he was previously given authorization by the Board to finalize a contract for the storage building renovation. That has been accomplished and the total cost for the renovation is \$57,394 and the roof has a 10-year warranty.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-03, Approving the Proposed Budget for Fiscal Year 2026 and Setting a Public Hearing Date for Adoption

Mr. Laughlin presented the proposed budget for fiscal year 2026, noting there is a proposed assessment increase of 3.9%, which comes to \$42 for the year per unit.

Mr. Busby stated proposed increasing the interest revenue from \$5,000 to \$15,000 as the current projection is too conservative. With Mr. Greenberg and Ms. Chamerda not agreeable to the proposed change, it will stay as proposed.

On MOTION by Ms. Chamerda seconded by Mr. Snow with all in favor, Resolution 2025-03, approving the proposed budget for fiscal year 2026 and setting a public hearing for July 22, 2025 at 11:00 a.m. was approved.

EIGHTH ORDER OF BUSINESS

Discussion of Fishing Policy

Mr. Busby stated that he has noticed increased traffic with people fishing. He recommended a policy be put in place to prohibit fishing in the District's ponds.

Ms. Chamerda added that she's seen a storm grate that has been removed, so it's not just an issue of people accessing private property. She also questioned what would happen if the District were to get sued by someone that got injured fishing in the ponds.

Ms. Gentry stated that the person fishing on the pond would be trespassing.

Mr. Snow stated that he would be against he knows there are residents that would not mind kids passing through their yard to get to a pond. He would be against a blanket policy prohibiting fishing.

Mr. Greenberg stated that he is of the opinion that there is nothing wrong with people having the ability to fish and as long as the people fishing are respectful of people's rights, they do not leave garbage, and they do not create a disturbance, it might be beneficial given that there is nothing in the community for the younger residents. Mr. Greenberg suggested a compromise of allowing fishing on just the pond at the amenity center as it would not need to be accessed through the resident's properties.

Ms. Chamerda stated she is not for fishing at all.

Since it did not seem like there would be a consensus amongst the Board, Mr. Greenberg suggested sending out a notice advising people that if they are entering on private property, it is up to the property owner whether or not they have access and can fish from their property. If that does not have an effect, the policy can be amended from there.

Mr. Laughlin stated that staff will work on sending out an e-blast to the residents.

SIXTH ORDER OF BUSINESS Staff Reports (2)

A. District Counsel

Ms. Gentry stated that as she mentioned earlier, AT&T has sent over their proposed sketch of the easement area, which is a 17x13 rectangle around their equipment. She will send it to Mr. Yuro for review. She will also confirm if it includes the tree, and if so, she will request that it be amended. Next, she reminded the board members to file their Form 1 by July 1st and to complete four hours' worth of ethics training by December 31st. Lastly, she informed the Board that the legislative session has ended. There was no increase to the sovereign immunity

limitations, the bill transferring liabilities for fallen trees did not pass, nor did the bill that proposed to get rid of the requirement to adopt goals and objectives.

B. District Manager – Report on the Number of Registered Voters (915)

Mr. Laughlin informed the Board there are 915 registered voters reported to be residing within the District's boundaries as of April 15th. Next, Mr. Laughlin reported that he reached out to Commission Huppman about the traffic study and the purpose of the cables in the road, and Mr. Huppman responded he will be contact the county's engineer and will get back to Mr. Laughlin.

C. Field Operations Manager – Report

Mr. Dellinger provided an overview of the operations report, a copy of which was included in the agenda package for the Board's review.

Mr. Greenberg asked Ms. Mullins to gather the most important take aways from the board meetings and send them out to the community to keep residents informed. Next, he stated that there is a problem with residents feeding the geese, so he's asked Mr. Dellinger to walk the pond banks to see where the geese seem to be frequenting.

Mr. Laughlin stated that staff could send an e-blast to the community to inform residents of why feeding the geese is not good for them and the problems it can cause.

Next, Mr. Greenberg stated that he was approached by someone concerned about the number of vehicles coming to the pool and the fact that people are now parking partially on the grass and along the curb on the outside of the pool and sometimes on both sides, which means that it may not permit the passage of an emergency vehicle.

Mr. Laughlin stated that it would be up to the police to ticket the vehicles due to it being a county road.

Ms. Gentry added that she could see how far the right of way extends to see if there is any leeway. Amelia Walk has been going through the same thing and has considered installing prohibitive landscaping or boulders, or install signage, but nothing has been a good solution yet.

TENTH ORDER OF BUSINESS Financial Reports A. Financial Statements as of April 30, 2025

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

B. Approval of Check Register

A copy of the check register totaling \$52,764.34 was included in the agenda package.

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

ELEVENTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

Mr. Snow stated that he has had a few residents ask about the possibility of providing shade at the pool. He understands the want for them, but he also understands the fact that residents not taking care of umbrellas costs the District money and there is the argument of whether everyone in the community should pay for the umbrellas for the limited number of people coming to the pool.

Mr. Greenberg agreed with Mr. Snow and stated that he believes the final solution has to be part of the plans for the amenity center renovation, such as permanent shade structures, as \$4,000 per year is being spent on umbrellas. He suggested forming a working group under the guidance of one of the board members, with any viable options to be brought to the board for consideration.

Mr. Snow agreed but given that a renovation is likely a few years down the road, he questioned what could be done in the interim. He asked if there is any liability for the District is someone wanted to bring their own umbrella to the pool.

Ms. Gentry responded that the whole pool is 'use at your own risk'. She thinks that the liability is minimal.

Mr. Greenberg asked Mr. Laughlin to reach out to the each of the HOAs to request one representative from each participate in the proposed working group. He also asked Mr. Laughlin if the contribution from Phase 3 has been received.

Mr. Laughlin responded that it has not.

Duane Rust asked what is in the pond maintenance contract.

Mr. Laughlin responded once monthly maintenance; however they assess the ponds and do not treat the ponds with every visit depending on necessity. He also noted the reason for the increase in the pond maintenance line item in the proposed budget is because an additional pond will be maintained.

TWELFTH ORDER OF BUSINESS

Next Scheduled Meeting – July 22, 2025 at 11:00 a.m. at the Amelia Concourse Amenity Center

THIRTEENTH ORDER OF BUSINESS

Adjournment

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

FIFTH ORDER OF BUSINESS



Amelia Concourse

Community Development District

Approved Budget FY 2026

Presented by:



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Amelia Concourse

Community Development District

Approved Budget

General Fund

Description	Adopted Budget FY 2025		Actuals Thru 6/30/25		Projected Next 3 Months		Projected Thru 9/30/25		Approved Budget FY 2026	
REVENUES:										
Special Assessments - Tax Roll	\$	459,139	\$	465,187	\$	-	\$	465,187	\$	477,433
Interest income		5,000		18,089		5,500		23,589		5,000
Rental Revenue/Miscellaneous Revenue		500		940		250		1,190		1,000
Carry Forward Surplus		23,188		-		23,188		23,188		29,296
TOTAL REVENUES	\$	487,827	\$	484,216	\$	28,938	\$	513,154	\$	512,729
EXPENDITURES:										
Administrative										
Supervisors	\$	6,000	\$	2,800	\$	1,800	\$	4,600	\$	3,600
FICA Expense		459		214		138		352		275
Travel		300		-		300		300		300
Engineering		7,500		7,553		800		8,353		7,500
Attorney Fees		30,000		13,106		10,403		23,509		20,000
Annual Audit		4,350		-		4,350		4,350		4,500
Dissemination		11,798		9,149		2,649		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		38,691		12,897		51,588		53,135
Information Technology		2,247		1,685		562		2,247		2,315
Website Maintenance		1,124		843		281		1,124		1,157
Telephone		500		164		336		500		500
Postage		1,000		401		599		1,000		1,000
Insurance General Liability		11,580		11,264		-		11,264		12,672
Printing & Binding		750		884		50		934		750
Legal Advertising		2,500		1,036		1,465		2,500		2,500
Other Current Charges		1,000		838		162		1,000		1,000
Office Supplies		100		3		97		100		100
Dues, Licenses & Subscriptions		175		175		-		175		175
TOTAL ADMINISTRATIVE	\$	161,785	\$	115,205	\$	38,943	\$	154,148	\$	154,057
Community Development District

