

Amelia Concourse
Community Development District

March 17, 2026

AGENDA

**Amelia Concourse
Community Development District**

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

March 3, 2026

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 Meetings are scheduled to be held **Tuesday, March 17, 2026 at 11:00 a.m. at the Amelia Concourse Amenity Center, 85200 Amaryllis Court, Fernandina Beach, Florida 32034.**

Following are the agendas for the meetings:

Audit Committee Meeting

- I. Call to Order
- II. Review and Ranking of Proposals for Audit Services
- III. Other Business
- IV. Adjournment

Board of Supervisors Meeting

- I. Roll Call
- III 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 January 20, 2026 Board of Supervisors and Audit Committee Meetings
- V. Update on Amenity Center Renovations
- VI. Acceptance of the Audit Committee’s Recommendation

- VII. Consideration of Resolution 2026-04, Instructing the Supervisor of Elections to Conduct the District's 2026 General Election

- VIII. Staff Reports (2)
 - A. District Counsel

 - B. District Manager

 - C. Field Operations Manager
 - 1. Report

 - 2. Proposal for Pressure Washing Entry Monuments

- IX. Financial Reports
 - A. Financial Statements as of January 31, 2026

 - B. Approval of Check Register

- X. Supervisors' Requests and Audience Comments

- XI. Next Scheduled Meeting – May 19, 2026 at 11:00 a.m. at the Amelia Concourse Amenity Center

- XII. Adjournment

SECOND ORDER OF BUSINESS

Amelia Concourse Community Development District
Auditor Selection Evaluation Criteria

	Ability of Personnel (e.g., geographic locations of the firm's headquarters or permanent office in relation to the project; capabilities and experience of key personnel; present ability to manage this project; evaluation of existing workload; proposed staffing levels, etc.)	Proposer's Experience (e.g., past record and experience of the Proposer in similar projects; volume of work previously performed by the firm; past performance for other Community Development Districts in other contracts; character; integrity; reputation of respondent, etc.)	Understanding of Scope of Work Extent to which the proposal demonstrates an understanding of the District's needs for the services requested.	Ability to Furnish the Required Services Extent to which the proposal demonstrates the adequacy of proposer's financial resources and stability as a business entity necessary to complete the services required (e.g., the existence of any natural disaster plan for business operations).	Price Points will be awarded based upon the price bid for the rendering of the services and reasonableness of the price to services.	Point Total
Proposer	20	20	20	20	20	100
Grau & Associates						
McIntosh						



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Proposal to Provide Financial Auditing Services:

AMELIA CONCOURSE
COMMUNITY DEVELOPMENT DISTRICT

Proposal Due: March 3, 2026
12:00PM

Submitted to:

Amelia Concourse
Community Development District
c/o District Manager
475 West Town Place, Suite 114
St. Augustine, Florida 32092

Submitted by:

Antonio J. Grau, Partner
Grau & Associates
1001 Yamato Road, Suite 301
Boca Raton, Florida 33431

Tel (561) 994-9299
(800) 229-4728

Fax (561) 994-5823

tgrau@graucpa.com

www.graucpa.com



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Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

March 3, 2026

Amelia Concourse Community Development District
c/o District Manager
475 West Town Place, Suite 114
St. Augustine, Florida 32092

Re: Request for Proposal for Professional Auditing Services for the fiscal year ended September 30, 2026, with an option for four (4) additional annual renewals.

Grau & Associates (Grau) welcomes the opportunity to respond to the Amelia Concourse Community Development District's (the "District") Request for Proposal (RFP), and we look forward to working with you on your audit. We are an energetic and robust team of knowledgeable professionals and are a recognized leader of providing services to Community Development Districts. As one of Florida's few firms to primarily focus on government, we are especially equipped to provide you an effective and efficient audit.

Government audits are at the core of our practice: **95% of our work is performing audits for local governments and of that 98% are for special districts.** With our significant experience, we are able to increase efficiency, to provide immediate and continued savings, and to minimize disturbances to your operations.

Why Grau & Associates:

Knowledgeable Audit Team

Grau is proud that the personnel we assign to your audit are some of the most seasoned auditors in the field. Our staff performs governmental engagements year-round. When not working on your audit, your team is refining their audit approach for next year's audit. Our engagement partners have decades of experience and take a hands-on approach to our assignments, which all ensures a smoother process for you.

Servicing your Individual Needs

Our clients enjoy personalized service designed to satisfy their unique needs and requirements. Throughout the process of our audit, you will find that we welcome working with you to resolve any issues as swiftly and easily as possible. In addition, due to Grau's very low turnover rate for our industry, you also won't have to worry about retraining your auditors from year to year.

Developing Relationships

We strive to foster mutually beneficial relationships with our clients. We stay in touch year-round, updating, collaborating, and assisting you in implementing new legislation, rules and standards that affect your organization. We are also available as a sounding board and assist with technical questions.

Maintaining an Impeccable Reputation

We have never been involved in any litigation, proceeding or received any disciplinary action. Additionally, we have never been charged with, or convicted of, a public entity crime of any sort. We are financially stable and have never been involved in any bankruptcy proceedings.

Complying With Standards

Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida, and any other applicable federal, state and local regulations. We will deliver our reports in accordance with your requirements.

This proposal is a firm and irrevocable offer for 90 days. We certify this proposal is made without previous understanding, agreement or connection either with any previous firms or corporations offering a proposal for the same items. We also certify our proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action, and was prepared in good faith. Only the person(s), company or parties interested in the project as principals are named in the proposal. Grau has no existing or potential conflicts and anticipates no conflicts during the engagement. Our Federal I.D. number is 20-2067322.

We would be happy to answer any questions or to provide any additional information. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. Please do not hesitate to call or email either of our Partners, Antonio J. Grau, CPA (tgrau@graucpa.com) or Ben Steets, CPA (bsteets@graucpa.com) at 561.994.9299. We thank you for considering our firm's qualifications and experience.