Approved Budget

General Fund

Description FY 2025 6/30/25 3 Months 9/30/25 FY 2026 Operations & Maintenance 5 45,000 \$ 28,593 \$ 9,531 \$ 38,124 \$ 58,250 Landscape Maintenance 7,000 3,312 1,104 4,416 9,400 Pield Operations Management 16,800 12,600 4,200 16,800 19,320 Repairs & Maintenance \$ 18,000 \$ 23,722 \$ 3,256 \$ 26,978 \$ 18,000 Irrigation Repairs & Maintenance \$ 18,000 \$ 23,722 \$ 3,256 \$ 26,978 \$ 18,000 Landscape Contingency 10,000 8,311 1,681 10,000 4,000 Landscape Contingency 10,000 14,764 7,736 \$ 22,000 \$ 22,000 Matti Station Repairs & Maintenance \$ 35,000 \$ 116,917 \$ 40,209 \$ 157,125 \$ 176,970 Marcia Sewer 15,000 \$ 116,917 \$ 40,209 \$ 157,125 \$ 176,970 Amenity Center 18,300 12,600 \$ 14,617 \$ 40,209 \$ 157,125 \$		Adopted Budget	Ac	tuals Thru	Pro	ojected Next	Pro	jected Thru	I	Approved Budget
Operations & Maintenance \$ 45,000 \$ 28,593 \$ 9,531 \$ 38,124 \$ 58,250 Landscape Maintenance 7,000 3,312 1,104 4,416 9,400 Field Operations Management 16,800 12,600 4,200 16,800 19,320 Repairs & Maintenance \$ 18,000 \$ 23,722 \$ 3,256 \$ 26,978 \$ 18,000 Lindscape Contingency 10,000 8,319 1,681 10,000 4,000 Lindities Electric \$ 35,000 \$ 25,607 \$ 8,700 \$ 34,307 \$ 55,000 Vaer & Sewer 15,000 \$ 16,917 \$ 40,209 \$ 157,125 \$ 176,970 Amenity Center 16,800 12,600 4,200 16,600 19,320 Insurance \$ 22,207 \$ 20,242 \$ 52,020 22,500 \$ 176,970 Amenity Center 16,800 12,600 4,200 16,600 19,320 Pool Maintenance 13,000 10,488 2,512 13,000 19,320 Pool Maintenance 33,000	Description			6/30/25		3 Months		9/30/25		-
Contract Services: Jandscape Maintenance \$ 45,000 \$ 28,593 \$ 9,531 \$ 38,124 \$ 58,250 Lake Maintenance 7,000 3,312 1,104 4,416 9,400 Field Operations Management 16,800 12,600 4,2000 16,800 19,320 Repairs & Maintenance \$ 18,000 \$ 23,722 \$ 32,556 \$ 26,978 \$ 18,000 Irrigation Repairs 4,000 - 4,000 4,000 4,000 10,000 Ludiscape Contingency 10,000 8,119 1,614 10,000 10,000 Water & Sewer \$ 35,000 \$ 25,607 \$ 8,700 \$ 34,307 \$ 35,000 TOTAL OPERATIONS & MAINTENANCE \$ 150,800 \$ 16,917 \$ 40,209 \$ 157,125 \$ 176,970 Amenity Center 1 1 1 1 1 1 1 34,307 \$ 13,500 Pool Permits \$ 35,000 \$ 22,207 \$ 20,242 \$ 0,2242 \$ 2,2261 \$ 156,120 1<16,300 19,330 19,318 19,555 <th>Description</th> <th><u> 1 1025</u></th> <th></th> <th>0700723-</th> <th></th> <th>5 WOILLIS</th> <th></th> <th></th> <th></th> <th>11 2020</th>	Description	<u> 1 1025</u>		0700723-		5 WOILLIS				11 2020
Landscape Maintenance 2 \$ 45,000 \$ 28,593 \$ 9,531 \$ 38,124 \$ 58,250 Lake Maintenance 7,000 3,312 1,104 4,416 9,400 16,800 12,600 4,200 16,800 19,320 Repairs & Maintenance 8 18,000 \$ 23,722 \$ 3,256 \$ 2,6978 \$ 18,000 1rrigation Repairs 4,000 - 4,000 4,000 4,000 1andscape Contingency 10,000 8,319 1,681 10,000 10,000 Utilities Electric 8 35,000 \$ 25,607 \$ 8,700 \$ 34,307 \$ 35,000 Water & Sewer 150,000 \$ 116,917 \$ 40,209 \$ 157,125 \$ 176,970 Amenity Center Insurance 8 22,207 \$ 20,242 \$ - \$ 20,242 \$ 22,361 Facility Management 16,800 10,488 2,512 13,000 16,800 19,320 Pool Maintenance 18,318 13,739 4,580 18,318 19,565 Pool Chemicals 13,000 10,488 2,512 13,000 13,500 Pool Permits 5 50 515 - 515 530 Pool Permits 5 500 516 - 515 530 Pool Permits 5 500 5165 - 515 530 Pool Permits 7,381 2,460 9,841 9,841 9,840 Pool Maintenance 13,596 8,030 5,556 13,596 15,635 Pest Control 1,000 1,000 2,43 1,323 1,000 Reture 13,500 755 195 75 0,500 5 100 2,000 Pool Permits 7,500 55 195 75 0,500 5,7500 5,7500 Pool Permits 7,500 5,7500 5,7500 5,7500 5,7500 5,7500 Reture 13,500 755 195 75 0,500 5,7500 5,7500 Pool Permits 7,500 5,7500 5,7500 5,7500 5,7500 5,7500 Pool Permits 7,500 5,7500 5,7500 5,7500 5,7500 5,7500 Pool Paintenance 7,500 5,7500 5,75,000 5,75,000 5,75,000 Pool Permits 7,500 5,75,000 5,75,000 5,75,000 5,75,000 Pool Permits 7,500 5,75,000 5,75,000 5,75,000 5,75,000 Pool Permits 7,5000 5,75,000 5,75,000 5,75,000 5,75,000 Pool Permits 7,5000 5,75,000 5,75,000 5,75,000 5,75,000 Pool Permits 7,5000 5,75,000 5,75,000 5,75,000 5,75,000 Pool Paintenance 7,5000 5,75,000 5,75,000 5,75,000 5,75,000 5,75,000 Pool Paintenance 7,5000 5,75,000 5,75,000 5,75,000 5,75,000 5,75,000 5,75,000 5,75,000 5,75,000 5,75,000 5,75,000 5,75,000 5,75,000 5,75,000 5,75,000 5,75,000 5,75,000 5,75,000 5,75,000 5,75,000 5,75	Operations & Maintenance									
Lake Maintenance 7,000 3,312 1,104 4,416 9,400 Field Operations Management 16,800 12,600 4,200 16,800 19,320 Repairs & Maintenance \$ 18,000 \$ 23,722 \$ 3,256 \$ 26,978 \$ 18,000 Irrigation Repairs 4,000 - 4,000 - 4,000 23,000 77,736 24,240 \$ 35,000 \$ 16,800 19,320 23,000 13,500 14,764 7,736 20,242 \$ 22,2361 13,000 13,500 10,320 13,320 1,000 1,320 13,500 16,810 <td>Contract Services:</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	Contract Services:									
Field Operations Management 16,800 12,600 4,200 16,800 19,320 Repairs & Maintenance 8 18,000 5 23,722 \$ 3,256 \$ 26,978 \$ 18,000 Irrigation Repairs 4,000 - 4,000 - 4,000 4,000 4,000 Lillitics 10,000 8,319 1,681 10,000 10,000 Water & Sewer 15,000 \$ 16,917 \$ 40,209 \$ 34,307 \$ 35,000 TOTAL OPERATIONS & MAINTENANCE \$ 150,800 \$ 16,917 \$ 40,209 \$ 176,970 Amenity Center 1 16,800 12,600 \$ 16,917 \$ 20,242 \$ \$ 2,2500 23,000 Pool Chemicals 1 16,800 12,600 \$ 16,810 19,320 Pool Parints 13,000 10,488 2,512 13,000 13,500 Pool Parints 530 515 515 530 32,200 2,200 Pool Parints 5,566	Landscape Maintenance	\$ 45,000	\$	28,593	\$	9,531	\$	38,124	\$	
Repairs & Maintenance Prepairs & Maintenance \$ 18,000 \$ 23,722 \$ 3,256 \$ 26,978 \$ 18,000 Irrigation Repairs 4,000 - 4,000 4,000 4,000 4,000 Landscape Contingency 10,000 8,319 1,681 10,000 4,000 Lillities Electric \$ 35,000 \$ 25,607 \$ 8,700 \$ 34,307 \$ 35,000 TOTAL OPERATIONS & MAINTENANCE \$ 150,800 \$ 116,917 \$ 40,209 \$ 157,125 \$ 176,970 Amenity Center Insurance \$ 22,207 \$ 20,242 \$ - \$ \$ 20,242 \$ 176,970 Janitorial 16,800 12,600 4,200 16,800 13,200 Pool Maintenance 18,318 13,739 4,580 18,318 19,565 Pool Permits 530 515 - 515 530 530 533 543 12,600 \$ 2,200 2,200 Pool Remits 530 515 - 515 530 515 - 515 530 Cable 2,200 1,462	Lake Maintenance	7,000		3,312		1,104		4,416		9,400
Repairs & Maintenance \$ 18,000 \$ 23,722 \$ 3,256 \$ 26,978 \$ 18,000 Irrigation Repairs 10,000 8,319 1,000 4,010 4,010 <td>Field Operations Management</td> <td>16,800</td> <td></td> <td>12,600</td> <td></td> <td>4,200</td> <td></td> <td>16,800</td> <td></td> <td>19,320</td>	Field Operations Management	16,800		12,600		4,200		16,800		19,320
Irrigation Repairs 4,000 - 4,000 4,000 Landscape Contingency 10,000 8,319 1,681 10,000 4,000 Lullities s 35,000 \$ 25,607 \$ 8,700 \$ 34,307 \$ 35,000 Water & Sewer 15,000 \$ 14,764 \$ 40,209 \$ 15,7125 \$ 176,970 Amenity Center \$ 12,600 \$ 116,917 \$ 40,209 \$ 15,7125 \$ 176,970 Amenity Center \$ 12,600 14,201 \$ 40,200 \$ 16,800 19,320 Pool Maintenance 18,318 13,739 4,580 18,318 19,565 Pool Chemicals 13,000 10,488 2,512 13,000 13,500 Pool Parintenance 13,536 8,515 - 515 530 Cable 2,200 1,462 738 2,460 9,841 9,840 Facility Maintenance 13,596 13,596 13,596 13,596 13,596 15,635 </td <td>Repairs & Maintenance</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	Repairs & Maintenance									
Landscape Contingency 10,000 8,319 1,681 10,000 10,000 Utilities Electric \$ 35,000 \$ 25,607 \$ 8,700 \$ 34,307 \$ 35,000 23,000 TOTAL OPERATIONS & MAINTENANCE \$ 150,800 \$ 116,917 \$ 40,209 \$ 157,125 \$ 176,970 Amenity Center Insurance \$ 22,207 \$ 20,242 \$ 22,200 \$ 20,242 \$ 22,201 16,800 12,600 4,200 16,800 19,320 Pool Maintenance 18,318 13,739 4,580 18,318 19,565 Pool Chemicals 13,000 1,462 738 2,200 15,55 530 Cable 2,200 1,462 738 2,200 2,200 13,500 9,841 9,841 9,841 9,841 9,841 9,841 9,841 9,841 9,841 9,841 9,841 9,841 9,841 9,841 9,840 1,000 1,000 2,000 2,1493 5 97,500 5 15,55 15,55 7,50 7,50 7,50	Repairs & Maintenance	\$ 18,000	\$	23,722	\$	3,256	\$	26,978	\$	18,000
Utilities Electric Water & Sewer \$ 35,000 15,000 \$ 25,607 14,764 \$ 8,700 7,736 \$ 34,307 22,500 \$ 35,000 23,000 TOTAL OPERATIONS & MAINTENANCE \$ 150,800 \$ 116,917 \$ 40,209 \$ 157,125 \$ 176,970 Amenity Center Insurance \$ 22,207 \$ 22,200 \$ 22,200 \$ 176,970 Amenity Center Insurance \$ 22,207 \$ 20,242 \$ - \$ \$ 22,208 \$ 19,320 Pool Maintenance 16,800 12,600 4,200 16,800 19,320 Pool Hemicals 13,000 10,488 2,512 13,000 13,500 Cable 2,200 1,462 738 2,200 2,200 Janitorial 9,841 7,381 2,460 9,841 9,840 Poil Haintenance 13,596 15,565 19,596 15,630 Pacility Maintenance 13,596 555 195 750 556 Pacility Maintenance 2,000 1,000 1,000 2,000 2,000 Patility Maintenance 1,596 <	Irrigation Repairs	4,000		-		4,000				4,000
Electric \$ 35,000 \$ 25,607 \$ 8,700 \$ 34,307 \$ 35,000 Water & Sewer \$ 150,800 \$ 16,917 \$ 40,209 \$ 157,125 \$ 176,970 TOTAL OPERATIONS & MAINTENANCE \$ 150,800 \$ 116,917 \$ 40,209 \$ 157,125 \$ 176,970 Amenity Center Insurance \$ 22,207 \$ 20,242 \$ - \$ \$ 20,242 \$ 22,300 Pool Maintenance 16,800 12,600 4,200 16,818 19,320 Pool Chemicals 13,000 10,488 2,512 13,000 13,550 Pool Chemicals 13,000 10,488 2,512 13,000 13,550 Pool Permits 530 515 -< 515	Landscape Contingency	10,000		8,319		1,681		10,000		10,000
Water & Sewer 15,000 14,764 7,736 22,500 23,000 TOTAL OPERATIONS & MAINTENANCE \$ 150,800 \$ 116,917 \$ 40,209 \$ 157,125 \$ 176,970 Amenity Center Insurance \$ 22,207 \$ 20,242 \$ - \$ 20,242 \$ 22,201 16,800 19,220 Pool Chemicals 13,000 10,488 2,551 13,000 13,600 9,841 9,555 Pool Chemicals 13,000 10,488 2,512 13,000 13,500 Pool Chemicals 13,000 14,462 738 2,200 2,200 Jantor ance 9,841 7,331 2,460 9,841 9,840 Pool Chemicals 13,000 14,62 738 2,200 2,200 Jantor all 9,841 7,381 2,460 9,841 9,840 Satistic Charrol 1,000 1,080 243 1,323 1,000 Refuse 750 555 195 750 750 97,585 106,701 Refuse 75,000 \$ 76,092 \$ 21,493 \$	<u>Utilities</u>									
TOTAL OPERATIONS & MAINTENANCE \$ 150,800 \$ 116,917 \$ 40,209 \$ 157,125 \$ 176,970 Amenity Center - \$ 22,207 \$ 20,242 \$ - \$ 20,242 \$ 22,361 Facility Management 16,800 12,600 4,200 16,800 19,320 Pool Maintenance 18,318 13,739 4,580 18,318 19,565 Pool Chemicals 13,000 10,488 2,512 13,000 13,500 Pool Permits 530 515 - 515 530 Cable 2,200 1,462 738 2,200 2,200 Jantemance 13,596 8,030 5,566 13,596 15,535 Post Control 1,000 1,080 243 1,323 1,000 Refuse 750 555 195 750 750 Holiday Decorations 2,000 - \$ 21,493 \$ 97,585 \$ 106,701 Reserves \$ 75,000 \$ 75,000 \$ 75,000 \$ 75,000 \$ 75,000 \$ 75,000 \$ 75,000 TOTAL AMENITY CENTER \$ 100,242 \$ 76,	Electric	\$ 35,000	\$	25,607	\$	8,700	\$	34,307	\$	35,000
Amenity Center Insurance \$ 22,207 \$ 20,242 \$ - \$ 20,242 \$ 22,361 Facility Management 16,800 12,600 4,200 16,800 19,320 Pool Maintenance 18,318 13,739 4,580 18,318 19,565 Pool Chemicals 13,000 10,488 2,512 13,000 13,500 Pool Permits 530 515 - 515 530 Cable 2,200 1,462 738 2,200 2,200 Janitorial 9,841 7,381 2,460 9,841 9,645 Pest Control 1,000 1,080 243 1,323 1,000 Refuse 750 555 195 750 750 Holiday Decorations 2,000 - 1,000 1,000 2,000 TOTAL AMENITY CENTER \$ 100,242 \$ 76,092 \$ 21,493 \$ 97,585 \$ 106,701 Reserves \$ 20,000 - \$ 75,000 \$ 75,000 \$ 75,000 \$ 75,000 TOTAL AMENITY CENTER \$ 75,000 \$ 75,000 \$ 75,000 \$	Water & Sewer	15,000		14,764		7,736		22,500		23,000
Insurance \$ 22,207 \$ 20,242 \$ 20,242 \$ 20,242 \$ 22,361 Facility Management 16,800 12,600 4,200 16,800 19,320 Pool Maintenance 18,318 13,739 4,580 18,318 19,565 Pool Chemicals 13,000 10,488 2,512 13,000 13,500 Pool Permits 530 515 - 515 530 Cable 2,200 1,462 7738 2,240 9,841 9,841 Facility Maintenance 13,596 8,030 5,566 13,596 15,535 Pest Control 1,000 1,080 243 1,323 1,000 Refuse 750 555 195 750 750 Holiday Decorations 2,000 - 1,000 1,000 2,000 TOTAL AMENITY CENTER \$ 100,242 \$ 76,092 \$ 21,493 \$ 97,585 \$ 106,701 Reserves - \$ 100,242 \$ 76,092 \$ 21,493 \$ 97,500 \$ 75,000 TOTAL AMENITY CENTER \$ 75,000 \$ 75,000 \$ 75,000	TOTAL OPERATIONS & MAINTENANCE	\$ 150,800	\$	116,917	\$	40,209	\$	157,125	\$	176,970
Facility Management 16,800 12,600 4,200 16,800 19,320 Pool Maintenance 18,318 13,739 4,580 18,318 19,565 Pool Chemicals 13,000 10,488 2,512 13,000 13,500 Pool Permits 530 515 - 515 530 Cable 2,200 1,462 738 2,200 2,200 Janitorial 9,841 7,381 2,460 9,841 9,840 Facility Maintenance 13,596 8,030 5,566 13,596 15,635 Pest Control 1,000 1,080 243 1,323 1,000 Refuse 750 750 750 750 750 750 Holiday Decorations 2,000 - 1,000 1,000 2,000 2,000 TOTAL AMENITY CENTER \$ 100,242 \$ 76,092 \$ 21,493 \$ 97,585 \$ 106,701 Reserves 75,000 \$ 5 75,000 \$ 75,000 \$ 75,000 \$ 75,000 TOTAL AMENITY CENTER \$ 75,000 \$ 75,000 \$	Amenity Center									
Pool Maintenance 18,318 13,739 4,580 19,318 19,565 Pool Chemicals 13,000 10,488 2,512 13,000 13,500 Pool Permits 530 515 - 515 530 Cable 2,200 1,462 738 2,200 2,200 Janitorial 9,841 7,381 2,460 9,841 9,840 Facility Maintenance 13,596 8,030 5,566 13,596 15,635 Pest Control 1,000 1,080 243 1,323 1,000 Refuse 750 555 195 750 750 Holiday Decorations 2,000 - 1,000 1,000 2,000 TOTAL AMENITY CENTER \$ 100,242 \$ 76,092 \$ 21,493 \$ 97,585 \$ 106,701 Reserves - \$ 75,000 \$ 75,000 \$ 75,000 \$ 75,000 \$ 75,000 \$ 75,000 \$ 75,000 \$ 75,000 \$ 75,000 \$ 75,000 \$ 75,000 \$ 75,000 \$ 75,000 \$ 75,000 \$ 75,000 \$ 75,000 \$ 75,000 \$ 75,000 \$ 75,000 </td <td>Insurance</td> <td>\$ 22,207</td> <td>\$</td> <td>20,242</td> <td>\$</td> <td>-</td> <td>\$</td> <td>20,242</td> <td>\$</td> <td>22,361</td>	Insurance	\$ 22,207	\$	20,242	\$	-	\$	20,242	\$	22,361
Pool Chemicals 13,000 10,488 2,512 13,000 13,500 Pool Permits 530 515 - 515 530 Cable 2,200 1,462 738 2,200 2,200 Janitorial 9,841 7,381 2,460 9,841 9,840 Facility Maintenance 13,596 8,030 5,566 13,596 15,635 Pest Control 1,000 1,080 243 1,323 1,000 Refuse 750 555 195 750 750 Holiday Decorations 2,000 - 1,000 1,000 2,000 TOTAL AMENITY CENTER \$ 100,242 \$ 76,092 \$ 21,493 \$ 97,585 \$ 106,701 Reserves 2,000 - 1,000 1,000 2,000 2,000 TOTAL AMENITY CENTER \$ 100,242 \$ 76,092 \$ 21,493 \$ 97,585 \$ 106,701 Reserves - - \$ 75,000 \$ 75,000 \$ 75,000 \$ 75,000 \$ 75,000 TOTAL AMENITY CENTER \$ 487,827 \$ 308,213 \$ 175,645	Facility Management	16,800		12,600		4,200		16,800		19,320
Pool Permits 530 515 - 515 530 Cable 2,200 1,462 738 2,200 2,200 Janitorial 9,841 7,381 2,460 9,841 9,840 Facility Maintenance 13,596 8,030 5,566 13,596 15,635 Pest Control 1,000 1,008 243 1,323 1,000 Refuse 750 555 195 750 750 Holiday Decorations 2,000 - 1,000 1,000 2,000 2,000 TOTAL AMENITY CENTER \$ 100,242 \$ 76,092 \$ 21,493 \$ 97,585 \$ 106,701 Reserves 2,000 - 1,000 1,000 2,000 2,000 TOTAL AMENITY CENTER \$ 100,242 \$ 76,092 \$ 21,493 \$ 97,585 \$ 106,701 Reserves - - \$ 21,493 \$ 97,500 \$ 106,701 TOTAL AMENITY CENTER \$ 100,242 \$ 76,000 \$ 21,493 \$ 97,500 \$ 106,701 TOTAL RESERVES \$ 75,000 \$ 75,000 \$ 75,000 \$ 75,000<	Pool Maintenance	18,318		13,739		4,580		18,318		19,565
Cable 2,200 1,462 738 2,200 2,200 Janitorial 9,841 7,381 2,460 9,841 9,840 Facility Maintenance 13,596 8,030 5,566 13,596 15,635 Pest Control 1,000 1,080 243 1,323 1,000 Refuse 750 555 195 750 750 Holiday Decorations 2,000 - 1,000 1,000 2,000 2,000 TOTAL AMENITY CENTER \$ 100,242 \$ 76,092 \$ 21,493 \$ 97,585 \$ 106,701 Reserves 2 \$ 75,000	Pool Chemicals	13,000		10,488		2,512		13,000		13,500
Janitorial 9,841 7,381 2,460 9,841 9,840 Facility Maintenance 13,596 8,030 5,566 13,596 15,635 Pest Control 1,000 1,080 243 1,323 1,000 Refuse 750 555 195 750 750 Holiday Decorations 2,000 - 1,000 1,000 2,000 TOTAL AMENITY CENTER \$ 100,242 \$ 76,092 \$ 21,493 \$ 97,585 \$ 106,701 Reserves 2,000 - 1,000 \$ 75,000 \$ 21,493 \$ 97,585 \$ 106,701 Reserves 2,000 - 1,000 \$ 75,000 \$ 21,493 \$ 97,585 \$ 106,701 Reserves 2,000 - 1,000 \$ 75,000 \$ 21,493 \$ 97,585 \$ 106,701 Reserves - - \$ 75,000 \$ 21,493 \$ 97,500 \$ 75,000 TOTAL RESERVES - \$ 75,000 \$ 75,000 \$ 75,000 \$ 75,000 \$ 75,000 TOTAL EXPENDITURES \$ 487,827 \$ 308,213 \$ 175,645 \$ 483,858	Pool Permits	530		515		-		515		530
Facility Maintenance 13,596 8,030 5,566 13,596 15,635 Pest Control 1,000 1,080 243 1,323 1,000 Refuse 750 555 195 750 750 Holiday Decorations 2,000 - 1,000 1,000 2,000 TOTAL AMENITY CENTER \$ 100,242 \$ 76,092 \$ 21,493 \$ 97,585 \$ 106,701 Reserves - 1,000 \$ 75,000	Cable	2,200		1,462		738		2,200		2,200
Pest Control 1,000 1,080 243 1,323 1,000 Refuse 750 555 195 750 750 Holiday Decorations 2,000 - 1,000 1,000 2,000 TOTAL AMENITY CENTER \$ 100,242 \$ 76,092 \$ 21,493 \$ 97,585 \$ 106,701 Reserves - - 75,000 \$ 75,000 <	Janitorial	9,841		7,381		2,460		9,841		9,840
Refuse 750 555 195 750 750 750 Holiday Decorations 2,000 - 1,000 1,000 2,000 TOTAL AMENITY CENTER \$ 100,242 \$ 76,092 \$ 21,493 \$ 97,585 \$ 106,701 Reserves \$ 75,000	Facility Maintenance	13,596		8,030		5,566		13,596		15,635
Holiday Decorations 2,000 - 1,000 1,000 2,000 TOTAL AMENITY CENTER \$ 100,242 \$ 76,092 \$ 21,493 \$ 97,585 \$ 106,701 Reserves - - \$ 21,493 \$ 97,585 \$ 106,701 Reserves - - \$ 75,000 \$ 21,493 \$ 97,585 \$ 106,701 Capital Reserve Fund \$ 75,000 \$ - \$ 75,000 \$ 75,000 \$ 75,000 \$ 75,000 \$ 75,000 TOTAL RESERVES \$ 75,000 \$ 75,000 \$ 75,000 \$ 75,000 \$ 75,000 \$ 75,000 \$ 75,000 TOTAL EXPENDITURES \$ 487,827 \$ 308,213 \$ 175,645 \$ 483,858 \$ 512,729 Other Sources/(Uses) \$ - \$ 308,213 \$ 175,645 \$ 483,858 \$ 512,729 Interlocal Transfer In/(Out) \$ - \$ 308,213 \$ 175,645 \$ 483,858 \$ 512,729 TOTAL OTHER SOURCES/(USES) \$ - \$ 308,213 \$ 175,645 \$ 483,858 \$ 512,729 TOTAL OTHER SOURCES/(USES) \$ - \$ 308,213 \$ 175,645 \$ 483,858 \$ - \$ -	Pest Control	1,000		1,080				1,323		1,000
TOTAL AMENITY CENTER \$ 100,242 \$ 76,092 \$ 21,493 \$ 97,585 \$ 106,701 Reserves				555						
Reserves Capital Reserve Fund \$ 75,000 \$ - \$ 75,000 \$ 75,000 \$ 75,000 TOTAL RESERVES \$ 75,000 \$ - \$ 75,000 \$ 75,000 \$ 75,000 TOTAL RESERVES \$ 75,000 \$ 75,000 \$ 75,000 \$ 75,000 TOTAL RESERVES \$ 487,827 \$ 308,213 \$ 175,645 \$ 483,858 \$ 512,729 Other Sources/(Uses) Interlocal Transfer In/(Out) \$ - \$ \$ - \$ \$ - \$ \$ - \$ TOTAL OTHER SOURCES/(USES) \$ - \$ \$ - \$ \$ - \$ \$ - \$ \$ - \$ \$ - \$	Holiday Decorations	2,000		-		1,000		1,000		2,000
Capital Reserve Fund \$ 75,000 <td>TOTAL AMENITY CENTER</td> <td>\$ 100,242</td> <td>\$</td> <td>76,092</td> <td>\$</td> <td>21,493</td> <td>\$</td> <td>97,585</td> <td>\$</td> <td>106,701</td>	TOTAL AMENITY CENTER	\$ 100,242	\$	76,092	\$	21,493	\$	97,585	\$	106,701
TOTAL RESERVES \$ 75,000 \$ - \$ 75,000 \$ 75,000 \$ 75,000 TOTAL RESERVES \$ 487,827 \$ 308,213 \$ 175,645 \$ 483,858 \$ 512,729 Other Sources/(Uses) Interlocal Transfer In/(Out) \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	Reserves									
TOTAL EXPENDITURES \$ 487,827 \$ 308,213 \$ 175,645 \$ 483,858 \$ 512,729 Other Sources/(Uses) Interlocal Transfer In/(Out) \$ -	Capital Reserve Fund	\$ 75,000	\$	-	\$	75,000	\$	75,000	\$	75,000
Other Sources/(Uses) Interlocal Transfer In/(Out) \$ - \$	TOTAL RESERVES	\$ 75,000	\$	-	\$	75,000	\$	75,000	\$	75,000
Other Sources/(Uses) Interlocal Transfer In/(Out) \$ - \$	TOTAL EXPENDITURES	\$ 487,827	\$	308.213	\$	175.645	\$	483.858	\$	512,729
TOTAL OTHER SOURCES/(USES) \$ - \$ </td <td></td>										
	Interlocal Transfer In/(Out)	\$ -	\$	-	\$	-	\$	-	\$	-
EXCESS REVENUES (EXPENDITURES) \$ (0) \$ 176,003 \$ (146,707) \$ 29,296 \$ 0	TOTAL OTHER SOURCES/(USES)	\$ -	\$	-	\$	-	\$	-	\$	-
	EXCESS REVENUES (EXPENDITURES)	\$ (0)	\$	176,003	\$	(146,707)	\$	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	M	<u>onthly</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>	A	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	onthly_	A	Annual
GMS, LLC	Management Fees	\$	1,610	\$	19,320