Very truly yours,
Grau & Associates



Antonio J. Grau

Firm Qualifications



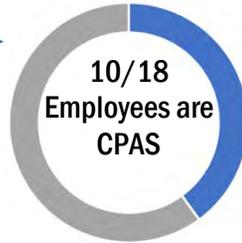
Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Grau's Focus and Experience

Our Team



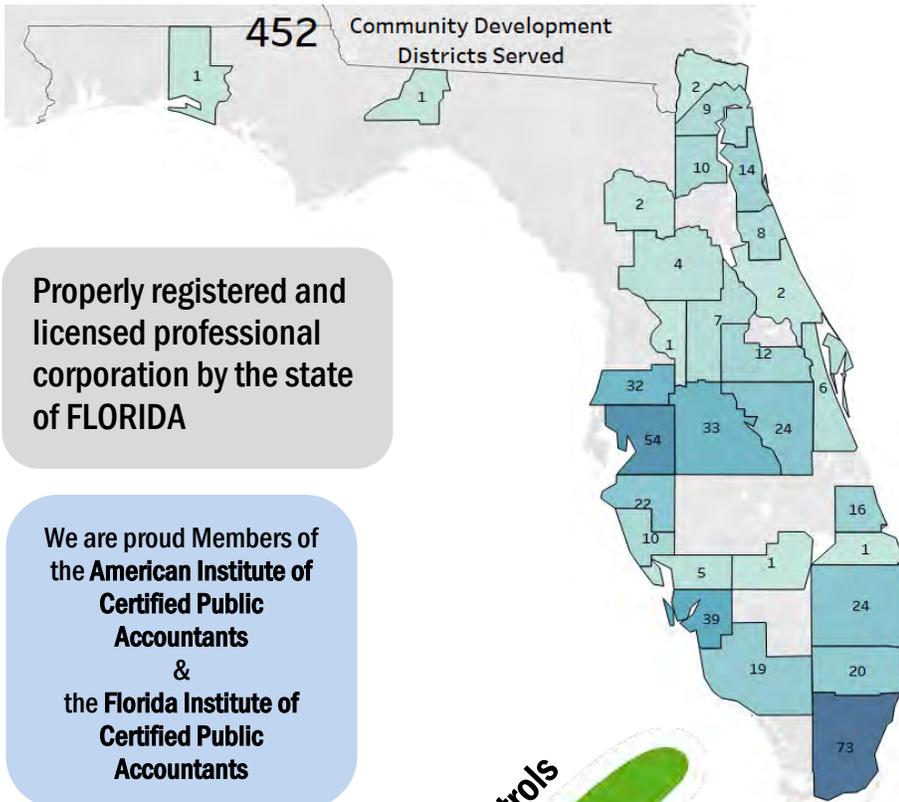
3 Partners
13 Professional Staff
2 Administrative Professionals



2005

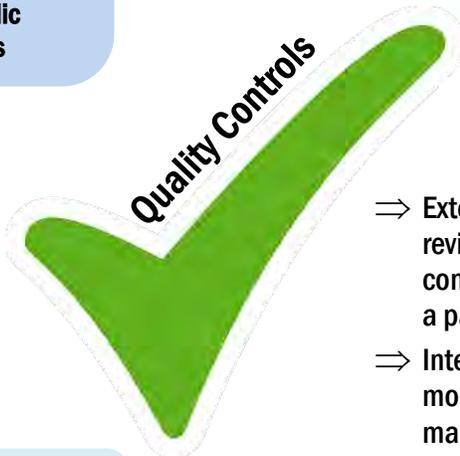
Year founded

Services Provided



Properly registered and licensed professional corporation by the state of FLORIDA

We are proud Members of the American Institute of Certified Public Accountants & the Florida Institute of Certified Public Accountants



- ⇒ External quality review program: consistently receives a pass
- ⇒ Internal: ongoing monitoring to maintain quality



AICPA | FICPA | GFOA | FASD | FGFOA

See next page for report and certificate

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114

Review Number: 616829

October 3, 2025

To the Partners of Grau & Associates
And the Peer Review Committee of the
Florida Institute of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of Grau & Associates (the firm), in effect for the year ended June 30, 2025. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a system review as described in the Standards may be found at www.aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported on conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing and complying with a system of quality control to provide the firm with reasonable assurance of performing and reporting in conformity with the requirements of applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported on conformity with the requirements of applicable professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of and compliance with the firm's system of quality control based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including compliance audits under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Grau & Associates in effect for the year ended June 30, 2025, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Grau & Associates has received a peer review rating of *pass*.



Prida Guida & Perez, P.A.

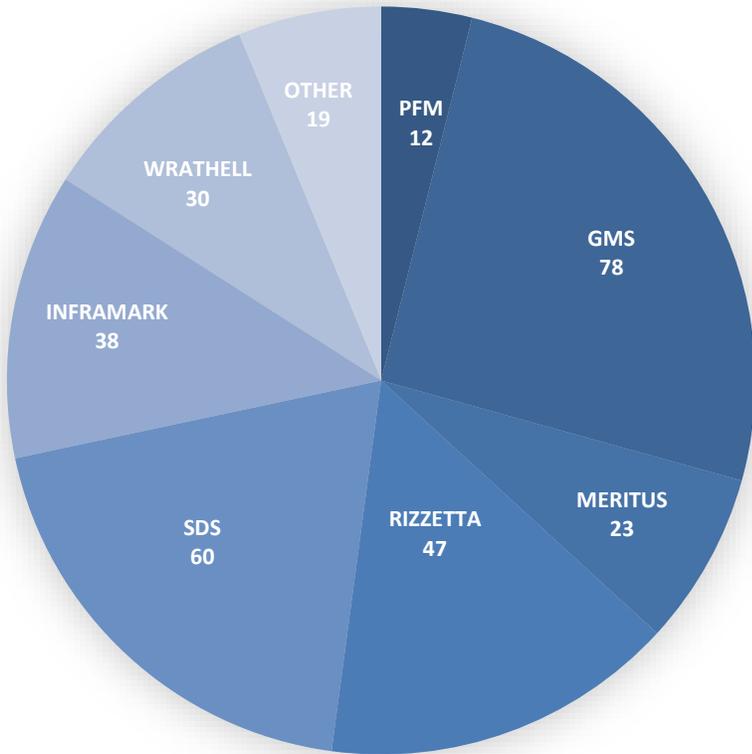
MEMBER AMERICAN INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS
MEMBER FLORIDA INSTITUTE OF CERTIFIED PUBLIC ACCOUNTANTS