Community Development District

Budget Narrative

Fiscal Year 2026

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>	4	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>	4	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
	Fotal			\$	23,000

Insurance

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

Facility Management

Expenditures - Amenity Center

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

<u>Vendor</u>	Description	Mor	<u>ithly</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_	4	Annual
GMS, LLC	Pool Maintenance	\$	1,630	\$	19,565

Community Development District

Budget Narrative

Fiscal Year 2026

Description Pool Chemicals ernet services. Description Cable & Internet Contingency corial services for the Amer Description	\$ Mu \$	onthly 1,125 onthly 165 er.	\$	Annual 13,500 Annual 1,980 220 2,200
ernet services. Description Cable & Internet Contingency corial services for the Amer	Ma \$ nity Cent	onthly 165	\$	Annual 1,980 220
Description Cable & Internet Contingency corial services for the Amer	\$ nity Cent	165	\$	1,980 220
Description Cable & Internet Contingency corial services for the Amer	\$ nity Cent	165	\$	1,980 220
Cable & Internet Contingency corial services for the Amer	\$ nity Cent	165	\$	1,980 220
Contingency corial services for the Amer	nity Cent			220
corial services for the Amer	-	er.	\$	
	-	er.	\$	2,200
	-	er.		
Janitorial Services	\$	onthly 820	\$	Annual 9,840
rict's common areas and Ar	menity C	enter.		
monthly pest control servi	ices.			
Description	M	onthly_		Annual
e Refuse	\$	63	\$	750
1	rict's common areas and Ar monthly pest control serv <u>Description</u>	rict's common areas and Amenity Co monthly pest control services. <u>Description M</u> a	rict's common areas and Amenity Center. monthly pest control services. Description Monthly.	rict's common areas and Amenity Center. monthly pest control services. Description Monthly .

Capital Reserve Fund Money set aside for future replacements of capital related items

Community Development District

Approved Budget

Debt Service Series 2007 Capital Improvement Revenue Bonds

	Adopted Budget	Ac	ctuals Thru	Pro	jected Next	Pr	ojected Thru	ŀ	Approved Budget
Description	FY 2025		6/30/25	3	Months	_	9/30/25		FY 2026
REVENUES:									
Special Assessments-On Roll	\$ 111,295	\$	113,228	\$	-	\$	113,228	\$	111,295
Special Assessments - Prepayment	-		10,273		-		10,273		-
Interest Earnings	5,000		8,767		2,500		11,267		5,000
Carry Forward Surplus ⁽¹⁾	103,187		109,630		-		109,630		133,469
TOTAL REVENUES	\$ 219,483	\$	241,898	\$	2,500	\$	244,398	\$	249,764
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	\$	109,800	\$		\$	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	\$	110,929	\$	•	\$	110,929	\$	108,125
EXCESS REVENUES (EXPENDITURES)	\$ 108,483	\$	130,969	\$	2,500	\$	133,469	\$	141,639
					Interect D	1 מוו	1 /1 /26	.	

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26

\$ 27,025

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2007 Capital Improvement Revenue Bonds

Period		itstanding Balance	Coupons	Principal	Interest		I	Annual Debt Service
11/01/25	\$	990,000	5.750%	-	\$	28,463	\$	28,463
05/01/26	Ŷ	940,000	5.750%	\$ 50,000	÷	28,463	Ŷ	20,100
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

Approved Budget

Debt Service Series 2016 Capital Improvement Revenue Bonds

/30/25	3 Months	9	0/30/25	Budget
140470 *			100/20	FY 2026
140.470 *				
148,470 \$		\$	148,470	\$ 146,859
6,788	1,700		8,488	5,000
92,294	-		92,294	97,921
247,552 \$	5 1,700	\$	249,252	\$ 249,780
52,500 \$; -	\$	52,500	\$ 51,150
5,000	-		5,000	-
52,350	-		52,350	51,150
35,000	-		35,000	40,000
5,000	-		5,000	-
149,850 \$; -	\$	149,850	\$ 142,300
- \$	- 5	\$	-	\$ -
-	-		-	-
(1,481)	-		(1,481)	(1,500)
(1,481) \$	5 -	\$	(1,481)	\$ (1,500)
151 001	; -	\$	151,331	\$ 143,800
151,331 \$	1 700	\$	97,921	\$ 105,980

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26

6 \$ 49,950

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2016 Capital Improvement Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	\$ 1,705,000	6.0%	-	\$ 51,150	\$ 51,150
05/01/26	1,705,000	6.0%	\$ 40,000	51,150	
11/01/26	1,665,000	6.0%	-	49,950	141,100
05/01/27	1,665,000	6.0%	40,000	49,950	
11/01/27	1,625,000	6.0%	-	48,750	138,700
05/01/28	1,625,000	6.0%	45,000	48,750	
11/01/28	1,580,000	6.0%	-	47,400	141,150
05/01/29	1,580,000	6.0%	45,000	47,400	
11/01/29	1,535,000	6.0%	-	46,050	138,450
05/01/30	1,535,000	6.0%	50,000	46,050	
11/01/30	1,485,000	6.0%	-	44,550	140,600
05/01/31	1,485,000	6.0%	50,000	44,550	
11/01/31	1,435,000	6.0%	-	43,050	137,600
05/01/32	1,435,000	6.0%	55,000	43,050	
11/01/32	1,380,000	6.0%	-	41,400	139,450
05/01/33	1,380,000	6.0%	60,000	41,400	
11/01/33	1,320,000	6.0%	-	39,600	141,000
05/01/34	1,320,000	6.0%	60,000	39,600	
11/01/34	1,260,000	6.0%	-	37,800	137,400
05/01/35	1,260,000	6.0%	65,000	37,800	
11/01/35	1,195,000	6.0%	-	35,850	138,650
05/01/36	1,195,000	6.0%	70,000	35,850	
11/01/36	1,125,000	6.0%	-	33,750	139,600
05/01/37	1,125,000	6.0%	75,000	33,750	
11/01/37	1,050,000	6.0%	-	31,500	140,250
05/01/38	1,050,000	6.0%	80,000	31,500	
11/01/38	970,000	6.0%	-	29,100	140,600
05/01/39	970,000	6.0%	85,000	29,100	
11/01/39	885,000	6.0%	-	26,550	140,650
05/01/40	885,000	6.0%	90,000	26,550	
11/01/40	795,000	6.0%	-	23,850	140,400
05/01/41	795,000	6.0%	95,000	23,850	
11/01/41	700,000	6.0%	-	21,000	139,850
05/01/42	700,000	6.0%	100,000	21,000	
11/01/42	600,000	6.0%	-	18,000	139,000
05/01/43	600,000	6.0%	105,000	18,000	
11/01/43	495,000	6.0%	-	14,850	137,850
05/01/44	495,000	6.0%	115,000	14,850	
11/01/44	380,000	6.0%	-	11,400	141,250
05/01/45	380,000	6.0%	120,000	11,400	
11/01/45	260,000	6.0%	-	7,800	139,200
05/01/46	260,000	6.0%	125,000	7,800	
11/01/46	135,000	6.0%	-	4,050	136,850
05/01/47	135,000	6.0%	135,000	4,050	139,050
Total			\$ 1,705,000	\$ 1,414,800	\$ 3,119,800

Community Development District

Approved Budget

Debt Service Series 2019A Capital Improvement Revenue Bonds

		Adopted Budget		ctuals Thru		jected Next	Pro	ojected Thru	I	Approved Budget
Description		FY 2025		6/30/25	1	3 Months	-	9/30/25		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		7,807		1,700		9,507		5,000
Carry Forward Surplus ⁽¹⁾		75,131		76,077		-		76,077		79,678
TOTAL REVENUES	\$	255,547	\$	281,376	\$	1,700	\$	283,076	\$	264,594
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	\$	198,058	\$	-	\$	198,058	\$	174,385
Other Sources/(Uses)										
Interfund transfer (Out) Interfund transfer In	\$	-	\$	(3,527)	\$	-	\$	(3,527)	\$	-
Property Appraiser		(1,900)		(1,814)		-		(1,814)		(1,900)
TOTAL OTHER SOURCES/(USES)	\$	(1,900)	\$	(5,341)	\$	-	\$	(5,341)	\$	(1,900)
TOTAL EXPENDITURES	\$	179,958	\$	203,399	\$		\$	203,399	\$	176,285
EXCESS REVENUES (EXPENDITURES)	\$	75,589	\$	77,978	\$	1,700	\$	79,678	\$	88,309
⁽¹⁾ Carry Forward is Net of Reserve Requirement					Interest D	ue 1	1/1/26	\$	63,421	

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2019A Capital Improvement Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	\$ 2,290,000	5.650%	- 9	64,693	\$ 64,693
05/01/26	2,290,000	5.650%	45,000	64,693	
11/01/26	2,245,000	5.650%	-	63,421	173,114
05/01/27	2,245,000	5.650%	50,000	63,421	
11/01/27	2,195,000	5.650%	-	62,009	175,430
05/01/28	2,195,000	5.650%	50,000	62,009	
11/01/28	2,145,000	5.650%	,	60,596	172,605
05/01/29	2,145,000	5.650%	55,000	60,596	,
11/01/29	2,090,000	5.650%	-	59,043	174,639
05/01/30	2,090,000	5.650%	60,000	59,043	,
11/01/30	2,030,000	5.650%	-	57,348	176,390
05/01/31	2,030,000	5.650%	60,000	57,348	
11/01/31	1,970,000	5.650%	-	55,653	173,000
05/01/32	1,970,000	5.650%	65,000	55,653	1,0,000
11/01/32	1,905,000	5.650%	-	53,816	174,469
05/01/33	1,905,000	5.650%	70,000	53,816	17 1,105
11/01/33	1,835,000	5.650%	-	51,839	175,655
05/01/34	1,835,000	5.650%	75,000	51,839	175,055
11/01/34	1,760,000	5.650%		49,720	176,559
05/01/35	1,760,000	5.650%	75,000	49,720	170,557
11/01/35	1,685,000	5.650%	73,000	47,601	172,321
, ,		5.650%	- 80,000	47,601	172,321
05/01/36	1,685,000	5.650%	80,000	45,341	172.042
11/01/36	1,605,000		- 85,000	,	172,943
05/01/37	1,605,000	5.650%	85,000	45,341	172 201
11/01/37	1,520,000	5.650%	-	42,940	173,281
05/01/38	1,520,000	5.650%	90,000	42,940	172 220
11/01/38	1,430,000	5.650%	-	40,398	173,338
05/01/39	1,430,000	5.650%	95,000	40,398	150 111
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	5 1,958,573	\$ 4,248,573

Community Development District

Approved Budget Capital Reserve Fund

Description	Adopted Budget FY 2025	tuals Thru 6/30/25	jected Next 3 Months	ojected Thru 9/30/25	I	Approved Budget FY 2026
REVENUES:						
Interest Income Capital Reserve Funding - Transfer In	\$ 5,000 75,000	\$ 8,114	\$ 1,500 75,000	\$ 9,614 75,000	\$	5,000 75,000
Carry Forward Balance	239,061	231,454	-	231,454		309,218
TOTAL REVENUES	\$ 319,061	\$ 239,568	\$ 76,500	\$ 316,068	\$	389,218
EXPENDITURES:						
Capital Outlay Repair and Replacements	\$ 20,000 50,000	\$ - 3,350	\$ 1,000 2,500	\$ 1,000 5,850	\$	20,000 50,000
TOTAL EXPENDITURES	\$ 70,000	\$ 3,350	\$ 3,500	\$ 6,850	\$	70,000
Other Sources/(Uses)						
Transfer in/(Out)	\$ -	\$ -	\$ -	\$ -	\$	-
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$	-
TOTAL EXPENDITURES	\$ 70,000	\$ 3,350	\$ 3,500	\$ 6,850	\$	70,000
EXCESS REVENUES (EXPENDITURES)	\$ 249,061	\$ 236,218	\$ 73,000	\$ 309,218	\$	319,218

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

Neighborhoo d	O&M Units	Annual Maintenance Assessments						
		FY 2026	026 FY2025 Increase/ (decrease					
SF	458	\$1,120.89	\$1,077.94	\$42.95	3.98%			
Total	458							

A.

RESOLUTION 2025-04

THE ANNUAL APPROPRIATION RESOLUTION OF THE AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June 2025, submitted to the Board of Supervisors ("Board") of the Amelia Concourse Community Development District ("District") proposed budgets ("Proposed Budget") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Fiscal Year 2026"), along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two (2) days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Amelia Concourse Community Development District for the Fiscal Year Ending September 30, 2026."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026, the sum of \$1,581,387 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$512,729
DEBT SERVICE FUND – SERIES 2007	\$249,764
DEBT SERVICE FUND – SERIES 2016	\$249,780
DEBT SERVICE FUND – SERIES 2019A	\$264,594
CAPITAL RESERVE FUND	\$389,218
TOTAL ALL FUNDS	\$1,666,085

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026 or within sixty (60) days following the end of the Fiscal Year 2026 may amend its Adopted Budget for that fiscal year as follows:

a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within five (5) days after adoption and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 22ND DAY OF JULY 2025.

ATTEST:

AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

By:_____

Its:_____

Exhibit A: Adopted Budget for Fiscal Year 2026

B.

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AMELIA CONCOURSE **COMMUNITY** DEVELOPMENT DISTRICT MAKING Α DETERMINATION BENEFIT OF AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2026: **PROVIDING** FOR THE **COLLECTION** AND **ENFORCEMENT** OF SPECIAL **ASSESSMENTS: CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR** AMENDMENTS TO THE ASSESSMENT **ROLL:** PROVIDING Α **SEVERABILITY** CLAUSE; AND **PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Amelia Concourse Community Development District ("District") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Nassau County, Florida ("County"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("Board") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("Adopted Budget") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Fiscal Year 2026"), attached hereto as Exhibit A and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2026; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Amelia Concourse Community Development District ("Assessment Roll") attached to this Resolution as Exhibit B and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in Exhibit A confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in Exhibits A and B, is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits A** and **B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits A** and **B**. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 22ND DAY OF JULY 2025.

ATTEST:

AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

By:_____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2026Exhibit B: Assessment Roll

EIGHTH ORDER OF BUSINESS

B.

Notice of Meetings Amelia Concourse Community Development District

The Board of Supervisors of the Amelia Concourse Community Development District will hold their regular meetings for Fiscal Year 2026 at 11:00 a.m. at the Amelia Concourse Amenity Center, 85200 Amaryllis Court, Fernandina Beach, Florida 32034 on the third Tuesday of each month listed (*unless notated otherwise) as follows:

> November 18, 2025 January 20, 2026 March 17, 2026 April 21, 2026 (Budget Workshop Only) May 19, 2026 July 21, 2026 September 15, 2026



7/22/2025

Community Development District Amenity Management & Field Operations Report





Kelly Mullins

FIELD OPERATIONS MANAGER GOVERNMENTAL MANAGEMENT SERVICES

Amelia Concourse Community Development District

Amenity & Field Operations Report

July 22, 2025

To: Board of Supervisors

From: Kelly Mullins 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



Operations Updates



- All amenity center rental requests are being scheduled and coordinated by GMS.
- New resident and replacement cards are being coordinated and distributed by GMS.
- Checks payable to the CDD for replacement cards and reservations are being deposited and documented by GMS.
- GMS staff is rearranging the meeting room as necessary 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.
- The new cleaners are doing a great job. Bathrooms and social room are being cleaned twice a week. Trash is being emptied twice a week, or more frequently is needed. Bathrooms are being restocked as necessary.

Completed Projects – Maintenance

 Men's restroom toilet has been repaired. A new flapper and handle have been installed.





In Progress Projects-Maintenance

- The air conditioning in the office, storage area and pool restrooms is not working.
- It was determined that the compressor in the unit is bad.
- The installer of the original unit, Johnny's AC, has ordered the compressor and will schedule the repair when the part arrives.

In Progress Projects -Landscaping







- A golf cart parking area was approved at the May 2025 CDD meeting.
- Above are drawings of the new area. It will include a shell bed parking area with pavers along the border, as well as some new plant materials.
- The paver selection has been made and we are awaiting a start date.

In Progress Projects -Landscaping





- CDD Staff has been driving/walking around the community weekly to review community landscaping.
- A meeting was held with our account manager from The Greenery to review deficiencies.
- The Greenery was in the community for two days last week instead of the normal one day to work on areas that have fallen behind.
- CDD Staff has begun walking ponds to attempt to determine which residents are feeding the geese. A map is being drafted.
- There are a few dead trees along Amelia Concourse. Working on getting a proposal to remove them.
- A homeowner on Windflower Trail emailed CDD staff regarding a tree that was hit by lightning and died in the preserve area behind their home. Removal of the tree was approved and is scheduled for July 16th.