Firm & Staff Experience



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

GRAU AND ASSOCIATES COMMUNITY DEVELOPMENT DISTRICT EXPERIENCE BY MANAGEMENT COMPANY



Profile Briefs:

Antonio J GRAU, CPA (Partner)

*Years Performing Audits: 35+
CPE (last 2 years): Government Accounting, Auditing: 24 hours; Accounting, Auditing and Other: 56 hours
Professional Memberships: AICPA, FICPA, FGFOA, GFOA*

Ben Steets, CPA (Partner)

*Years Performing Audits: 10+
CPE (last 2 years): Government Accounting, Auditing: 28 hours; Accounting, Auditing and Other: 88 hours
Professional Memberships: AICPA, FICPA, FGFOA, FASD*

“Here at Grau & Associates, staying up to date with the current technological landscape is one of our top priorities. Not only does it provide a more positive experience for our clients, but it also allows us to perform a more effective and efficient audit. With the every changing technology available and utilized by our clients, we are constantly innovating our audit process.”

- Tony Grau

“Quality audits and exceptional client service are at the heart of every decision we make. Our clients trust us to deliver a quality audit, adhering to high standards and assisting them with improvements for their organization.”

- Ben Steets

YOUR ENGAGEMENT TEAM

Grau's client-specific engagement team is meticulously organized in order to meet the unique needs of each client. Constant communication within our solution team allows for continuity of staff and audit team. The Certified Information Technology Professional (CITP) Partner will bring a unique blend of IT expertise and understanding of accounting principles to the financial statement audit of the District.



The assigned personnel will work closely with the partner and the District to ensure that the financial statements and all other reports are prepared in accordance with professional standards and firm policy. Responsibilities will include planning the audit; communicating with the client and the partners the progress of the audit; and determining that financial statements and all reports issued by the firm are accurate, complete and are prepared in accordance with professional standards and firm policy.

The Engagement Partner will participate extensively during the various stages of the engagement and has direct responsibility for engagement policy, direction, supervision, quality control, security, confidentiality of information of the engagement and communication with client personnel. The engagement partner will also be involved directing the development of the overall audit approach and plan; performing an overriding review of work papers and ascertain client satisfaction.



Antonio 'Tony' J. Grau, CPA Partner

Contact: tgrau@graucpa.com | (561) 939-6672

Experience

For over 30 years, Tony has been providing audit, accounting and consulting services to the firm's governmental, non-profit, employee benefit, overhead and arbitrage clients. He provides guidance to clients regarding complex accounting issues, internal controls and operations.

As a member of the Government Finance Officers Association Special Review Committee, Tony participated in the review process for awarding the GFOA Certificate of Achievement in Financial Reporting. Tony was also the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County. Tony received the AICPA advanced level certificate for governmental single audits.

Education

University of South Florida (1983)
Bachelor of Arts
Business Administration

Clients Served (partial list)

(>300) Various Special Districts, including:

- | | |
|--|--|
| Bayside Improvement Community Development District | St. Lucie West Services District |
| Dunes Community Development District | Ave Maria Stewardship Community District |
| Fishhawk Community Development District (I,II,IV) | Rivers Edge II Community Development District |
| Grand Bay at Doral Community Development District | Bartram Park Community Development District |
| Heritage Harbor North Community Development District | Bay Laurel Center Community Development District |
| | |
| Boca Raton Airport Authority | |
| Greater Naples Fire Rescue District | |
| Key Largo Wastewater Treatment District | |
| Lake Worth Drainage District | |
| South Indian River Water Control | |

Professional Associations/Memberships

- | | |
|--|---|
| American Institute of Certified Public Accountants | Florida Government Finance Officers Association |
| Florida Institute of Certified Public Accountants | Government Finance Officers Association Member |
| City of Boca Raton Financial Advisory Board Member | |

Professional Education (over the last two years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	24
Accounting, Auditing and Other	<u>56</u>
Total Hours	<u>80</u> (includes of 4 hours of Ethics CPE)



Ben Steets, CPA, Partner

Contact : bsteets@graucpa.com / (561) 939-6669

Experience

Grau & Associates	Partner	2023-Present
Grau & Associates	Manager	2021-2023
Grau & Associates	Senior Auditor	2018-2021
Grau & Associates	Staff Auditor	2016-2018
PCAOB Registered Firm	Staff Auditor	2015-2016

Education

Florida Atlantic University (2015)

Clients Served (partial list)

(>300) Various Special Districts	San Carlos Park Fire and Rescue Service District
Careersource Polk	Sanibel Fire and Rescue District
Central Broward Water Control District	South Broward Drainage District
Dunes Community Development District	South Trail Fire and Rescue District
Greater Naples Fire Rescue District	Town of Highland Beach
Key Marco Community Development District	Town of Lauderdale-By-The-Sea
Lake Worth Drainage District	Verano Walk Community Development District
Mae Volen Senior Center	West Villages Improvement District
Port of the Islands Community Improvement District	Winding Cypress Community Development District

Professional Education (over the last two years)

<u>Course</u>	<u>Hours</u>
Government Accounting and Auditing	28
Accounting, Auditing and Other	88
Total Hours	<u>116</u> (includes 4 hours of Ethics CPE)

Professional Associations/Memberships

- American Institute of Certified Public Accountants
- Florida Institute of Certified Public Accountants

References



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CERTIFIED PUBLIC ACCOUNTANTS

We have included three references of government engagements that require compliance with laws and regulations, follow fund accounting, and have financing requirements, which we believe are similar to the District.