In Progress Projects

- We are continuing to coordinate with general contractors on the storage building project. We are currently working with the contractor on the electrical plans.
- The hinges on the front gate are beginning to sag from children jumping the gate. A maintenance person tried to adjust the gate. Will obtain quotes to take the gate down and reset it.



Conclusion

For any questions or comments regarding the above information please contact: Kelly Mullins, Field Operations Manager, at <u>acmanager@gmsnf.com</u>

Respectfully, Kelly Mullins, LCAM



NINTH ORDER OF BUSINESS

A.


Community Development District

Unaudited Financial Reporting June 30, 2025



Community Development District

Combined Balance Sheet

June 30, 2025

	General Fund	De	ebt Service Fund	Cap	ital Reserve Fund	Сар	oital Project Fund	Gove	Totals rnmental Funds
Assets:									
Cash:									
Operating Account	\$ 90,693	\$	-	\$	-	\$	-	\$	90,693
Investments:									
State Board of Administration (SBA)	63,148		-		236,219		-		299,367
Custody (US Bank)	502,252		-		-		-		502,252
Series 2007									
Reserve	-		112,263		-		-		112,263
Revenue	-		120,697		-		-		120,697
Prepayment	-		10,273		-		-		10,273
Cost of Issuance	-		-		-		1		1
<u>Series 2016</u>									
Reserve	-		71,777		-		-		71,777
Revenue	-		96,221		-		-		96,221
Series 2019A									
Reserve	-		106,301		-		-		106,301
Revenue	-		77,897		-		-		77,897
Prepayment	-		80		-		-		80
Construction	-		-		-		13,305		13,305
Series 2019B									
Prepayment	-		264		-		-		264
Construction	-		-		-		664,511		664,511
Prepaid Expenses	3,250		-		-		-		3,250
Deposits	2,475		-		-		-		2,475
Total Assets	\$ 661,819	\$	595,773	\$	236,219	\$	677,817	\$	2,171,627
Liabilities:									
Accounts Payable	\$ 1,201	\$	-	\$	-	\$	-	\$	1,201
Accrued Expenditures	4,474		-		-		-		4,474
Total Liabilites	\$ 5,674	\$	-	\$	-	\$	-	\$	5,674
Fund Balance:									
Nonspendable:									
Prepaid Items	\$ 3,250	\$	-	\$	-	\$	-	\$	3,250
Deposits	2,475		-		-		-		2,475
Restricted for:									
Debt Service - Series	-		595,773		-		-		595,773
Capital Project - Series	-		-		-		677,817		677,817
Assigned for:									
Capital Reserve Fund Unassigned	- 650,420		-		236,219		-		236,219 650,420
					004.04			*	
Total Fund Balances	\$ 656,144	\$	595,773	\$	236,219	\$	677,817	\$	2,165,952
Total Liabilities & Fund Balance	\$ 661,819	\$	595,773	\$	236,219	\$	677,817	\$	2,171,627

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

Accentus: Second Assessments - Tax Roll \$ 459,139 \$ 459,139 \$ 459,139 \$ 455,187 \$ Interest Income 5.000 5.000 5.000 18.089 340 Dither Income 5.00 5.000 5.000 18.089 340 Dither Income 5.00 5.000 5 464,639 \$ 464,216 \$ Expenditures: General & Administrative: 5 6.000 \$ 4.500 \$ 2.000 \$ CA Expense 459 344 2.14 -			Adopted	Pror	ated Budget		Actual		
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Anagement Pees 51,588 38,691 38,691 nformation Technology 2,247 1,685 1,685 Vebste Maintenance 1,124 843 843 Vebephone 500 375 164 Vebephone 500 375 164 Vebephone 1000 750 401 nsurance 11,580 11,264 11,264 Vrinting and Binding 750 750 884 eegal Advertising 2,500 1,875 1,036 Other Current Charges 1,000 750 838 Other Subscriptions 175 175 3 Oues, Licenses & Subscriptions 175 175 175 Contract Services: 1 115,205 \$ Zeld: - - 3,312 \$ Sage Maintenance \$ 45,000 \$ 33,750 \$ 28,593 \$ Ase Maintenance 7,000 \$,250 3,312 \$ \$,		750
nformation Technology 2,247 1,685 1,685 Vebsite Maintenance 1,124 843 843 Vebsite Maintenance 500 375 164 Votage 1,000 750 401 nsurance 11,580 11,264 11,580 11,264 rinting and Binding 750 750 884 663 663 egal Advertising 2,500 1,875 1,036 663	0								(0)
Website Maintenance 1,124 843 843 Felephone 500 375 164 Postage 1,000 750 401 nsurance 11,580 11,580 11,264 Printing and Binding 750 750 884 egal Advertising 2,550 1,875 1,036 Other Current Charges 1,000 750 838 Other Supplies 100 75 3 Dues, Licenses & Subscriptions 175 175 175 Fotal General & Administrative \$ 161,785 \$ 115,205 \$ Operations & Maintenance \$ 161,785 \$ 128,976 \$ 115,205 \$ Adve Maintenance \$ 161,785 \$ 128,976 \$ 115,205 \$ Ale Maintenance \$ 16,800 \$ 33,750 \$ 28,593 \$ Ale Maintenance 7,000 \$,2550 3,312 \$ \$ \$ Ale Maintenance 16,800 18,000 23,722 \$ \$ <td< td=""><td>-</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>0</td></td<>	-								0
Telephone 500 375 164 Postage 1,000 750 401 Insurance 11,580 11,580 11,264 Printing and Binding 750 750 884 egal Advertising 2,500 1,875 1,036 Dyther Current Charges 1,000 750 838 Diffic Supplies 100 75 83 Dues, Licenses & Subscriptions 175 175 175 Departions & Maintenance \$ 161,785 \$ 128,976 \$ 15.00 Advertising 7,000 7,50 83 \$ \$ \$ \$ Dues, Licenses & Subscriptions 175 175 175 \$ \$ Departions & Maintenance \$ 16,700 \$ 33,750 \$ 28,593 \$ Andscape Maintenance \$ 45,000 \$ 33,750 \$ 28,593 \$ Repairs & Maintenance \$ 45,000 \$ 33,750 \$ 28,593 \$ Repairs & Maintenance \$ 45,000									(0)
Notage 1,000 750 401 nsurance 11,580 11,580 11,264 Printing and Binding 750 750 884 egal Advertising 2,500 1,875 1,036 Other Current Charges 1,000 750 838 Office Supplies 100 75 838 Outes, Licenses & Subscriptions 175 175 175 Total General & Administrative \$ 161,785 \$ 128,976 \$ 115,205 \$ Dependions & Maintenance \$ 161,785 \$ 128,976 \$ 115,205 \$ Contract Services:									211
numance 11,580 11,580 11,264 Printing and Binding 750 750 884 egal Advertising 2,500 1,875 1,036 Other Current Charges 1,000 750 838 Office Supplies 100 75 3 Dues, Licenses & Subscriptions 175 175 175 Fotal General & Administrative \$ 161,785 \$ 128,976 \$ 115,205 \$ Operations & Maintenance \$ 161,785 \$ 128,976 \$ 115,205 \$ Operations & Maintenance \$ 161,785 \$ 128,976 \$ 15,205 \$ Contract Services: - <td< td=""><td>-</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>349</td></td<>	-								349
Printing and Binding 750 750 884 Legal Advertising 2,500 1,875 1,036 Other Current Charges 1,000 750 838 Office Supplies 100 75 3 Oute, Licenses & Subscriptions 175 175 175 Total General & Administrative \$ 161,785 \$ 128,976 \$ 115,205 \$ Poterations & Maintenance \$ 161,785 \$ 128,976 \$ 115,205 \$ Contract Services: - - <td>5</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>316</td>	5								316
Legal Advertising 2,500 1,875 1,036 Other Current Charges 1,000 750 838 Office Supplies 100 75 3 Oues, Licenses & Subscriptions 175 175 175 Fotal General & Administrative \$ 161,785 \$ 128,976 \$ 115,205 \$ Operations & Maintenance \$ 161,785 \$ 128,976 \$ 115,205 \$ Operations & Maintenance \$ 161,785 \$ 128,976 \$ 115,205 \$ Contract Services:									(134)
Other Current Charges 1,000 750 838 Difice Supplies 100 75 3 Dues, Licenses & Subscriptions 175 175 175 Total General & Administrative \$ 161,785 \$ 128,976 \$ 115,205 \$ Operations & Maintenance \$ 161,785 \$ 128,976 \$ 115,205 \$ Operations & Maintenance \$ 161,785 \$ 128,976 \$ 115,205 \$ Contract Services:									840
Diffice Supplies100753Dues, Licenses & Subscriptions175175175Total General & Administrative\$161,785\$128,976\$115,205\$Operations & MaintenanceContract Services:and scape Maintenance\$45,000\$33,750\$28,593\$addscape Maintenance\$7,0005,2503,312Field Operations Management16,80012,60012,600Repairs & Maintenanceand scape Contingency18,0003,000-Image: Contract Services:Contract Services:and scape Maintenance\$45,000\$33,750\$28,593\$Contract Services:and scape Contingency10,0007,5008,319Difities:ElectricStopp colspan="4">Contract Services:Contract Services:							,		(88)
Dues, Licenses & Subscriptions 175 175 175 Fotal General & Administrative \$ 161,785 \$ 128,976 \$ 115,205 \$ Operations & Maintenance \$ 161,785 \$ 128,976 \$ 115,205 \$ Operations & Maintenance \$ 161,785 \$ 128,976 \$ 115,205 \$ Field: Contract Services: \$	_								72
Deparations & Maintenance Field: Contract Services: Landscape Maintenance \$ 45,000 \$ 33,750 \$ 28,593 \$ Lake Maintenance 7,000 5,250 3,312 Pield Operations Management 16,800 12,600 12,600 Repairs & Maintenance 18,000 18,000 23,722 Repairs & Maintenance 18,000 3,000 - .andscape Contingency 10,000 7,500 8,319 Litilities: 35,000 26,250 25,607 Nater & Sewer 15,000 11,250 14,764									-
Field: Contract Services: aandscape Maintenance \$ 45,000 \$ 33,750 \$ 28,593 \$ aake Maintenance 7,000 5,250 3,312 Sield Operations Management 16,800 12,600 12,600 Repairs & Maintenance: 8 Repairs & Maintenance 18,000 3,000 - andscape Contingency 10,000 7,500 8,319 Utilities: 35,000 26,250 25,607 Vater & Sewer 15,000 11,250 14,764	tal General & Administrative	\$	161,785	\$	128,976	\$	115,205	\$	13,771
Contract Services: Land scape Maintenance \$ 45,000 \$ 33,750 \$ 28,593 \$ Lake Maintenance 7,000 5,250 3,312 \$ Field Operations Management 16,800 12,600 12,600 \$ Repairs & Maintenance: 16,800 18,000 23,722 \$ Repairs & Maintenance 10,000 7,500 8,319 \$ Luiltities: 5 5,000 26,250 25,607 Water & Sewer 15,000 11,250 14,764	erations & Maintenance								
andscape Maintenance \$ 45,000 \$ 33,750 \$ 28,593 \$ aake Maintenance 7,000 5,250 3,312 Field Operations Management 16,800 12,600 12,600 Repairs & Maintenance: 8 8 8 Repairs & Maintenance: 18,000 18,000 23,722 rrigation Repairs 4,000 3,000 - andscape Contingency 10,000 7,500 8,319 Utilities: 8 11,250 25,607 Selectric 35,000 26,250 25,607 Water & Sewer 15,000 11,250 14,764	<u>ld:</u>								
Lake Maintenance 7,000 5,250 3,312 Field Operations Management 16,800 12,600 12,600 Repairs & Maintenance: X <thx< th=""> X <thx< th=""> <t< td=""><td>Contract Services:</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<></thx<></thx<>	Contract Services:								
Field Operations Management 16,800 12,600 12,600 Repairs & Maintenance: Repairs & Maintenance 18,000 18,000 23,722 rrigation Repairs 4,000 3,000 - Landscape Contingency 10,000 7,500 8,319 Utilities: Electric 35,000 26,250 25,607 Water & Sewer 15,000 11,250 14,764	ndscape Maintenance	\$		\$	33,750	\$		\$	5,157
Repairs & Maintenance: Repairs & Maintenance 18,000 18,000 23,722 rrigation Repairs 4,000 3,000 - Landscape Contingency 10,000 7,500 8,319 Utilities: 2 2 2 Electric 35,000 26,250 25,607 Water & Sewer 15,000 11,250 14,764	ke Maintenance		7,000		5,250		3,312		1,938
Repairs & Maintenance 18,000 18,000 23,722 rrigation Repairs 4,000 3,000 - andscape Contingency 10,000 7,500 8,319 Utilities: 2 2 2 Stectric 35,000 26,250 25,607 Vater & Sewer 15,000 11,250 14,764	ld Operations Management		16,800		12,600		12,600		-
Trigation Repairs 4,000 3,000 - andscape Contingency 10,000 7,500 8,319 Utilities: Electric 35,000 26,250 25,607 Water & Sewer 15,000 11,250 14,764	-								
Landscape Contingency 10,000 7,500 8,319 Utilities: 35,000 26,250 25,607 Electric 35,000 11,250 14,764							23,722		(5,722)
Utilities: 35,000 26,250 25,607 Slectric 35,000 11,250 14,764							-		3,000
Silectric 35,000 26,250 25,607 Vater & Sewer 15,000 11,250 14,764	ndscape Contingency		10,000		7,500		8,319		(819)
Water & Sewer 15,000 11,250 14,764			05.000		04070		05 405		
									642
	ller & Sewer		15,000		11,250		14,/64		(3,513)
Subtotal Field \$ 150,800 \$ 117,600 \$ 116,917 \$	ıbtotal Field	\$	150,800	\$	117,600	\$	116,917	\$	684

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted P		Pror	ated Budget		Actual		
		Budget	et Thru 06/30/25		Thr	u 06/30/25	V	/ariance
Amenity Center:								
Insurance	\$	22,207	\$	22,207	\$	20,242	\$	1,965
Facility Management		16,800		12,600		12,600		-
Pool Maintenance		18,318		13,739		13,739		-
Pool Chemicals		13,000		9,750		10,488		(738)
Pool Permits		530		530		515		15
Cable		2,200		1,650		1,462		188
Janitorial		9,841		7,380		7,381		(0)
Facility Maintenance		13,596		10,197		8,030		2,167
Pest Control		1,000		1,000		1,080		(80)
Refuse		750		563		555		8
Holiday Decorations		2,000		1,500		-		1,500
Reserves:								
Capital Reserve Funding		75,000		-		-		-
Subtotal Amenity Center:	\$	175,242	\$	81,115	\$	76,092	\$	5,024
Total Operations & Maintenance	\$	326,042	\$	198,716	\$	193,008	\$	5,707
Total Expenditures	\$	487,827	\$	327,692	\$	308,213	\$	19,479
Excess (Deficiency) of Revenues over Expenditures	\$	(23,188)	\$	136,947	\$	176,003	\$	39,056
Other Financing Sources/(Uses):								
Transfer In/(Out)	\$	-	\$	-	\$	-	\$	-
Total Other Financing Sources/(Uses)	\$	-	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$	(23,188)	\$	136,947	\$	176,003	\$	39,056
Fund Balance - Beginning	\$	23,188			\$	480,141		
	\$				\$			

Community Development District

Month to Month

		Oct	Nov	Dec	Jan	Feb	March	April	Мау	June	July	Aug	Sept	Total
Revenues:														
Special Assessments - Tax Roll	\$	- \$	42,684 \$	411,259 \$	2,450 \$	- \$	- \$	8,794 \$	- \$	- \$	- \$	- \$	- \$	465,187
Interest Income	Ψ	1,509	1,112	1,119	2,545	2,632	2,545	2,098	2,155	2,374	-	-	- -	18,089
Other Income		-	-	30	500	-	150	260	-	-	-	-		940
Total Revenues	\$	1,509 \$	43,796 \$	412,408 \$	5,495 \$	2,632 \$	2,695 \$	11,152 \$	2,155 \$	2,374 \$	- \$	- \$	- \$	484,216
Expenditures:	¥	1,007 ¢	10,750 \$	112,100 \$	6,156 ¢	¢	UUUUUUUUUUUUUUUUUUUUUUUUUUUUUUUUU	11,102 \$	2 ,100 ¢		¥	ų.	¥	101,210
<u>General & Administrative:</u>														
Supervisors	\$	- \$	600 \$	- \$	600 \$	- \$	600 \$	400 \$	600 \$	- \$	- \$	- \$	- \$	2,800
FICA Expense		-	46	-	46	-	47	30	46	-	-	-	-	214
Travel		-	-	-	-	-	-	-	-	-	-	-	-	
Engineering		-	3,183	508	1,015	653	730	-	1,465	-	-	-	-	7,553
Attorney Fees		672	2,787	313	3,250	361	2,517	806	2,402	-	-	-	-	13,106
Annual Audit		-	-	-	-	-	-	-	-	-	-	-	-	
Dissemination		1,083	983	983	983	983	983	1,183	983	983	-	-	-	9,149
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	4,299	4,299	-	-	-	38,691
Information Technology		187	187	187	187	187	187	187	187	187	-	-	-	1,685
Website Maintenance		94	94	94	94	94	94	94	94	94	-	-	-	843
Telephone		-	34	_	42	-	58	-	29	-	-	-	-	164
Postage		8	9	11	2	4	5	12	5	345	-	-	-	401
Insurance		11,264	-	-	-	-	-	-	-	-	-	-	-	11,264
Printing and Binding		133	1	38	1	54	9	25	12	610	-	-	-	884
Legal Advertising			-		-		-			1,036		-	-	1,036
Other Current Charges			-	10	-	827			-	1,000		-	-	838
Office Supplies		0	0	0	-	0	-	1	-	1		-		3
Dues, Licenses & Subscriptions		175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$	35,321 \$	16,863 \$	6,443 \$	10,518 \$	7,462 \$	9,530 \$	11,389 \$	10,123 \$	7,556 \$	- \$	- \$	- \$	115,205
Operations & Maintenance														
Field:														
Contract Services:														
Landscape Maintenance	\$	3,177 \$	3,177 \$	3,177 \$	3,177 \$	3,177 \$	3,177 \$	3,177 \$	3,177 \$	3,177 \$	- \$	- \$	- \$	28,593
Lake Maintenance		368	368	368	368	368	368	368	368	368	-	-	-	3,312
Field Operations Management		1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	-	-	-	12,600
Repairs & Maintenance:														
Repairs & Maintenance		5,189	-	1,712	-	1,924	752	349	-	13,796	-	-	-	23,722
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	2,893	2,879	-	-		25,607
Water & Sewer		2,176	1,678	1,722	1,432	1,432	1,539	1,593	1,595	1,595	-	-	-	14,764
Subtotal Field Expenditures	\$	16,754 \$	10,687 \$	13,658 \$	9,276 \$	11,195 \$	12,997 \$	9,700 \$	9,434 \$	23,215 \$	- \$	- \$	- \$	116,917