Dunes Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 1998
Client Contact	Darrin Mossing, Finance Director 475 W. Town Place, Suite 114 St. Augustine, Florida 32092 904-940-5850

Two Creeks Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2007
Client Contact	William Rizzetta, President 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 813-933-5571

Journey's End Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2004
Client Contact	Todd Wodraska, Vice President 2501 A Burns Road Palm Beach Gardens, Florida 33410 561-630-4922

Specific Audit Approach



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

AUDIT APPROACH

Grau's Understanding of Work Product / Scope of Services:

We recognize the District is an important entity and we are confident our firm is eminently qualified to meet the challenges of this engagement and deliver quality audit services. ***You would be a valued client of our firm and we pledge to commit all firm resources to provide the level and quality of services (as described below) which not only meet the requirements set forth in the RFP but will exceed those expectations.*** Grau & Associates fully understands the scope of professional services and work products requested. Our audit will follow the Auditing Standards of the AICPA, *Generally Accepted Government Auditing Standards*, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida and any other applicable Federal, State or Local regulations. **We will deliver our reports in accordance with your requirements.**

Proposed segmentation of the engagement

Our approach to the audit engagement is a risk-based approach which integrates the best of traditional auditing techniques and a total systems concept to enable the team to conduct a more efficient and effective audit. The audit will be conducted in three phases, which are as follows:



Phase I - Preliminary Planning

A thorough understanding of your organization, service objectives and operating environment is essential for the development of an audit plan and for an efficient, cost-effective audit. During this phase, we will meet with appropriate personnel to obtain and document our understanding of your operations and service objectives and, at the same time, give you the opportunity to express your expectations with respect to the services that we will provide. Our work effort will be coordinated so that there will be minimal disruption to your staff.

During this phase we will perform the following activities:

- » Review the regulatory, statutory and compliance requirements. This will include a review of applicable federal and state statutes, resolutions, bond documents, contracts, and other agreements;
- » Read minutes of meetings;
- » Review major sources of information such as budgets, organization charts, procedures, manuals, financial systems, and management information systems;
- » Obtain an understanding of fraud detection and prevention systems;
- » Obtain and document an understanding of internal control, including knowledge about the design of relevant policies, procedures, and records, and whether they have been placed in operation;
- » Assess risk and determine what controls we are to rely upon and what tests we are going to perform and perform test of controls;
- » Develop audit programs to incorporate the consideration of financial statement assertions, specific audit objectives, and appropriate audit procedures to achieve the specified objectives;
- » Discuss and resolve any accounting, auditing and reporting matters which have been identified.

Phase II – Execution of Audit Plan

The audit team will complete a major portion of transaction testing and audit requirements during this phase. The procedures performed during this period will enable us to identify any matter that may impact the completion of our work or require the attention of management. Tasks to be performed in Phase II include, but are not limited to the following:

- » Apply analytical procedures to further assist in the determination of the nature, timing, and extent of auditing procedures used to obtain evidential matter for specific account balances or classes of transactions;
- » Perform tests of account balances and transactions through sampling, vouching, confirmation and other analytical procedures; and
- » Perform tests of compliance.

Phase III - Completion and Delivery

In this phase of the audit, we will complete the tasks related to year-end balances and financial reporting. All reports will be reviewed with management before issuance, and the partners will be available to meet and discuss our report and address any questions. Tasks to be performed in Phase III include, but are not limited to the following:

- » Perform final analytical procedures;
- » Review information and make inquiries for subsequent events; and
- » Meeting with Management to discuss preparation of draft financial statements and any potential findings or recommendations.

You should expect more from your accounting firm than a signature in your annual financial report. Our concept of truly responsive professional service emphasizes taking an active interest in the issues of concern to our clients and serving as an effective resource in dealing with those issues. In following this approach, we not only audit financial information with hindsight but also consider the foresight you apply in managing operations.

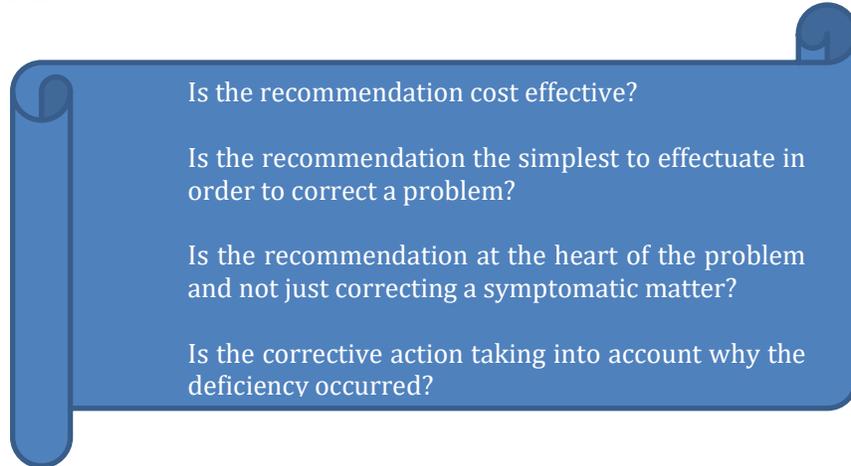
Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

In preparing this management letter, we will initially review any draft comments or recommendations with management. In addition, we will take necessary steps to ensure that matters are communicated to those charged with governance.

In addition to communicating any recommendations, we will also communicate the following, if any:

- » Significant audit adjustments;
- » Significant deficiencies or material weaknesses;
- » Disagreements with management; and
- » Difficulties encountered in performing the audit.

Our findings will contain a statement of condition describing the situation and the area that needs strengthening, what should be corrected and why. Our suggestions will withstand the basic tests of corrective action:



To assure full agreement with facts and circumstances, we will fully discuss each item with Management prior to the final exit conference. This policy means there will be no “surprises” in the management letter and fosters a professional, cooperative atmosphere.

Communications

We emphasize a continuous, year-round dialogue between the District and our management team. We regularly communicate through personal telephone calls and electronic mail throughout the audit and on a regular basis.

Our clients have the ability to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability. This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal.