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	1,400	1,400	-	-	-	12,600
Pool Maintenance	1,527	1,527	1,527	1,527	1,527	1,527	1,527	1,527	1,527	-	-		13,739
Pool Chemicals	2,002	717	935	1,399	316	967	1,098	967	2,087	-	-		10,488
Pool Permits	-	-	-	-	-	-	515	-	-	-	-	-	515
Cable	162	162	162	162	163	163	163	163	163	-	-	-	1,462
Janitorial	820	820	820	820	820	820	820	820	820	-	-	-	7,381
Facility Maintenance	195	2,084	195	195	1,925	1,765	1,253	-	418	-	-	-	8,030
Pest Control	81	81	81	81	81	81	81	81	432	-	-	-	1,080
Refuse	59	59	61	61	61	61	61	62	68	-	-	-	555
Holiday Decorations	-	-	-	-	-	-	-	-	-	-	-	-	-
Reserves:													
Capital Reserve Fund	-	-		-		-	-		-	-	-	-	-
Subtotal Amenity Center:	\$ 26,488 \$	6,850 \$	5,181 \$	5,646 \$	6,293 \$	6,783 \$	6,918 \$	5,019 \$	6,914 \$	- \$	- \$	- \$	76,092
Total Operations & Maintenance	\$ 43,242 \$	17,538 \$	18,839 \$	14,922 \$	17,488 \$	19,781 \$	16,618 \$	14,452 \$	30,129 \$	- \$	- \$	- \$	193,008
Total Expenditures	\$ 78,563 \$	34,401 \$	25,282 \$	25,440 \$	24,950 \$	29,310 \$	28,008 \$	24,575 \$	37,685 \$	- \$	- \$	- \$	308,213
Excess (Deficiency) of Revenues over Expenditures	\$ (77,054) \$	9,395 \$	387,126 \$	(19,945) \$	(22,317) \$	(26,615) \$	(16,856) \$	(22,420) \$	(35,310) \$	- \$	- \$	- \$	176,003
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) \$	(16,856) \$	(22,420) \$	(35,310) \$	- \$	- \$	- \$	176,003

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 06/30/25	Thr	u 06/30/25	I	/ariance
Revenues:								
Special Assessments - Tax Roll	\$	111,295	\$	111,295	\$	113,228	\$	1,933
Special Assessments - Prepayment		-		-		10,273		10,273
Interest Income		5,000		5,000		8,767		3,767
Total Revenues	\$	116,295	\$	116,295	\$	132,269	\$	15,973
Expenditures:								
Interest - 11/1	\$	29,900	\$	29,900	\$	29,900	\$	-
Interest - 5/1		29,900		29,900		29,900		-
Principal - 5/1		50,000		50,000		50,000		-
Total Expenditures	\$	109,800	\$	109,800	\$	109,800	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$	6,495	\$	6,495	\$	22,469	\$	15,973
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	\$	5,295	\$	21,339	\$	16,044
Fund Balance - Beginning	\$	103,187			\$	221,893		
Fund Balance - Ending	\$	108,483			\$	243,232		

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 06/30/25	Thr	u 06/30/25	V	/ariance
Revenues:								
Special Assessments - Tax Roll	\$	146,859	\$	146,859	\$	148,470	\$	1,611
Interest Income		5,000		5,000		6,788		1,788
Total Revenues	\$	151,859	\$	151,859	\$	155,258	\$	3,399
Expenditures:								
Interest - 11/1	\$	52,500	\$	52,500	\$	52,500	\$	-
Principal Prepayment - 11/1		-		-		5,000		(5,000)
Interest - 5/1		52,500		52,500		52,350		150
Principal - 5/1		35,000		35,000		35,000		-
Principal Prepayment - 5/1		-		-		5,000		(5,000)
Total Expenditures	\$	140,000	\$	140,000	\$	149,850	\$	(9,850)
Excess (Deficiency) of Revenues over Expenditures	\$	11,859	\$	11,859	\$	5,408	\$	(6,451)
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	\$	10,359	\$	3,927	\$	(6,432)
Fund Balance - Beginning	\$	92,266			\$	164,071		
					\$			

Community Development District

Debt Service Fund Series 2019A

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted	Pror	Prorated Budget		Actual		
	Budget	Thr	u 06/30/25	Thr	u 06/30/25	١	/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		7,807		2,807
Total Revenues	\$ 184,916	\$	184,916	\$	205,299	\$	20,383
Expenditures:							
Interest - 11/1	\$ 66,529	\$	66,529	\$	66,529	\$	-
Interest - 5/1	66,529		66,529		66,529		-
Principal - 5/1	45,000		45,000		45,000		-
Principal Prepayment - 5/1	-		-		20,000		(20,000
Total Expenditures	\$ 178,058	\$	178,058	\$	198,058	\$	(20,000
Excess (Deficiency) of Revenues over Expenditures	\$ 6,859	\$	6,859	\$	7,242	\$	383
Other Financing Sources/(Uses):							
Property Appraiser	\$ (1,900)	\$	(1,900)	\$	(1,814)	\$	86
Transfer In/(Out)	-		-		(3,527)		(3,527
Total Other Financing Sources/(Uses)	\$ (1,900)	\$	(1,900)	\$	(5,341)	\$	(3,441
Net Change in Fund Balance	\$ 4,959	\$	4,959	\$	1,901	\$	(3,058
Fund Balance - Beginning	\$ 75,131			\$	182,378		
Fund Balance - Ending	\$ 80,089			\$	184,279		

Community Development District

Debt Service Fund Series 2019B

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopt			ed Budget		ctual		
	Budg	et	Thru (06/30/25	Thru (06/30/25	Va	riance
Revenues:								
Special Assessments - Tax Roll	\$	-	\$	-	\$	-	\$	-
Interest Income		-		-		9		9
Total Revenues	\$	-	\$	-	\$	9	\$	9
Expenditures:								
Interest - 11/1	\$	-	\$	-	\$	-	\$	-
Principal Prepayment - 11/1		-		-		-		-
Total Expenditures	\$	-	\$	-	\$	-	\$	-
Excess (Deficiency) of Revenues over Expenditures	\$	-	\$	-	\$	9	\$	9
Other Financing Sources/(Uses):								
Transfer In	\$	-	\$	-	\$	-	\$	-
Transfer (Out)		-		-		-		-
Total Other Financing Sources/(Uses)	\$	-	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$	-	\$	-	\$	9	\$	9
Fund Balance - Beginning	\$	-			\$	255		
Fund Balance - Ending	\$	-			\$	264		

Community Development District Statement of Revenues and Expenditures

Capital Projects Funds

Description	SE 2007		S	E 2019A	SE 2019B
<u>Revenues</u>					
Interest Income	\$	-	\$	346	\$20,307
Transfer In		-		3,527	-
Total Revenues	\$	-	\$	3,873	\$ 20,307
<u>Expenditures</u>					
Capital Outlay	\$	-	\$	-	\$ 943
Transfer Out		-		-	-
Total Expenditures	\$	-	\$	-	\$ 943
Excess Revenues (Expenditures)	\$-		\$	3,873	\$ 19,364
Beginning Fund Balance	\$	1	\$	9,432	\$ 645,147
Ending Fund Balance	\$	1	\$	13,305	\$ 664,511

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

	Adopted		Prora	ated Budget		Actual		
		Budget	Thru	06/30/25	Thr	u 06/30/25	V	ariance
Revenues								
Capital Reserve Funding	\$	75,000	\$	-	\$	-	\$	-
Interest		5,000		5,000		8,114		3,114
Total Revenues	\$	80,000	\$	5,000	\$	8,114	\$	3,114
Expenditures:								
Capital Outlay	\$	20,000	\$	15,000	\$	-	\$	15,000
Repair and Replacements		50,000		37,500		3,350		34,150
Total Expenditures	\$	70,000	\$	52,500	\$	3,350	\$	49,150
Excess (Deficiency) of Revenues over Expenditures	\$	10,000			\$	4,764		
Other Financing Sources/(Uses)								
Transfer In/(Out)	\$	-	\$	-	\$	-	\$	-
Total Other Financing Sources (Uses)	\$	-	\$	-	\$	-	\$	-
Net Change in Fund Balance	\$	10,000			\$	4,764		
Fund Balance - Beginning	\$	229,337			\$	231,454		
Fund Balance - Ending	\$	239,337			\$	236,219		

Community Development District Long Term Debt Report

Series 2007, Capital	Improvement Revenue Bonds		
Optional Redemption Date	5/1/2017		
Interest Rate	5.75%		
Maturity Date	5/1/2038		
Reserve Fund Definition	7.0264% of Deemed Outstanding		
Reserve Fund Requirement	\$ 112,263		
Reserve Fund Balance	112,263		
Excess Funds Revenue Acc 11/2	Any lawful Purpose		
2	ing initial i alpose		
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)
Less: May 1, 2025 (Mandatory)			(50,000)
Current Bonds Outstanding		\$	990,000
Series 2016, Capital	Improvement Revenue Bonds		
Oution of Dedouantion Dete	F /1 /2026		
Optional Redemption Date Interest Rate	5/1/2026		
Maturity Date	6.00% 5/1/2047		
Reserve Fund Definition	50% of MADS		
Reserve Fund Requirement	\$ 71,777		
Reserve Fund Balance	71,777		
Excess Funds Revenue Acc 11/2	Any lawful Purpose		
Bonds outstanding - 6/30/2016		\$	3,385,000
Less: May 1, 2018 (Mandatory)		φ	
Less: May 1, 2018 (Prepayment)			(40,000) (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 (Prepayment) 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 (Prepayment) Less: May 1, 2024 (Mandatory)			(35,000
Less: November 1, 2024 (Manualory)			(5,000)
Less: May 1, 2025 (Prepayment)			(35,000
Less: May 1, 2025 (Prepayment) Less: May 1, 2025 (Mandatory)			(5,000)
Current Bonds Outstanding		\$	1,705,000

Community Development District Long Term Debt Report

Series 2019A, Capital Im	provement 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)
Less: May 1, 2025 (Prepayment)		(20,000)
Less: May 1, 2025 (Mandatory)		(45,000)
Current Bonds Outstanding		\$ 2,290,000

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

	:	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%

B.

Community Development District

Check Register Summary 5/1/2025-6/30/2025

Fund	Date	Check #'s	Amount
Payroll	5/28/25	50240-50242	\$ 554.10
		Sub-Total	\$ 554.10
General Fund			
	5/9/25	2547-2552	\$ 11,396.75
	5/16/25	2553-2556	11,961.31
	6/6/25	2557-2567	24,782.28
	6/9/25	2568	450.00
	6/13/25	2569-2572	6,997.47
	6/24/25	2573-2578	5,695.19
		Sub-Total	\$ 61,283.00
Total			\$ 61,837.10

\$ 61,837.10

PR300R	:	PAYROLL CHECK REGISTER	RUN	5/28/25 P	AGE 1
CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE	
50240	12	JEFFRY A SNOW	184.70	5/28/2025	
50241	13	KIMBERLY CHAMERDA	184.70	5/28/2025	
50242	15	WILLIAM T BUSBY	184.70	5/28/2025	

TOTAL FOR REGISTER

554.10

ACON AMELIA CONCOUR DLAUGHLIN

Attendance Sheet

District Name: Amelia Concourse CDD

Board Meeting Date: May 20, 2025 Meeting

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

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

Approved for Payment:

District Manager Signature

<u>5/20/25</u> Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

Grau and Associates

1001 W. Yamato Road, Suite 301 Boca Raton, FL 33431 www.graucpa.com

APR 30

20

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 27354 Date 04/30/2025

SERVICE

AMOUNT

Project: Arbitrage - Series 2019 FYE 2/28/2025 Arbitrage Services

\$<u>600.00</u>

Subtotal: 600.00

Total 600.00

Current Amount Due \$____600.00

Γ	0 - 30	31- 60	61 - 90	91 - 120	Over 120	Balance			
1	600.00	0.00	0.00	0.00	0.00	600.00			
	Paymont due unen receint								

Payment due upon receipt.



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

INVOICE

Original

Total Invoice	\$248.00	
Invoice Number	7047352	
Invoice Date	4/24/25	
Sales Order Number/Type	4793569	SL
Branch Plant	74	
Shipment Number	5734276	

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

498806 Ship To:

AMELIA CONCOURSE COMMUNITY DEVELOPMENT 85200 Amaryllis Ct **SUITE 114** Fernandina Beach FL 32034-9716

Net Due	Date Terms	FOB Description	Ship Via		Ci	ustomer F	.0.#	Ρ.	O. Release	Sales Agent #
5/24/25	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. 78	70-1	N	80.0000	GA	\$2.9500	GA	773.6 LB	\$236.00
		1 LB BLK (Mini-Bulk)			80.0000	GA			773.6 GW	
1.010	Fuel Surcharge	Freight		N	1.0000	EA	\$12.0000			\$12.00

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

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

Approved Chip Dellinger, Operations Manager Governmental Management Services On behalf of Amelia Concourse CDD Date: 4/29/2025 Acct. # 1-320-57200-45400



Page 1 of 1		Tax Rate Sales Tax			Invoice Tota	ı \$248.0
	0 %	•	\$0.00		mvoice rota	φ240.0
No Discounts on Freight IMPORTANT: All products are sold without warran any kind and purchasers will, by their own 1 determine suitability of such products for their own Seller warrants that all goods covered by this invoice produced in compliance with the requirements of the Labor Standards Act of 1938, as amended. Specifically disclaims and excludes any warrant purpose. No CLAIMS FOR LOSS, DAMAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD CONDITION.	ests, use. vere Fair eller / of	Email: Credit.D	3	FINANCIAL INSTITU US Bank 800 Nicoliet Mail Minneapolis, MN S Account Name: Account #: ABA/Routing #: Swift Code#: Type of Account:		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 invoke has not been processed vet.

This contractor and subcontractor shall able by the requirements of 41 CFH \$\$60-14(b, 60-300-b); 0-0-300-b); 10-0-300-b); www.hawkinsinc.com

By signing this document, the customer agrees to the services and conditions outlined in this document.

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

#

1.

Date

Invoice no.: 9977-B Terms: Net 30 Invoice date: 05/01/2025 Due date: 05/31/2025

Product or service

Aquatic Maintenance

Approved Chip Dellinger Amenity & Operations Manager **Governmental Management Services** On behalf of Amelia Concourse CDD Date: 5/2/2025 Acct. # 1-320-57200-46800

Description





PO Box 6569 Hilton Head Island, SC 29938

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

Invoice	782683				
Date	PO/Contract#				
05/01/25					
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 - Mainten	ance Contract Ser	vices - Amelia Conco	urse CDD Phase 1 &	2 May 2025	\$3,177.00
				Total	\$3,177.00

Approved Chip Dellinger Operations Manager Governmental Management Services On behalf of Amelia Concourse CDD Date: 5/2/2025 Acct. # 001 320 57200 46200



Visa, Discover, AMEX, and MasterCard are accepted. All credit card transactions will incur a 3% nonrefundable 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	\$0.00	\$0.00	\$0.00

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



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

Invoice Date: Direct Inquiries To: Phone: 04/25/2025 Schuhle, Scott A

(954)-938-2476

7727341

Amelia Concourse CDD ATTN District Manager 475 West Town Place Suite 114 World Golf Village St Augustine, FL 32092 United States AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2019A SERIES 2019B-1 (TAX-EXEMPT) AND SERIES 2019B-2 (TAXABLE)

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

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

TOTAL AMOUNT DUE

\$7,003.75

All invoices are due upon receipt.



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

AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2019A SERIES 2019B-1 (TAX-EXEMPT) AND SERIES 2019B-2 (TAXABLE)

Current [Due:	1000bi			\$7.00)3.75
Direct Ind	quiries	To:		Schuh	le, Sc	ott A
Phone:				(954)	-938-	2476
	1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.	.[4].[4].[4].[4].[4]		1.1.1.1.1.1.1.1		

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





Corporate Trust Services EP-MN-WN3L 60 Livingston Ave.

AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2019A SERIES 2019B-1 (TAX-EXEMPT) AND SERIES 2019B-2 (TAXABLE)

7727341 04/25/2025

Direct Inquiries To: Phone:

Schuhle, Scott A (954)-938-2476

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP								
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees				
04200 Trustee 04200 Trustee	1.00 1.00	3,750.00 2,750.00	100.00% 100.00%	\$3,750.00 \$2,750.00				
Subtotal Administration Fees - In Advance	e 04/01/2025 - 03/31/2026	6		\$6,500.00				
Incidental Expenses 04/01/2025 to 03/31/2026	6,500.00	0.0775		\$503.75				
Subtotal Incidental Expenses				\$503.75				
TOTAL AMOUNT DUE				\$7,003.75				



Governmental Management Services, LLC 475 West Town Place, Suite 114 St. Augustine, FL 32092		Invoice
BIII To: Amelia Concourse CDD 475 West Town Place Suite 114 St. Augustine, FL 32092	Invoice Due	ice #: 342 Date: 5/1/25 Date: 5/1/25 Case: nber:
Description	Hours/Gty Rat	ie Amount
Contract Administration -May 2025 Facility Management- May 2025 Janitorial - May 2025 Pool Maintenance - May 2025		400.00 400.00 820.08 526.50 1,526.50 1,526.50
	Total	<u> </u>
	Payments/Cre	dits \$0.00
	Balance Due	\$5,146.58

Governmental Management Services, LLC

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

Invoice

Invoice #: 343 Invoice Date: 5/1/25 Due Date: 5/1/25 Case: P.O. Number: C BUSS 2487

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

Description	Hours/Qty	Rate	Amount
Management Fees - May 2025 Website Administration - May 2025 Information Technology - May 2025 Dissemination Agent Services - May 2025 Office Supplies Postage Copies Telephone Pool Chemicals - Trichlor Pool Chemicals - Tile Soap		4,299.00 93.67 187.25 983.17 0.36 8.28 21.15 29.23 78.71 36.66	4,299.00 93.67 187.25 983.17 0.36 8.28 21.15 29.23 78.71 36.66
RECEIVE MAY 0 7 2025 BY:			
	Total	aguna da Barran an car car car anna a charlan Arman	\$5,737.48
	Paymen	ts/Credits	\$0.00
	Balance	Due	\$5,737.48





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

INVOICE

Total Invoice	\$882.25	
Invoice Number	7062007	
Invoice Date	5/9/25	
Sales Order Number/Type	4809234	SL
Branch Plant	74	
Shipment Number	5754727	

Sold To: 498805 ACCOUNTS PAYABLE AMELIA CONCOURSE COMMUNITY DEVELOPMENT 475 W Town PI SUITE 114 Saint Augustine FL 32092-3648 Ship To: 498806

AMELIA CONCOURSE COMMUNITY DEVELOPMENT 85200 Amaryllis Ct SUITE 114 Fernandina Beach FL 32034-9716

Net Due	Date Terms	FOB Description	Ship Via		Ci	ustomer F	P.O.#	Ρ.	O. Release	Sales Agent #
6/8/25	Net 30	PPD Origin	HWTG							382
Line #	Item Number	Item Name/ Description		Tax	Oty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000 4	41930	Azone - EPA Reg. No. 78	70-1	N	295.0000	GA	\$2.9500	GA	2,852.7 LB	\$870.25
		1 LB BLK (Mini-Bulk)			295.0000	GA			2,852.7 GW	
1.010	Fuel Surcharge	Freight		N	1.0000	EA	\$12.0000			\$12.00

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

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

Approved Chip Dellinger, Operations Manager Governmental Management Services On behalf of Amelia Concourse CDD Date: 5/13/2025 Acct. # 1-320-57200-45400



Page 1 of 1	Tax R		ax Rate Sales Tax		Invoice Tota	\$882.25
	0	%	\$0.00		monce rota	,
No Discounts on Freight IMPORTANT: All products are sold without warra any kind and purchasers will, by their own determine suitability of such products for their own Sellar warrants that all goods covered by this invoke produced in compliance with the requirements of the Labor Standards Act of 1938, as amended. specifically disclaims and excludes any warran merchantability and any warranty of linness for a par purpose. NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD CONDITION.	tests, n use, e were e Fair Seller nty of ticular	WIRING CO Email: Crec	ic. 0263 s, MN 55486-0263 INTACT INFORIMATION: Jit.Dept@Hawkinsinc.com uber: (612) 331-6910	FINANCIAL INSTITU US Bank 800 Nicollet Mall Minneapolis, MN S Account Name: Account #: ABA/Routing #: Swift Code#: Type of Account:		ACH PAYMENTS: CTX (Corporate Trade Exchange) is our preferred method. Please remember to include in the addendum the document numbers pertaining to the payment. For other than CTX, the remit to information may be emailed to Credit,Dept@Hawkinsinc.com CASH IN ADVANCE/EFT PAYMENTS: Please list the Hawkins, Inc. sales order number or your purchase order number if the invoice has not been processed yet.

This contractor and subcontractor shall abide by the requirements of 41 CFR §§60-1.4(a), 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against qualified individuals based on their status as protected subcontractors take afframetive action to employ and advance in employment individuals without regard to race, color, religion, sex, art national origin, moreover, these regulations takes of menover advance in employment individuals without regard to race, color, religion, sex, and one of origin origin.



Tallahassee, FL 32308 2498 Centerville Rd.

Bill to: Amelia Concourse CDD 475 W Town Place Suite 114 Saint Augustine, FL 32092 <u>Click Here to Pay Online!</u> Invoice

Invoice #: Invoice Date: Completed: Terms: Bid#: 423762 05/01/2025 05/01/2025 Due on Aging Date

475 W Town Place



HiTechFlorida.com

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

Tech Resolution Note:

Thank you for choosing Hi-Techl

To review or pay your account online, please visit our online bill payment <u>Hi-Tech Customer Portal</u> . You will need your customer number and billing z create a new login.	
Support@hitechflorida.com Office: 850-385-7649	Balance Due \$195.00

			ire Extir Paks Blvd 7y FL 3270	a lce nguishers	
Date: Number: Terms 9/27/2024 20803	s: Due: 9/27/2024	FL Lic # 04 GatorFireE	195650002 Ext@gmail.		
Service Address:		Billing Add	ress:		
Amelia Concourse Amenity Center Chip 85200 Amaryllis Ct Fernandina Beach FL 32034-3787	· · ·	85200 Am Fernandin		. 32034-3787	
Item		Quantity	UOM	Rate	Amount
A2 INSP/ CERT- 2-5 Extinguishers	een je prinsprint je propij septer prijit propij prijit provi je je se	3.00	EA	\$20.00	\$60.00
SERVICE CALL SERVICE CALL		1.00	EA	\$45.00	\$45.00
· · · · · · · · · · · · · · · · · · ·				Subtotal:	\$105.00
Approved Kelly Mullins	RECEIVE			Sales Tax:	\$0.00
Amenity & Operations Manager	V MANY 29 2025			Total:	\$105.00
Governmental Management Services On behalf of Amelia Concourse CDD	and first that the same same	Y		Payments:	
Date: 5-29-25 Acct. # 1-320-57200-62000	84 84 8	ng panang sa ka Genini P		Balance Due:	\$105.00

Terms and Conditions

Please read before accepting & authorizing. ALL CERTIFICATION TAGS, FIRE EXTINGUISHERS, AND EQUIPMENT IS NOW AND SHALL REMAIN THE PROPERTY OF GATOR FIRE SYSTEMS, LLC (GFS) UNTIL THE BALANCE DUE IS PAID IN FULL.

Fernandina Beach / Jacksonville: (904) 261-0520

Dayton / Orlando / Tampa: (407) 960-3183

ς.

NOTE: Please make checks payable to Gator Fire Extinguishers

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

Invoice

Invoice #: 344 Invoice Date: 5/16/25 Due Date: 5/16/25 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 April 1 - April 30, 2025 Maintenance Supplies		0.00 220.00 8.67 128.67
Approved Kelly Mullins Amenity & Operations Manager Governmental Management Services On behalf of Amelia Concourse CDD Date: 5-27-25 Acct. # 1-320-57200-62000		
Mina Moning.	Total	\$348.67
alison Mossing 5-27-25	Payments/Credi	ts \$0.00
5-21-27	Balance Due	\$348.67

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

<u>Date</u>	Hours	<u>Employee</u>	Description
4/8/25	2	T.M.	Re-secured fence by pool after being damaged in storm, cleaned all outdoor tables
4/11/25	2	Т.М.	Fixed pool rope fence loose ends by using heat to shrink sleeve and screwing it back into the post
4/18/25	1.5	C.D.	Removed umbrella base and pavers from splash pad, removed large umbrellas from pool deck that were broken and beyond repair, drained and removed both remaining bases, had to cut umbrellas into manageable pieces to dispose of them
TOTAL	5.5		
MILES	0		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 5/05/25

DISTRICT	DATE	<u>SUPPLIES</u>	PRICE	EMPLOYEE
Amelia Concourse				
	4/4/25	Toilet Paper 30 rolls	28,44	C.D.
	4/4/25	Urinal Screens 12pk	30.81	C.D.
	4/4/25	13 Gallon Trash Bags 80ct	13.77	C.D.
	4/4/25	1-2" Heat Shrink	24.14	C.D.
	4/8/25	Pivot Holder Driver	12.62	C.D.
	4/8/25	#10 Self Tapping Screws	13.77	C.D.
	4/8/25	Tapcon	5.14	C.D.
			TOTAL \$128.67	

Order Placed: April 4, 2025 Amazon.com order number: 114-7313689-1119405 Order Total: \$84.48

Shipped on April 8, 2025	
tems Ordered Of: <i>Amazon Basics 2-Ply Tollet Paper, 30 Rolls = 120 Regular Rolls, 350 Sheets, (Pack of 30), Unscented</i> old by: Amazon <u>(saller profile)</u> Business Price Condition: New	Price \$24.73
Shipping Address: Item(s) Subtotal: Christian Dellinger Shipping & Handling: 744 HOLLY OAKS LAKE RD W Free Shipping: JACKSONVILLE, FL 32225-4432 Free Shipping: Jnited States Total before tax:	\$24.73 \$3.80 -\$3.80 \$24.73
Shipping Speed: REE Shipping Total for This Shipment:	\$0.00 \$24.73
Shipped on April 8, 2025	
Items Ordered 1 of: <i>Urinal Screen Deodorizer (12 Pack) with Urinal Cakes Ocean Breeze Scent, Anti-Splash Urinal Deodorizer</i> Sold by: MAX SUPPLY <u>(seller protile)</u> Condition: New	Price \$26.79
1 Of: <i>Hefty Ultra Strong Tall Kitchen Trash Bags, Lavender & Sweet Vanilla Scent, 13 Gallon, 80 Count</i> Sold by: Amazon <u>(seller profile)</u> Business Price Condition: New	\$11.97
1 Of: Tondiamo 3 Roll Heat Shrink Tubing Roll 1 Inch, 2 Inch, 1-1/2 Inch Heat Shrink Tubing 3:1 Industrial Marine Grade Adhesi ve Lined Heat Shrink Wrap Tube, Insulation Sealing Wear-Resistant, 4 Ft/Roll Sold by: Sandsa (seller profile) Condition: New	\$20.9
Shipping Address:Item(s) Subtotal:Christian DellingerShipping & Handling:1744 HOLLY OAKS LAKE RD WFree Shipping:JACKSONVILLE, FL 32225-4432Free Shipping:	\$3.19
United States Total before tax: Sales Tax:	\$0.0

Payment information	an ng
Payment Method:	Item(s) Subtotal: \$84.4
Visa I Last digits: 0244	Shipping & Handling: \$6.9
Billing address	Promotion applied: -\$6.9
Christian Dellinger	
1001 BRADFORD WAY	Total before tax: \$84.4
KINGSTON, TN 37763-3146 United States	Estimated Tax: \$0.0
	Grand Total: \$84.4
Credit Card transactions	Visa ending in 0244: April 8, 2025: \$84.4

To view the status of your order, return to $\underline{Order\ Summary}$.

Conditions of Use I Privacy Notice © 1996-2020, Amazon.com, Inc.


How doers get more done.

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Governmental Management Services, LLC

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

Invoice

Invoice #: 346 Invoice Date: 6/1/25 Due Date: 6/1/25 Case: P.O. Number: C BUSS 2487

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

Description	Hours/Qty	Rate	Amount
Management Fees - June 2025		4,299.00	
Website Administration - June 2025		93.67	
Information Technology - June 2025		187.25	
Dissemination Agent Services - June 2025		983.17	
Office Supplies		0.33	
Postage		7.59	
Copies		136.95	
Pool Repair - Hayward Cat 4000 Professional Package with Wifi - Activity Pool		6,520.45	
Pool Repair - Hayward Cat 4000 Professional Package with Wifi - Main Pool		6,520.45	6,520.45
Pool Chemicals - Trichlor		39.36	39.36
Pool Chemicals - Liquid Bleach		12.79	
JUN 04 2025			
	Total		\$18,801.01
	Paymer	nts/Credits	\$0.00
	Balance) Due	\$18,801.01





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

INVOICE

Total Invoice	\$271.60	
Invoice Number	7076069	
Invoice Date	5/22/25	
Sales Order Number/Type	4821226	SL
Branch Plant	74	
Shipment Number	5771082	

Sold To: 498805 ACCOUNTS PAYABLE AMELIA CONCOURSE COMMUNITY DEVELOPMENT 475 W Town PI SUITE 114 Saint Augustine FL 32092-3648 Ship To: 498806

AMELIA CONCOURSE COMMUNITY DEVELOPMENT 85200 Amaryllis Ct SUITE 114 Fernandina Beach FL 32034-9716

Net Due Date Terms		FOB Description Ship Via			Customer P.O.#		P.O. Release		Sales Agent #	
6/21/25	Net 30	PPD Origin	HWTG							382
Line #	Item Number	Item Name/ Description		Tax	Oty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	41930	Azone - EPA Reg. No. 787	0-1	N	88.0000	GA	\$2,9500	GA	851.0 LB	\$259.60
		1 LB BLK (Mini-Bulk)			88.0000	GA			851.0 GW	
1.010	Fuel Surcharge	Freight		N	1.0000	EA	\$12.0000		·	\$12.00

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

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

Approved Kelly Mullins, Operations Manager Governmental Management Services On behalf of Amelia Concourse CDD Date: 5/27/2025 Acct. # 1-320-57200-45400



Page 1 of 1	Ta	ax Rate	Sales Tax		Invoice Total	ı \$271.
	0	%	\$0.00		Invoice rota	φ271.
No Discounts on Freight IMPORTANT: All products are sold wilhout we any kind and purchasers will, by their ov determine suitability of such products for their. Seller warrants that all goods covered by this invo produced in compliance with the requirements o Labor Standards Act of 1938, as amended, specifically disclatims and excludes any war merchantability and any warranty of filness for a purpose. NO CLAIMS FOR LOSS, DAMAGE OR LEKKA ALLOWED AFTER DELIVERY IS MADE IN GO CONDITION.	vn tests, own use olce were f the Fais Selle: rranty o particula GE	Hawkins, P.O. Box Minneap WIRING Email: C	860263 olls, MN 55486-0263 CONTACT INFORMATION: redit.Dept@Hawkinsinc.com umber: (612) 331-6910	FINANCIAL INSTITU US Bank 800 Nicollet Mall Minneapolis, MN S Account Name; Account #: ABA/Routing #: Swift Code#: Type of Account:		ACH PAYMENTS: CTX (Corporate Trade Exchange) is our preferred method. Please remember to Include in the addendum the document numbers pertaining to the payment. For other than CTX, the remit to information may be emailed to Credit.Dept@Hawkinsinc.com CASH IN ADVANCE/EFT PAYMENTS: Please list the Hawkins, inc. sales order number or your purchase order number if the invoice has not been processed yet.

This contractor and subcontractor shall able by the requirements of 41 CFH \$500-14,800-300-403, losse regulations prohibit discrimination against quanties instructions based on their scales as protocours vetorate or individuals based on their scales and their base color, religion, sex, or malional origin. Moreover, these regulations requires that covered prime contractors and subcontractors take affirmative actions to employ and advence in smployment individuals without regard to race, color, religion, sex, national origin, moreover, these regulations requires that covered prime contractors and subcontractors take affirmative action to employ and advence in smployment individuals without regard to race, color, religion, sex, national origin, protected veteran status or disability.



Tallahassee, FL 32308 2498 Centerville Rd.

Bill to:

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

.

Invoice

Invoice #: Invoice Date: Completed: Terms: Bid#:

)EIV

JUN 02 2025

ΒY

425365 06/01/2025 06/02/2025 Due on Aging Date

475 W Town Place

HiTechFlorida.com			
Description	Qty	Rate	Amount
l 1-14212-ACC-1 - Access Control System - Amelía Concourse CDD - 85200 Amaryllis Court,	Fernandina Beac	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
1-14212-CCTV-1 - CCTV System - Amelia Concourse CDD - 85200 Amaryllis Court, Fernan			05.00
HT OVRC Net Pro	1.00	\$25.00	25.00
Hi-Tech Commercial Video 16 Sales Tax	1.00	\$60.00	60.00 0.00

Tech Resolution Note:

Thank you for choosing Hi-Tech!

To review or pay your account online, please visit our online bill payment po <u>Hi-Tech Customer Portal</u> . You will need your customer number and billing zip		\$195.00 \$0.00
create a new login. Support@hitechflorida.com Office: 850-385-7649	Balance Due	\$0.00 \$195.00



KILINSKI | VAN WYK Kilinski | Van Wyk PLLC

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

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

Amelia Concourse CDD - General



Service	MGH	04/01/2025	Review draft agenda for budget workshop meeting.	0.10	\$275.00	\$27.50
Service	LG	04/02/2025	Check public records for any documents impacting CDD.	0.30	\$315.00	\$94.50
Service	LG	04/02/2025	Provide information regarding 2025 ethics training requirements.	0.40	\$315.00	\$126.00
Service	LG	04/07/2025	Follow up on status of AT&T easement agreement.	0.20	\$315.00	\$63.00
Service	MGH	04/08/2025	Review budget workshop agenda package and preliminary draft FY26 budget.	0.20	\$275.00	\$55.00
Service	LG	04/09/2025	Analyze documents needed for FY 2026 budget processes.	0.20	\$315.00	\$63.00
Service	MGH	04/11/2025	Analyze strategy for budget documents and timeline for submission.	0.10	\$275.00	\$27.50
Service	LG	04/15/2025	Review and provide comments to March minutes.	0.40	\$315.00	\$126.00
Service	LG	04/17/2025	Confer with chair regarding survey of CDD property; follow up on status of AT&T easement.	0.20	\$315.00	\$63.00
Service	MGH	04/18/2025	Analyze overall status of ongoing District projects.	0.10	\$275.00	\$27.50
Service	LG	04/28/2025	Follow up with AT&T regarding status of easement.	0.20	\$315.00	\$63.00

Invoice # 12280

Date: 05/18/2025 Due On: 06/17/2025

Service	RVW	04/30/2025	Monitor legislation affecting District and provide newsletter summary of same.	0.20	\$350.00	\$70.00
Non-billa	ble entrie	S				
Service	LG		Provide availability for agenda call.	0.20	\$315.00	\$63.00
					Total	\$806.00

Detailed Statement of Account

Current Invoice

Invoice Numb	ber Due On	Amount Due P	ayments Received Bala	nce Due
12280	06/17/2025	\$806.00	\$0.00	\$806.00
			Outstanding Balance	\$806.00
			Total Amount Outstanding	\$806.00

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

Please pay within 30 days.

EC MA		nelia Concourse ITY DEVELOPMENT DISTRICT General Fund	
81		Check Request	
	Date	Amount	Authorized By
	May 29, 2025	\$250.00	Kelly Mullins
		Payable to: Lori Gamble	
	Date Check Needed:	Budget Category:	· · · · · · · · · · · · · · · · · · ·
	ASAP	001.300.36900.10	0100
		Intended Use of Funds Requested:	
		Rental Deposit Refund	
	Mailing Address	95270 Windflower Trl, Fernandin	a Beach, 32034.
	(Attach sup	porting documentation for request.)	,

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st Due: \$0.00	₩₩ <u>₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩</u>	i otai Amour	nt Due: \$81.00	และสามิและสมาระได้เอานะให้เช่นในเวลารูกที่ 1799 ตุลุณภาพ	
Top Portion For Your Re	cords Return B	Bottom Portion with Payn	nent	GA22349	
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estreiders.com	Invoice # 61880272	Amount \$81.00	Invoice #	Amount	
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M&N*1191[[bass][li ENTER 7 1538	NADER'S PEST RAIDERS PO BOX 1330 YULEE FL 32041-1330 Image: and				
	estraiders.com	estraiders.com	Please check Invoi Invoice # Amount 61880272 \$81.00 cstraiders.com If you are paying by credit ca Please make check NADER'S PEST ENTER 7 PO BOX 1330 1538 YULEE FL 320		

Balance Forward: \$0.00
Amount: _____

Amount Due: \$81.00 Check # _____



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

Service Inspection Report

ORDER #: 61880272

WORK DATE: 05/02/2025

BILL-TO 1328696	LOCATION 1328696	Time In: 05/02/2025 01:15:59 PM Time Out: 05/02/2025 01:30:41 PM
Amelia Concourse Amenities Center Tony Shiver 393 Palm Coast Pkwy SW Ste 4	Amelia Concourse Amenities Center Tony Shiver 85200 Amaryllis Ct Fernandina Beach, FL 32034-9716	Customer Signature
Palm Coast, FL 32137-4773 Email:	Email: Cdellinger@gmsnf.com ; dlaughlin@gmsnf.com	Customer is unavailable to sign Technician Signature
dlaughlin@gmsnf.com;Cdellinger@gmsnf.com	Phone: 904-631-5135 xChip	0E
Phone: 904-940-9850 Alt. Phone: 904-537-9034		Joseph Emory
		License #: FL - JE225335

Purchase Or	rder Terms DUE UPON RECEIPT	Service Description	Quantity 1.00	Amount
			Subtotal	81.00
	roved		Tax	0.00
	Dellinger, Date 5.6.2025		Total	81.00
	enity & Operations Manage ernmental Management S		Prior Balance:	0.00
On t	oehalf of Amelia Concours t. # 1-320-53800-45513 P	e CDD	Total Due:	81.00

GENERAL COMMENTS / INSTRUCTIONS

Access Code to Pool Area- 7946#

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

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

Thanks, Joseph.

CUSTOMER INSTRUCTIONS & PRECAUTIONS

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

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

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

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

Do not burn treated firewood for 1 month after treatment.

laterial	A.I. %	Finished Qty	Application Equipment	Application Rate	Time
PA #	A.I. Concentration	Undiluted Qty	Application Method	Sq/Cu/L Ft	Lot #
dvion Fire Ant Bait 00-1481	0.0450% n/a	10.0000 Ounce	Spreader BROADCAST Uniform application to an entire area.		1:17:14 PM
Target Pests: Fire					
Areas Applied: EXTE	RIOR; EXTERIOR -> Lanoscaped	i Areas;			



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

Service Inspection Report

ORDER #: 61880272

WORK DATE: 05/02/2025

PRODUCTS APPLIE					
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;



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: 05/12/25 Payment Due Upon Receipt

		<u></u>			
Date	Invoice #	Description	Amount	Тах	Balance
Service Addre 06/01/25	ess: 85200 Amaryllis Ct, 62077264	Fernandina Beach, FL 32034-9716 Sentricon Guarantee/Coverage	\$351.00	\$0.00	\$351.00

Approved

Current: \$351.00

Kelly Mullins, Date 5-27-2025 Amenity & Operations Manager **Governmental Management Services** On behalf of Amelia Concourse CDD Acct. # 1-320-53800-45513



Past Due: \$0.00

Please Keep the Top Portion For Your Records Return Bottom Portion with Payment GA22349F Please check Invoice(s) paid below. Invoice # Amount Invoice # Amount Π 62077264 \$351.00 Raiders \square PO Box 1330 · Yulee, FL 32041-1330 \Box You can pay your bill online at www.maderspestraiders.com If you are paying by credit card, please see reverse side. *********AUTO***MIXED AADC 270 Please make checks payable and remit to: NADER'S PEST RAIDERS AMELIA CONCOURSE AMENITIES CENTER 5 PO BOX 1330 YULEE FL 32041-1330



TONY SHIVER 950 393 PALM COAST PKWY SW UNIT 4 PALM COAST FL 32137-4774

Statement Date: 05/12/25

Customer Number: 1328696

Balance	Forward:	\$0.00
Amount:		

Amount Due: \$351.00 Check # .

All of the second secon

Total Amount Due: \$351.00

5/30/25, 10:31 AM

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Tyler Technologies

	Board of County Commissio Nassau County Fire Res Office of Fire Preventio 96160 Nassau Place Yulee, Florida 32097 Office - 904.530.6605 Fax - 904.32	cue n	
--	---	----------	--

Occupant N Address: City: Suite:	ame:	Amelia Concourse Amenity Center 85200 Amaryllis Court Yulee	Inspection Date: InspectionType: Inspected By:	5/2//2025 Assembly Thomas Ford
linsp. Result	Location	Code Set	Code	
Pass	Floor 1	FL 69A 2024 69A-60 Florida Fire Prevention Code	69A-60.0081 - Light weight roof/floor and maintained.	truss sign provided
Pass	Floor 1	FL NFPA 01 2021 Chapter 10 General Safety Requirements	10.11.1* - Premises identification pro- maintained.	vided and
Pass	Floor 1	FL NFPA 01 2021 Chapter 18 Fire Department Access and Water Supply	18.2.2.1 - Knox Box is provided and r	naintained.
N/A	Floor 1	FL NFPA 01 2021 Chapter 18 Fire Department Access and Water Supply	18.2.2.2 - Knox Key Switch provided	and maintained.
				AA

No Fire/safety violations noted at time of inspection.

Inspector:



Ref: 36480

		Invoice #	2505273505
BOARD OF COUNTY COMMISSIONERS		Invoice Date	5/27/2025
NASSAU COUNTY FIRE RESCUE	01727	Balance Due	\$28.00
OFFICE OF FIRE PREVENTION	D.	Due Date	7/11/2025
96160 NASSAU PLACE YULEE, FLORIDA 32097 OFFICE 904.530.6600 Fax - 904.321.5748		PLEASE REMIT PAYME RECEIVING THE INVOK	NT WITHIN 45 DAYS OF CE.
		COUNTY RESOLUTION THE COLLECTION OF	N 2009-165 ALLOWS FOR FESS.
Amelia Concourse Amenity Center 85200 Amaryllis Court		M <u>ake Check Payabl</u> Board of County C	<u>e to:</u> Nassau County Commisioners,
Yulee FL 32097		0= ==	

OR GO ONLINE http://www.nassaucountyfl.com/

Amelia Concourse Amenity Center 85200 Amaryllis Court Yulee FL 32097 Invoice #2505273505 5/27/2025

Description		Amount Owed	Amount Paid
Annual Inspection Fee	······································	\$28.00	
	Subtotal:	\$28.00	\$0.00
	Balance Due:	\$28.00	

PLEASE NOTE: NONPAYMENT OF FIRE INSPECTION FEE(S) MAY RESULT IN FURTHER LEGAL ACTION BY THE COUNTY ATTORNEY AT THE REQUEST OF THE FIRE DEPARTMENT AND AUTHORIZATION BY THE BOARD OF COUNTY COMMISSIONERS INCLUDING BUT NOT LIMITED TO FINES, LIENS AND PROSECUTION.

PLEASE MAKE SURE ALL INVOICE NUMBERS ARE IN THE MEMO FIELD.

MAILING ADDRESS: 96160 NASSAU PL, YULEE, FL 32097

Approved Kelly Mullins Amenity & Operations Manager Governmental Management Services On behalf of Amelia Concourse CDD Date: 5-30-25 Acct. # 1-320-57200-35000

REC	EWEN	
K MAY	3 0 2025	
BY:		

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.: 10133-B Terms: Net 30 Invoice date: 06/01/2025 Due date: 07/01/2025

#	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 Kelly Mullins Amenity & Operations Manager Governmental Management Services On behalf of Amelia Concourse CDD Date: 6-2-25 Acct. # 1-320-57200-46800

RE	C		VE	
ł	N.	92	2025	
BX:-	التحمص ومعاصر ومعادم ومعاد	NEW COMPANY	in the second	



PO Box 6569 Hilton Head Island, SC 29938

Invoice	785156				
Date	PO/Contract#				
06/02/25					
Account Manager	Terms				
WILLIAM FLANNERY	Due on Receipt				
Total Amount	\$3,177.00				
Property Address					
Amelia Concourse CDD 85200 Amaryllis Ct Fernandina Beach, FL 32034					

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

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

Description	Amount
#68385 - Maintenance Contract Services - Amelia Concourse CDD Phase 1 & 2 June 2025	\$3,177.00
 Total	\$3,177.00
Approved	
Kelly Mullins	
On availance Manageon	

Kelly Mullins Operations Manager Governmental Management Services On behalf of Amelia Concourse CDD Date: 6-2-25 Acct. # 001 320 57200 46200



Visa, Discover, AMEX, and MasterCard are accepted. All credit card transactions will incur a 3% nonrefundable 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	\$0.00	\$0.00	\$0.00

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



Stone Electrical Engineering 904-635-0176 3948 3rd St S, Ste 29 Jacksonville Beach 32250



Billed To Daniel Laughlin Amelia Concourse Community District 475 West Town Place, Suite 114 St. Augustine, FL 32092 Date of Issue 05/23/2025 Due Date

06/06/2025

Invoice Number 0000001

Reference Building Renovation Amount Due (USD) **\$450.00**

Description	Rate	Qty	Line Total
Amelia Concourse Building Renovation Electrical Design - 50% Contract Acceptance Total Balance due upon delivered signed and sealed permit drawing set	\$450.00	1	\$450.00
i in a second			
	Subtotal		450.00
	Тах		0.00
	Total		450.00
	Amount Paid		430.00 0.00
	Amount Due (USD)		\$450.00

Notes

Design services will begin upon receipt of the initial payment. A 50% design development set is expected to be completed within approximately one week of payment.

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

Invoice #: 345 Invoice Date: 6/1/25 Due Date: 6/1/25 Case: P.O. Number:

Bill To: Amelia Concourse CDD 475 West Town Place

Sulte 114 St. Augustine, FL 32092

Description	Hours/Giy	Rate	Amount
Contract Administration -June 2025 Facility Management- June 2025 Janitorial - June 2025 Pool Maintenance - June 2025		1,400.00 1,400.00 820.08 1,526.50	1,400.00
JUN DE 2025			
alison Morsing 6-5-25			
	Total	and an	\$5,146.58
	Paymer	nts/Credits	\$0.00
	Balance) Due	\$5,146.58





ACCOUNTS PAYABLE

DEVELOPMENT

AMELIA CONCOURSE COMMUNITY

Sold To: 498805

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

INVOICE

Total Invoice \$	292.25
Invoice Number 7	033066
Invoice Date 4	/10/25
Sales Order Number/Type 4	780127 SL
Branch Plant 7	4
Shipment Number 5	5717304

Ship To: 498806

AMELIA CONCOURSE COMMUNITY DEVELOPMENT 85200 Amaryllis Ct SUITE 114 Fernandina Beach FL 32034-9716

475 W Town Pl SUITE 114 Saint Augustine FL 32092-3648 Customer P.O.# P.O. Release FOB Description Ship Via Net Due Date Terms 5/10/25 Net 30 PPD Origin HWTG Trans Unit Price Weight Qty Item Name/ Item Number Тах Shipped UOM Price UOM Net/Gross Description Line # \$2,9500 GA 918.7 LB 95.0000 GΑ 1.000 41930 Azone - EPA Reg. No. 7870-1 Ν 918.7 GW 1 LB BLK (Mini-Bulk) 95.0000 GA

 1.010
 Fuel Surcharge
 Freight
 N
 1.0000
 EA
 \$12.000
 \$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 Kelly Mullins, Operations Manager Governmental Management Services On behalf of Amelia Concourse CDD Date: 6-6-25 Acct. # 1-320-57200-45400



Page 1 of 1	Tax Rate		Sales Tax		Invoice Tota	\$292
	0%	, o	\$0.00		monce rota	ι ψ <i>Σ3</i> Ζ.
No Discounts on Freight MPORTANT: All products are sold wilhout warr. Iny kind and puchasers will, by their own belier warrants that all goods covered by this involc roduced in compliance wills the requirements of t abor Standards Act of 1938, as amended. Specifically disclatms and excludes any warre merchantability and any warranty of fitness for a pa suppose. NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGT ALLOWED AFTER DELIVERY IS MADE IN GOOI CONDITION.	tests, n use. e were be Fair Seller nty of rticular	WIRING CON Email: Credit	163 MN 55486-0263 TACT INFORMATION: .Dept@Hawkinsinc.com er: (612) 331-6910	FINANCIAL INSTITU US Bank 800 Nicollet Mall Minneapolis, MN 1 Account Name: Account #: ABA/Routing #: Swift Code#: Type of Account:		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 involce has not been processed yet.

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

Sales Agent #

Extended

\$280.25

Price

382

Original



498805

ACCOUNTS PAYABLE

Saint Augustine FL 32092-3648

DEVELOPMENT

475 W Town Pl

SUITE 114

Sold To:

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

INVOICE

Total Invoice	\$1,477.64	
Invoice Number	7042614	
Invoice Date	4/18/25	
Sales Order Number/Type	4787871	SL
Branch Plant	74	
Shipment Number	5727882	

AMELIA CONCOURSE COMMUNITY

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

Customer P.O.# Sales Agent # P.O. Release FOB Description Ship Via Net Due Date Terms 382 PPD Origin 5/18/25 Net 30 HWTG Unit Price Weight Extended Qty Trans Item Name/ Тах Shipped UOM Price UOM Net/Gross Price Line # Item Number Description 676.9 LB \$206.50 Ν 70.0000 GA \$2.9500 GA 1.000 41930 Azone - EPA Reg. No. 7870-1 676.9 GW 1 LB BLK (Mini-Bulk) 70.0000 GA Ν 1.0000 EA \$12.0000 \$12.00 1.010 Fuel Surcharge Freight \$210.00 ΒG 72.0 LB 3.000 42756 Filter Media Ν 6.0000 ΒG \$35.0000 12 LB BG 1.6 cft Cela/Perlite 6.0000 ΒG 78.0 GW \$429.14 DD 580.0 LB 4.000 935 Hydrochloric Acid 20' Ν 4.0000 DD \$107.2855 636.0 GW 145 LB DD ACID MURIATIC 201 4.0000 DD Lot/SN: 852170 \$15.0000 DD RD 40.0 LB \$60.00 4.0000 4.001 699922 15 GA Blu/Black Deldrum Ν 40.0 GW DELDRM 1H1/X1.9/250 4.0000 RD Related Order #: 04787871 5.000 PA \$560.00 Ν 4.0000 PA \$140.0000 100.0 LB 42744 Cyanuric Acid 4.0000 108.0 GW 25 LB PA PA Page 1 of 2 Tax Rate Sales Tax Invoice Total Continued on next page ക്ക കര

0	%	\$0.00		
No Discounts on Freight IMPORTANT: All products are sold without warranty of any kind and purchasers will, by their own test determine suitability of such products for their own uso Seller warrants that all goods covered by this involce were produced in compliance with the requirements of the Fa Labor Standards Act of 1938, as amended. Sell specifically disclaims and excludes any warranty of marchantability and any warranty of filness for a particula 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 INSTITU US Bank 800 Nicollet Mall Minneapolis, MN 5 Account Name: Account #: ABA/Routing #: Swift Code#: Type of Account:	 ACH PAYMENTS: CTX (Corporate Trade Exchange) is our preferred method. Please remember to include in the addendum the document numbers pertaining to the payment. For other than CTX, the remit to information may be emailed to Credit.Dept@Hawkinsinc.com CASH IN ADVANCE/EFT PAYMENTS: Please list the Hawkins, inc. sales order number or your purchase order number If the invoice has not been processed yet.

This contractor and subcontractor shall abide by the requirements of 41 CFR §§§0-1.4(a), 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against qualified individuals based on their status as protected subcontractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, national origin, moreover, these regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, national origin, protected veteran status or disability.

	HAWKINS	Hawkins, Inc.	IN	1001	CE				
		2381 Rosegate Roseville, MN 55113 Phone: (612) 331-6910	Inv Inv Sa Bra	Total Invoice Invoice Number Invoice Date Sales Order Number/Type Branch Plant Shipment Number		704 4/1 /pe 478 74	\$1,477.64 7042614 4/18/25 4787871 SL. 74 5727882		
Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
							Continue	d from previous pa	ge

Original

*********** 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

Kelly Mullins, Operations Manager Governmental Management Services On behalf of Amelia Concourse CDD Date: 6-6-25 Acct. # 1-320-57200-45400



Page 2 of 2		Tax Rate Sales			Invoice Total	\$1,477.6
	0	%	\$0.00		invoice rotai	φ1,477.0
No Discounts on Freight MPORTANT: All products are sold without war any kind and purchasers will, by their own determine suitability of such products for their or Seller warrants that all goods covered by this invoi oroduced in compliance with the requirements of Labor Standards Act of 1936, as amended. Specifically disclatims and excludes any war merchantability and any warranty of fitness for a p purpose. No CLAIMS FOR LOSS, DAMAGE OR LEAKAG ALLOWED AFTER DELIVERY IS MADE IN GOC CONDITION.	n tests, wn use, ice were the Fair Seiter satter articular iE	Hav P.O Mir Wil Em	ECK REMITTANCE: wkins, inc. . Box 860263 nneapolis, MN 55486-0263 RING CONTACT INFORMATION: ail: Credit.Dept@Hawkinsinc.com one Number: (612) 331-6910 «Number: (612) 225-6702	FINANCIAL INSTITU US Bank 800 Nicollet Mall Minneapolis, MN 5 Account Name: Account #: ABA/Routing #: Swift Code#: Type of Account:		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 involce has not been processed yet.