Cost of Services



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Our proposed all-inclusive fees for the financial audit for the fiscal years ended September 30, 2026-2030 are as follows:

<u>Year Ended September 30,</u>	<u>Fee</u>
2026	\$3,800
2027	\$3,900
2028	\$4,000
2029	\$4,100
2030	<u>\$4,200</u>
TOTAL (2026-2030)	<u>\$20,000</u>

The above fees are based on the assumption that the District maintains its current level of operations. Should conditions change or Bonds are issued the fees would be adjusted accordingly upon approval from all parties concerned.

Supplemental Information



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

PARTIAL LIST OF CLIENTS

SPECIAL DISTRICTS	Governmental Audit	Single Audit	Utility Audit	Current Client	Year End
Boca Raton Airport Authority	✓	✓		✓	9/30
Captain's Key Dependent District	✓			✓	9/30
Central Broward Water Control District	✓			✓	9/30
Collier Mosquito Control District	✓			✓	9/30
Coquina Water Control District	✓			✓	9/30
East Central Regional Wastewater Treatment Facility	✓		✓		9/30
Florida Green Finance Authority	✓				9/30
Greater Boca Raton Beach and Park District	✓			✓	9/30
Greater Naples Fire Control and Rescue District	✓	✓		✓	9/30
Green Corridor P.A.C.E. District	✓			✓	9/30
Hobe-St. Lucie Conservancy District	✓			✓	9/30
Indian River Farms Water Control District	✓			✓	9/30
Indian River Mosquito Control District	✓				9/30
Indian Trail Improvement District	✓			✓	9/30
Key Largo Wastewater Treatment District	✓	✓	✓	✓	9/30
Lake Asbury Municipal Service Benefit District	✓			✓	9/30
Lake Padgett Estates Independent District	✓			✓	9/30
Lake Worth Drainage District	✓			✓	9/30
Lealman Special Fire Control District	✓			✓	9/30
Loxahatchee Groves Water Control District	✓				9/30
Old Plantation Water Control District	✓			✓	9/30
Pal Mar Water Control District	✓			✓	9/30
Pinellas Park Water Management District	✓			✓	9/30
Pine Tree Water Control District (Broward)	✓			✓	9/30
Pinetree Water Control District (Wellington)	✓				9/30
Port of The Islands Community Improvement District	✓		✓	✓	9/30
Ranger Drainage District	✓	✓		✓	9/30
Renaissance Improvement District	✓			✓	9/30
San Carlos Park Fire Protection and Rescue Service District	✓			✓	9/30
Sanibel Fire and Rescue District	✓				9/30
South Central Regional Wastewater Treatment and Disposal Board	✓				9/30
South Indian River Water Control District	✓	✓		✓	9/30
South Trail Fire Protection & Rescue District	✓			✓	9/30
Spring Lake Improvement District	✓			✓	9/30
St. Lucie West Services District	✓		✓	✓	9/30
Sunrise Lakes Phase IV Recreation District	✓			✓	9/30
Sunshine Water Control District	✓			✓	9/30
Sunny Hills Units 12-15 Dependent District	✓			✓	9/30
West Villages Improvement District	✓			✓	9/30
Various Community Development Districts (452)	✓			✓	9/30
TOTAL	491	5	4	484	

ADDITIONAL SERVICES

CONSULTING / MANAGEMENT ADVISORY SERVICES

Grau & Associates also provide a broad range of other management consulting services. Our expertise has been consistently utilized by Governmental and Non-Profit entities throughout Florida. Examples of engagements performed are as follows:

- Accounting systems
- Development of budgets
- Organizational structures
- Financing alternatives
- IT Auditing
- Fixed asset records
- Cost reimbursement
- Indirect cost allocation
- Grant administration and compliance

ARBITRAGE

The federal government has imposed complex rules to restrict the use of tax-exempt financing. Their principal purpose is to eliminate any significant arbitrage incentives in a tax-exempt issue. We have determined the applicability of these requirements and performed the rebate calculations for more than 150 bond issues, including both fixed and variable rate bonds.

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Current
Arbitrage
Calculations

We look forward to providing *Amelia Concourse Community Development District* with our resources and experience to accomplish not only those minimum requirements set forth in your Request for Proposal, but to exceed those expectations!

**For even more information on Grau & Associates
please visit us on www.graucpa.com.**

Independent Audit Service Proposal



2385 NW Executive Center Dr.
Boca Raton, FL 33431
rmcintoshcpa.com

Prepared for Amelia Concourse Community Development District

Prepared By:
McIntosh CPA

March 3, 2026

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Transmittal Letter



March 3, 2026

Board of Supervisors
Amelia Concourse Community Development District
Nassau County

McIntosh CPA is pleased to submit this proposal to provide annual auditing services for the Amelia Concourse Community Development District (the "District"). Our firm specializes in auditing services for governmental entities, including special districts, ensuring compliance with Florida Statutes, Government Auditing Standards (Yellow Book), and the requirements set forth by the Florida Auditor General. We are a Woman & Minority Business certified by the State of Florida.

While the firm is new, the managing partner has been providing auditing services to special districts for over 18 years and has an impeccable reputation among former clients. With this experience and knowledge, we are uniquely qualified and ready to assist the District with the audit services needed. We are confident that we will not only provide the services required but exceed expectations.

We understand the importance of accountability and fiscal responsibility in government operations. Our audit methodology is designed to provide an efficient, thorough, and collaborative review process while minimizing disruption to your daily operations. Additionally, we are committed to maintaining open communication and delivering clear, actionable recommendations to support the District's financial integrity and operational efficiency.

We have an established reputation for delivering high-quality, timely, and efficient audits. With our extensive experience, we are confident in our ability to provide the District with the highest level of professional service. We acknowledge that this proposal is valid for ninety (90) days following submission.

We thank you for the opportunity to provide a proposal and look forward to working with the District's team. Please do not hesitate to contact Racquel McIntosh at 2385 NW Executive Center Dr., Suite 100, Boca Raton FL 33431, 561-981-6282, or mcintoshcpa@outlook.com with any questions.

Sincerely,

McIntoshCPA

Racquel McIntosh, CPA
Founder & Managing Partner

Statement of Understanding and Scope of Work

The Amelia Concourse Community Development District requires independent audit services for the fiscal years ending September 30, 2026, with an option for four additional one-year renewals. Our firm understands that the audit must comply with:

- Chapter 218.39, Florida Statutes
- Florida Auditor General’s Rules
- Government Auditing Standards (Yellow Book)
- Licensure under Chapter 473

The audit will include an examination of the District’s financial records, internal controls, and compliance with applicable laws and regulations.

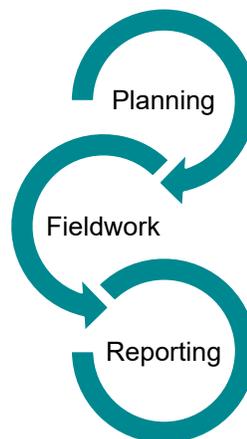
AUDIT TIMELINE

We recognize the importance of adhering to the District’s annual audit deadline and are fully committed to ensuring a timely and efficient audit process. Racquel McIntosh will be responsible for the firm meeting the required deadline. Our team will strategically plan and execute the audit to ensure that the draft and auditor’s reports are completed well in advance of the deadline, allowing ample time for review and discussion. Additionally, we will maintain open communication throughout the engagement to address any concerns promptly and ensure a smooth and seamless audit experience.

SCOPE OF WORK

- Conduct an independent audit in accordance with Government Auditing Standards
- Evaluate internal controls and compliance with Florida statutes
- Issue audited financial statements with findings and recommendations
- Report to the Board of Supervisors on the audit findings
- Provide ongoing support for financial and compliance questions

The audit will be performed in the three phases below;



AUDIT PLANNING

This is the most critical part of an audit, as a well planned audit determines the flow and efficiency for the entire audit. Planning consists of the following segments:

Obtain an understanding of the District – we will gain an understanding of the District in order to perform risk assessment for the various segments of the audit. It involves reviewing the policies and procedures, documenting the internal controls of the District, including compliance requirements, and making an initial assessment of inherent risk in order to determine the preliminary risk of material misstatement to the financial statements. It also includes gaining an understanding of the District's IT environment and how that affects financial reporting.

IT Assessment – we will discuss with management and document the District's IT infrastructure, including; general controls over the network and the accounting software, and specific controls within the accounting software. We will also discuss access, backups, disaster recovery, and virus protection. These discussions will assist in determining if the IT infrastructure is adequate to reduce any material financial statement misstatements.

Preliminary analytics – current vs prior year review of accounts to determine and document causes for fluctuations.

Risk Assessment - Used in conjunction with other planning items above to dictate further audit procedures.

FIELDWORK

Based on the risk assessment results from planning, a combination of analytical procedures, detail test of transactions, and use of audit confirmations will be applied by the auditor.

Analytical procedures – these will consist of revenue and expenditure variances from the prior year, variances with the budget, calculating revenue expectations, and reviewing trend analysis for anomalies.

Test of details – these will consist of tracing and vouching transactions to and from the accounting records. Will also include testing bond compliance.

Audit confirmations – these will be sent to attorneys, tax collector, bond trustees, and other entities as deemed necessary.

REPORTING

Once the fieldwork has been completed, a draft of the financial statements along with all related audit reports will be prepared for management's review. McIntosh CPA utilizes a memo to management regarding findings and recommendations not deemed significant and therefore not included in any of the audit reports. The memo will detail the observation and provide a recommendation for corrective action. No management response is required since it will not be presented in any audit report. Before a finding is reported in the audit report, a determination is made as to why the issue occurred and whether it was a one-time occurrence. We ensure that reporting items in the audit report are necessary and that recommendations are cost beneficial.

For all three phases above, if deficiencies or discrepancies are identified, management will be informed immediately to give them a chance to research and provide additional information or put corrective measures in place.

Qualifications and Experience

INDEPENDENCE

We affirm that McIntosh CPA is independent with respect to the District. We meet the independence standards of Generally Accepted Auditing Standards and the U.S. Government Accountability Office’s *Government Auditing Standards*.

FIRM QUALIFICATIONS

- Licensed under Chapter 473, Florida Statutes
- Over 18 years of experience auditing governments
- Demonstrated expertise in auditing special districts and financials
- Strong track record of timely report delivery and responsiveness

The services as outlined in the statement of understanding will be overseen by Racquel McIntosh CPA, who brings 18 years of exemplary service in the government auditing and accounting industry. In her previous role, she was an audit partner providing auditing services to municipalities and special districts throughout the State of Florida and was in charge of audit quality for the firm. In addition, she assisted clients with internal policy review, internal control best practices and implementation, and assisted with implementation of accounting software and accounting standards.

Further, she has met the educational requirements for CPAs set forth under Florida Statutes and the Government Auditing Standards (Yellow Book) issued by the Government Accountability Office (GAO). See next page for resume.

Value-Added Service

In addition to providing audit services for the District, Racquel provides an annual training session for the District accounting staff which will include; reviewing items found in the previous year’s audit, accounting treatment for certain transactions, how to respond to auditor inquiry, how to analyze financial statements, and new accounting standards and regulations applicable to the upcoming audit year.

REFERENCES

Below are three districts that the engagement partner has worked on with the named management companies. In total, the engagement partner oversaw and worked on over 200 CDDs.

CATALINA AT WRINKLER PRESERVE COMMUNITY DEVELOPMENT DISTRICT	Rizzetta & Company 3434 Colwell Avenue, Suite 200 Tampa, FL 33614
BERRY BAY COMMUNITY DEVELOPMENT DISTRICT	Meritus 2005 Pan Am Circle, Suite 300 Tampa, FL 33607
BRIGHTON LAKES COMMUNITY DEVELOPMENT DISTRICT	Inframark 210 N University Drive Coral Springs, FL 33071



RACQUEL MCINTOSH

CPA

561-981-6282

racquelmcpa@outlook.com

Racquel McIntosh, CPA

2385 NW Executive Center
Dr. Suite 100, Boca Raton FL

EDUCATION

Masters of Accounting
Florida Atlantic University
2004

Bachelor of Arts B.B.A
Major: Accounting & Finance
Florida Atlantic University
2003

INDUSTRIES

Governments

Non-profits

MEMBERSHIPS

AICPA

CSDA

FASD

FICPA

FGFOA

FASD Board Member/Presenter

FICPA SLG Committee Member

Profile

Racquel has been providing auditing and consulting services to governments and non-profits for over 18 years. Her in-depth knowledge of government/non-profit compliance requirements, regulations, accounting principles and audit methodologies provides clients with the highest service quality delivered with the utmost integrity.