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



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: 06/05/25 Payment Due Upon Receipt

Date	Invoice #	De scr iptio n	Amount	Тах	Balance
Service Addre	ess: 85200 Amaryllis Ct.	Fernandina Beach, FL 32034-9716	yaya ana ana ka		
05/02/25	61880272	Fire Ant Service	\$81.00	\$0.00	\$81.0 0
06/01/25	62077264	Sentricon Guarantee/Coverage	\$351.00	\$0.00	\$351.00
06/02/25	62330517	Fire Ant Service	\$81.00	\$0.00	\$81.00



Current: \$432.00	Past Due: \$81.00	\$81.00 Total Amount Due: \$513.00					
	Please Keep the Top Portion For Your	Reco	rðs Return B	ottom Portion with	Payment		GA
	Г		<u></u>	Please check	Invoice(s)	paid below.	<u></u>
PO Box 1330 • Yulee, FL 320)41-1330 at <u>www.naderspestraiders.com</u>		Invoice # 61880272 62077264 62330517	Amount \$81.00 \$351.00 \$81.00		Invoice #	Amount
tot on pay you on shore			lf you	are paying by crea	dit card, ple	ease see reverse	side.
***********AUTO**MIXED AADC 2				Please make c	hecks paya	able and remit to	:
IIphpillipilipilipilipilipilipilipilipilip	1584 Y SW UNIT 4			NADER'S PEST RAIDERS PO BOX 1330 YULEE FL 32041-1330 http://www.ule.com/action////////////////////////////////////			

Balance Forward: \$81.00
Amount:

Amount Due: \$513.00 Check # _____

Advanced Direct Marketing Services

3733 Adirolf Rd. Jacksonville, FL 32207-4719 (V) 904.396.3028 (F) 39 6.6328

BILL TO

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

	P.O. NO.	TER	MS	PROJECT
		With C	order	
SERVICE DESCRIPTION		QTY	RATE	AMOUNT
Amelia Concourse CDD Load, read, convert files; CASS Certify addresses t o enable automa rates; Create automation bsed sack/tray tags & potal documents; addressing		458	0.1549	6 75.00
Form layout and preparaion Laser one sheet front & back		1 458	37.5 0.3	i i
Fold customer materials Insert one piece into #10 evelope, seal, sort and mai, Standard Rate	2	458 458	0.0644	3 29.51
#10 Window Envelopes printed one color black ink Postage	Υ.	458	0.2571	3 120.34
	Subtot	al	*	\$798.31
	Sales 1	Гах (7.5	%)	\$0.00
	Total			\$798.31

DATE INVOICE # 6/20/2025 144762



Invoice

		Iia Concourse DEVELOPMENT DISTRICT General Fund heck Request	
F	Date	Amount	Authorized By
	June 24, 2025	\$250.00	Kelly Mullins
[Payable to: Cason Vanzant	
ſ	Date Check Needed:	Budget Categor	y:]
L	ASAP	001.300.36900.1	10100
[Intended Use of Funds Requested	:
-		Rental Deposit Refund	
	Mailing Address	95086 Lavender Lane, Fernandi	na Beach, 32034.
Į	(Attach suppor	ting documentation for request)

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

Invoice

Invoice #: 347 invoice Date: 6/18/25 Due Date: 6/18/25 Case: P.O. Number:

Bill To:

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

Description	Hours/Gty Rate	Amount
Maintenance Supplies	an a	5.46 485.46
BY: BY: By:	Totel	\$485.46
elly Mullins, Amenity & Operations Manager	Approximation of the State of t	₩4 ₩ ₩7₩ [₩] ₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩₩
overnmental Management Services n behalf of Amelia Concourse CDD	Payments/Cred	ts \$0.00
ate: 6-20-25 cct. # 1-320-57200-62000 Wish Morning 6-23-25	Balance Due	\$485.46

MAINTENANCE BILLABLE PURCHASES

Period Ending 6/05/25

DISTRICT	DATE	SUPPLIES	PRICE EMPLOYEE
Amelia Concourse	4/27/25	PolyTec 42 Gallon Trash Can	188.17 C.D.
	4/27/25	Asus WiFi 6 Router	287.49 C.D.
	5/2/25	Keys	9.80 C.D.
			TOTAL \$485.46

.....



Finel Dotells for Order #114-2202652-0229058

Order Placed: April 24, 2025 Amazon.com order number: 114-2202652-0229058 Order Total: \$413.62

Shipped on April 26, 2025		
Items Ordered 1 Of: <i>Commercial Zone-73290199 PolyTec 42 Gallon Square Waste Container with Dome Lid Color: Black</i> Sold by: Amazon (<u>seller profile</u>) Business Price Condition: New		Price \$163.63
Shipping Address: Christian Dellinger 1744 HOLLY OAKS LAKE RD W JACKSONVILLE, FL 32225-4432 United States	Item(s) Subtotal: Shipping & Handling: Free Shipping:	\$163.63 \$6.52 -\$6.52
Shipping Speed: FREE Shipping	Total before tax: Sales Tax:	\$163.63 \$0.00
	Total for This Shipment:	\$163.63
Shipped on April 26, 2025	an na an a	
Items Ordered 1 of: ASUS ROG Repture GT6 (1PK) Tri-Band WiFi 6 Gaming Router, covers up to 2,900 sq ft, 2.5 Gbps p eleration, UNII 4, lifetime Internet security, Black Sold by: Amazon (<u>setter profile</u>) Business Price Condition: New	oort, triple-level game acc	Price \$249.99
Shipping Address: Christian Dellinger 1744 HOLLY OAKS LAKE RD W JACKSONVILLE, FL 32225-4432 United States Shipping Speed: FREE Shipping	Item(s) Subtotal: Shipping & Handling: Free Shipping: Total before tax Sales Tax Total for This Shipment	\$0.47 -\$0.47 -\$0.47 \$249.99 : \$0.00
	ĸĸĸĸĸĿĸĿĸĸĸĸŢĸŢĸĸĊĸĊĬŶĹĊĬĊŎŢŦŦŢŢŎŢĸŢŎŢĸŢŎŢĸĸĹŎŎŎĸĸĹŎŎŎĸĸĹŎŎŎĸ ĸĿĸĸŢĿĸŦĸĸĹŎŎŗĔŎŗĹŎŎŎŎŎĿŦŦŎŦĊĸŦŎŦĊĸŎŎŎŗĊĸĹĹŎţŎŎŎŎŎŎŎŎŎŎŎ	
Payment Information	item(s) Subtota	

Payment Method: Visa I Last digits: 0244

Billing address

Item(s) Subtotal: \$413.62 Shipping & Handling: \$6.99 Promotion applied: -\$6.99

Total before tax: \$413.62 Estimated Tax: \$0.00

Grand Total: \$413.62

Credit Card transactions

Visa ending in 0244: April 26, 2025: \$413.62

To view the status of your order, return to Order Summary .

Conditions of Use I Privacy Notice @ 1996-2020, Amazon.com, Inc.





LEARD HORE AT LOVES.COM/HYLOWESREBARDS

).002'S NONE CENTERS, 110 474283 EAST SR 200 FEANANDINA BEACH. FL 32034 (904) 277-5000

- SALE --SALESH: FSTLANDI 5206830 TRANSM: 160417891 05-02-25

> 33283 HR 997 TITAN BRASS REY 7.95 2 हे 3.98

SUBTATAL:	7.96
total tex:	0.56
INVOICE 72160 FOTAL:	8.52
UISA:	8.52

STORE: 1647 TERNINAL: 12 05/02/25 16:14:24 WOF ITEMS PURCHASED: 2 EXCLUDES FEES, SERVICES AND SPECIAL ANDER ITERS



INANK YOU FOR SHOPPING LOVE'S. FOR FULL DETAILS ON OUR HETURN POLICY, VISIT LOVES.CON/RETURNS A URITTEN COPY OF THE RETURN POLICY IS AURILABLE AT OUR CUSTONER SERVICE DESK

HY LOVE'S REVARDS CHEDIT CARDINA DERS HET HORE. FOR DETAILS VISIT LONES, CON/HYLONES/(EUORDS ŦŦŧġġŧĸŔ₽ijĸŶĨĨŢŔġġŧŧŦŦġţŧŦŦŶŔĬġġŦŦŶġĬġĬŢĬŢĬŢĬŢĬŢĬŢĬŢ SHARE YOUR FEEDBACK1 x. ķ ENLIG FOR A CHARTE TO HE me of five som provers dans aufurpi ¥ TENTRE EN EL SORTEO HEHSUNI. PARA SEA UND DE LOS CLINCO GANADURES DE \$5001 3 ENTER BY CONFLETING & SHORT SURVEY WITHIN ONE WER ALL UND. JONES. CON/SULVEY YOUR ID 8721609 164711 222158 NO PURCHASE RECESSARY TO ENTER OR VIN. ÷ * 1010 UNCRE PROHIBITED. WIST OF 18 OR ULLER TO ENTER. * * OFFICIAL AULES & UTHNERS AT: HUN. Toues. con/survey *



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

INVOICE

Original

Total Invoice	\$744.00	
Invoice Number	7107301	
Invoice Date	6/20/25	
Sales Order Number/Type	4850773	SL
Branch Plant	74	
Shipment Number	5809521	

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

498806 Ship To:

AMELIA CONCOURSE COMMUNITY DEVELOPMENT 85200 Amaryllis Ct SUITE 114 Fernandina Beach FL 32034-9716

Net Due	Date Terms	FOB Description	Ship Via		Cı	istomer F	P.O.#	Ρ.	O, Release	Sales Agent #
7/20/25	Net 30	PPD Origin	HWTG							382
Line #	Item Number	Item Name/ Description		Tax	Oty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	41930	Azone - EPA Reg. No. 787	70-1	N	244.0000	GA	\$3.0000	GA	2,359.5 LB	\$732.00
		1 LB BLK (Mini-Bulk)			244.0000	GA			2,359.5 GW	
1.010	Fuel Surcharge	Freight		 N	1.0000	EA	\$12.0000			\$12.00

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

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

Approved Kelly Mullins, Operations Manager **Governmental Management Services** On behalf of Amelia Concourse CDD Date: 6-23-25 Acct. # 1-320-57200-45400



Page 1 of 1	Tax	Rate Sales Tax		Invoice Total	\$744.0
	0 %	\$0.00		Invoice Total	\$744.0
No Discounts on Freight IMPORTANT: All products are sold without warran any kind and purchasers will, by their own determine suitability of such products for their own Seller warrants that all goods covered by link involce produced in compliance with the requirements of th Labor Standards Act of 1938, as amended. Specifically disclaims and excludes any warran merchantability and any warranty of fitness for a part purpose. NO CLAMIS FOR LOSS, DAMAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD CONDITION.	ests, use. were Fair ieller y of	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 INSTITU US Bank 800 Nicollet Mail Minneapolis, MN 5 Account Name: Account #: ABA/Routing #: Swift Code#: Type of Account:		ACH PAYMENTS: CTX (Corporate Trade Exchange) is our preferred method. Please remember to include in the addendum the document numbers pertaining to the payment. For other than CTX, the remit to information may be emailed to Credit.Dept@Hawkinsinc.com CASH IN ADVANCE/EFT PAYMENTS: Please list the Hawkins, inc. sales order number or your purchase order number if the invoice has not been processed yet.

This contractor and subcontractor shall solde by the requirements of 41 CFR §§60-1.4(a), 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with dissolities and evaluations regulations regulations requires the second of the covered prime contractors and subcontractors take affirmative solutions ventoes advance in employment and viduals without regard to rece, color, religion, sex, are national origin. Moreover, these regulations requires the covered prime contractors and subcontractors take affirmative solution to employ and advance in employment and viduals without regard to rece, color, religion, sex, are national origin. Moreover, these regulations requires the covered prime contractors and subcontractors take affirmative solution to employ and advance in employment and viduals without regard to rece, color, religion, sex, and many color distance or leaded to the second solutions of the second solutions and subcontractors and subcontractors.



INVOICE

Invoice # 12495

Date: 06/16/2025 Due On: 07/16/2025

KILINSKI | VAN WYK Kilinski | Van Wyk PLLC

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

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



Amelia Concourse CDD - General

Туре	Attorney	Date	Notes	Quantity	Rate	Total
Service	SH	05/07/2025	Monitor legislation affecting District and provide newsletter summary of same.	0.20	\$275.00	\$55.00
Service	MGH	05/07/2025	Review Board workshop minutes.	0.10	\$275.00	\$27.50
Service	LG	05/09/2025	Review draft agenda; attend agenda planning call; prepare FY26 budget approval resolution.	1.10	\$315.00	\$346.50
Service	LG	05/14/2025	Prepare agreement for electrical engineering services.	0.60	\$315.00	\$189.00
Service	LG	05/18/2025	Follow up on status of survey description for AT&T easement.	0.20	\$315.00	\$63.00
Service	MGH	05/19/2025	Review and analyze agenda package and materials for Board consideration in preparation for Board meeting.	0.80	\$275.00	\$220.00
Service	LG	05/19/2025	Review agenda and prepare for Board meeting; confer with district manager regarding status of turnover process.	0.80	\$315.00	\$252.00
Service	LG	05/20/2025	Travel to and attend Board meeting; transmit AT&T easement proposal to board and engineer.	3.30	\$315.00	\$1,039.50
Expense	КВ	05/20/2025	Travel: Mileage - LG.	78.33	\$0.67	\$52.48
Expense	КВ	05/20/2025	Travel: Hotel - LG.	1.00	\$56.71	\$56.71
Expense	KB	05/20/2025	Travel: Meals - LG.	1.00	\$10.23	\$10.23

ServiceLG05/21/2025Provide memo on use of committees/ working groups.0.20\$315.00\$6Non-billable entriesServiceMGH05/05/2025Review draft agenda for upcoming Board meeting and identify legal items needed.0.20\$275.00\$5ServiceMGH05/09/2025Attend agenda planning call with District staff and Chair; review proposal for additional electrical engineering work for utility building repair project.0.60\$275.00\$16ServiceMGH05/20/2025Prepare for and attend Board meeting.2.60\$275.00\$74ExpenseKB05/20/2025Travel: Mileage - MGH.30.00\$0.67\$2						Total	\$2,402.42
Service LG 05/31/2025 Provide memo on use of committees/ working groups. 0.20 \$315.00 \$6 Non-billable entries Service MGH 05/05/2025 Review draft agenda for upcoming Board meeting and identify legal items needed. 0.20 \$275.00 \$5 Service MGH 05/09/2025 Attend agenda planning call with District staff and Chair; review proposal for additional electrical engineering work for utility building repair project. 0.60 \$275.00 \$16 Service MGH 05/20/2025 Prepare for and attend Board 2.60 \$275.00 \$14	Expense	KB	05/20/2025	Travel: Meals - MGH.	1-00	\$10.86	\$10.86
ServiceLG05/31/2025Provide memo on use of committees/ working groups.0.20\$315.00\$6Non-billable entriesServiceMGH05/05/2025Review draft agenda for upcoming Board meeting and identify legal items needed.0.20\$275.00\$5ServiceMGH05/09/2025Attend agenda planning call with District staff and Chair; review proposal for additional electrical engineering work for utility building repair project.0.60\$275.00\$16ServiceMGH05/20/2025Prepare for and attend Board2.60\$275.00\$74	Expense	КВ	05/20/2025	Travel: Mileage - MGH.	39.00	\$0.67	\$26.13
Service LG 05/31/2025 Provide memo on use of committees/ working groups. 0.20 \$315.00 \$6 Non-billable entries Service MGH 05/05/2025 Review draft agenda for upcoming Board meeting and identify legal items needed. 0.20 \$275.00 \$5 Service MGH 05/09/2025 Attend agenda planning call with District staff and Chair; review proposal for additional electrical engineering work for utility building 0.60 \$275.00 \$16	Service	MGH	05/20/2025	•	2.60	\$ 275.00	\$715.00
Service LG 05/31/2025 Provide memo on use of committees/ 0.20 \$315.00 \$6. Non-billable entries Service MGH 05/05/2025 Review draft agenda for upcoming 0.20 \$275.00 \$6. Service MGH 05/05/2025 Review draft agenda for upcoming 0.20 \$275.00 \$6.	Service	MGH	05/09/2025	District staff and Chair; review proposal for additional electrical engineering work for utility building	0.60	\$ 275.0 0	\$165.00
proposed AT&T easement area. Service LG 05/31/2025 Provide memo on use of committees/ 0.20 \$315.00 \$6 working groups.	Service	MGH	05/05/2025	Board meeting and identify legal	0.20	\$275.00	\$ 55.00
proposed AT&T easement area. Service LG 05/31/2025 Provide memo on use of committees/ 0.20 \$315.00 \$6	Non-billa	ble entrie	ries				
	Service	LG	05/31/2025		0.20	\$315.00	\$63.00
	Service	MGH	05/22/2025	-	0.10	\$275.00	\$27.50

Detailed Statement of Account

Current Invoice

Invoice Numl	per Due On	Amount Due	Payments Received Bala	ance Due
12495	07/16/2025	\$2,402.42	\$0.00	\$2,402.42
			Outstanding Balance	\$2,402.42
			Total Amount Outstanding	\$2,402.42

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

Please pay within 30 days.



Civil Engineering Land Surveying & Mapping Permitting ADA Consulting

Invoice



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				ſ	Yuro & Asssoc	Job No.	
						Y20-910		
ltem	Date			Description	 Hours	Rate	Amount	
CDD Amelia CDD Amelia	CDD Amelia 4/29/25 phase CDD Amelia 5/9/25 utility CDD Amelia 5/20/25 CDD		IA CONCOURSE - M 3b certification building site plan & age meeting & inspect AT& AT&T easement	nda call	0.5 2.5 3.5 0.5	145.00 145.00 145.00 145.00	72.50 362.50 507.50 72.50	
		1			 Total	<u> </u>	\$1,015.00	