Experience

- Oct 2023- Present
McIntosh CPA
Founder & Managing Partner
- 2014 - 2023
Grau & Associates
Audit Partner
- 2011 - 2013
Grau & Associates
Audit Manager
- 2009 - 2011
Grau & Associates
Audit Senior
- 2005 - 2009
Grau & Associates
Audit Staff

Collaborations

In addition to external audits, Racquel has assisted clients with implementing new accounting standards and State legislation, switching ERP systems, improving internal controls via new policies and procedures, providing education via webinars/seminars, and providing guidance to management.

Schedule of Fees

Below are the all-inclusive fees for the District's annual financial statement audit

Fiscal Year	Proposed Fee
2026	\$5,000
2027	\$5,100
2028	\$5,200
2029	\$5,300
2030	\$5,400

The above fees are based on the District not issuing additional Bonds in any of the fiscal years. If Bonds are issued, then fees will be adjusted.

Appendix

Ron DeSantis, Governor Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF ACCOUNTANCY

THE ACCOUNTANCY CORPORATION HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 473, FLORIDA STATUTES

RACQUEL MCINTOSH CPA, P.A.
MCINTOSH CPA
2385 NW EXECUTIVE CENTER DRIVE
SUITE 100
BOCA RATON FL 33431

LICENSE NUMBER: AD71848

EXPIRATION DATE: DECEMBER 31, 2027

Always verify licenses online at MyFloridaLicense.com

ISSUED: 12/30/2025

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



State of Florida

**Woman & Minority Business
Certification**

McIntosh CPA

Is certified under the provisions of
287 and 295.187, Florida Statutes, for a period from:
05/01/2024 to 05/01/2026


Pedro Allende
Florida Department of Management Services



Office of Supplier Diversity
4050 Esplanade Way, Suite 350
Tallahassee, FL 32309
850-487-0915
www.dms.myflorida.com/od

THIRD ORDER OF BUSINESS

B.

Dear Amelia Concourse CDD,

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

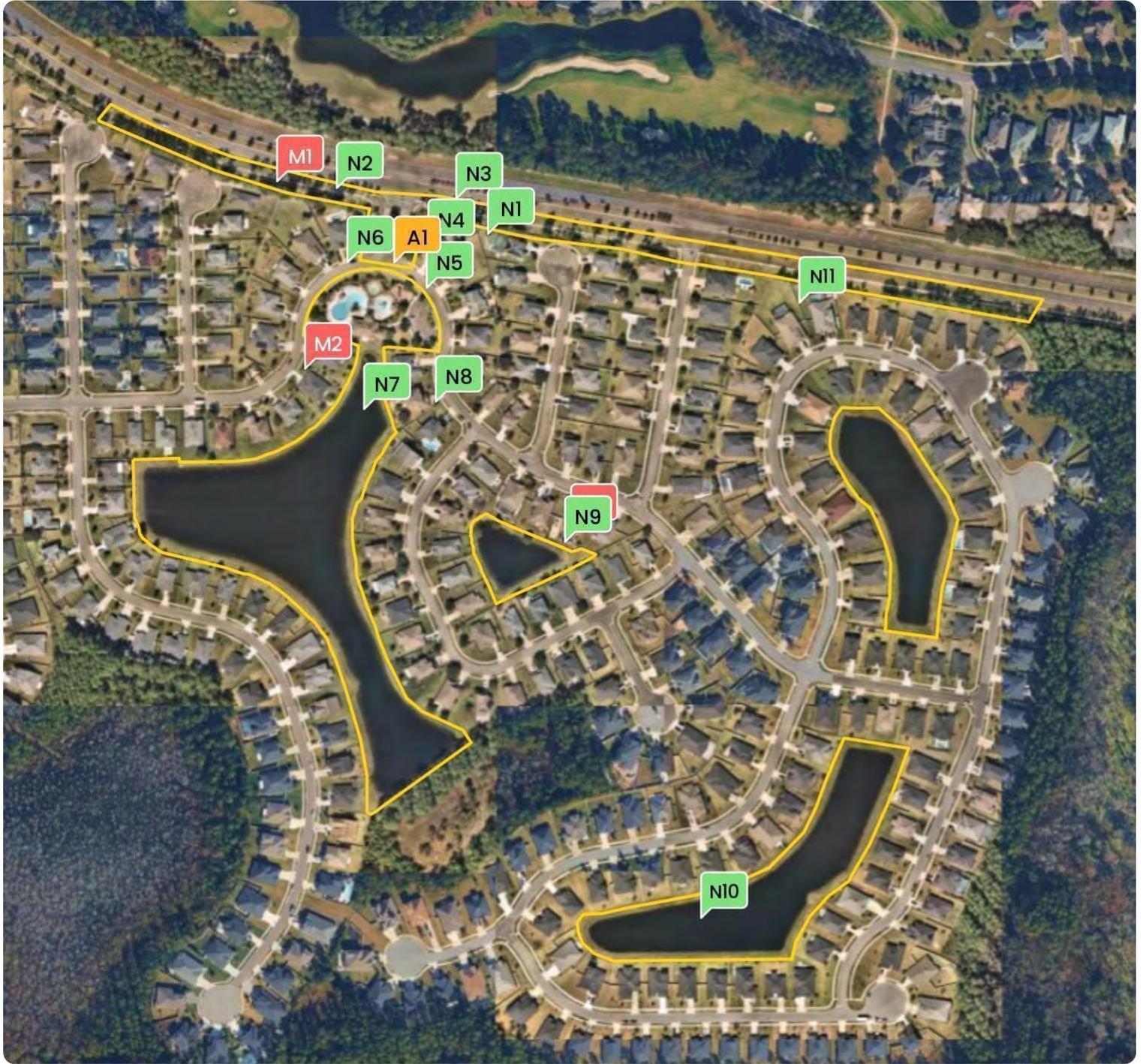
In this report, you will find a high-level overview of our recent accomplishments on your property, including the completion of specific projects and any notable highlights that showcase the beauty and health of your landscape. We also provide insights into ongoing tasks, giving you a clear picture of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

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

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

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

Warm regards,
Jim Lynch, CRM



Client Communication Report

Amelia Concourse CDD

Reported On:
March 04, 2026

Report By:
Jim Lynch

Property Size:
18.94 Acres

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

Client Communication Report

MAINTENANCE ITEMS

1. Asking the team to trim back from sidewalks along Amelia Concourse
2. Team needs to trim hedges and spray weeds at JEA station

ACCOMPLISHMENTS

1. Grasses trimmed looking good

NOTES TO OWNER/CLIENT

1. The palms are being cleaned as needed at the front entrance left side. Asking the team to continue monitoring at each service
2. The palms on the right side of entrance are looking great. Asking the team to monitor each service to make sure they continue to look good.
3. Flowers are holding up well at front entrance
4. Will want to keep an eye on these shrubs through March. Looks like some freeze damage.
5. Front area entering pool area the team is performing well
6. Shrubs around the pool amenity center trimmed and looking good
7. Crew is performing well at amenity center pond
8. Amenity Center looking good team is performing well. Grasses trimmed. Flowers are looking good
9. Periwinkle pond 1. Team is performing well
10. Snapdragon pond. Team is performing well. Pond looks good
11. Bellflower Entrance: Team is performing well.

1. MAINTENANCE ITEM

Created On March 04, 2026 by Jim Lynch  Created On Site

Asking the team to trim back from sidewalks along Amelia Concourse



Note Attachments



2. MAINTENANCE ITEM

Created On March 04, 2026 by Jim Lynch

Team needs to trim hedges and spray weeds at JEA station



Note Attachments



1. ACCOMPLISHMENTS

Created On March 04, 2026 by Jim Lynch 📍 Created On Site

Grasses trimmed looking good



Note Attachments



1. NOTES TO OWNER/CLIENT

Created On March 04, 2026 by Jim Lynch

The palms are being cleaned as needed at the front entrance left side. Asking the team to continue monitoring at each service



Note Attachments



2. NOTES TO OWNER/CLIENT

Created On March 04, 2026 by Jim Lynch  Created On Site

The palms on the right side of entrance are looking great. Asking the team to monitor each service to make sure they continue to look good.



Note Attachments



3. NOTES TO OWNER/CLIENT

Created On March 04, 2026 by Jim Lynch  Created On Site

Flowers are holding up well at front entrance



Note Attachments



4. NOTES TO OWNER/CLIENT

Created On March 04, 2026 by Jim Lynch  Created On Site

Will want to keep an eye on these shrubs through March. Looks like some freeze damage.



Note Attachments



5. NOTES TO OWNER/CLIENT

Created On March 04, 2026 by Jim Lynch  Created On Site

Front area entering pool area the team is performing well



Note Attachments



6. NOTES TO OWNER/CLIENT

Created On March 04, 2026 by Jim Lynch

Shrubs around the pool amenity center trimmed and looking good



Note Attachments



7. NOTES TO OWNER/CLIENT

Created On March 04, 2026 by Jim Lynch  Created On Site

Crew is performing well at amenity center pond



Note Attachments



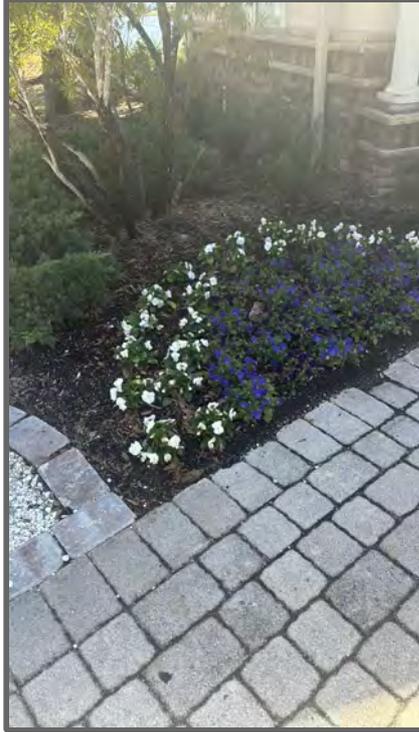
8. NOTES TO OWNER/CLIENT

Created On March 04, 2026 by Jim Lynch  Created On Site

Amenity Center looking good team is performing well. Grasses trimmed. Flowers are looking good



Note Attachments



9. NOTES TO OWNER/CLIENT

Created On March 04, 2026 by Jim Lynch  Created On Site

Periwinkle pond 1. Team is performing well



Note Attachments



10. NOTES TO OWNER/CLIENT

Created On March 04, 2026 by Jim Lynch  Created On Site

Snapdragon pond. Team is performing well. Pond looks good



Note Attachments



11. NOTES TO OWNER/CLIENT

Created On March 04, 2026 by Jim Lynch
Bellflower Entrance: Team is performing well.



Note Attachments



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, January 20, 2026, at 11:00 a.m. at the Amelia Concourse Amenity Center, 85200 Amaryllis Court, Fernandina Beach, Florida 32034.

Present and constituting a quorum were:

Harvey Greenberg	Chairman
Bill Toohey <i>by phone</i>	Vice Chairman
Kimberley Chamerda	Supervisor
William Busby	Supervisor
Khristen Snow	Supervisor

Also present were:

Daniel Laughlin	District Manager
Lauren Gentry	District Counsel
Mary Grace Henley	District Counsel
Mike Yuro <i>by phone</i>	District Engineer
Kelly Mullins	Operations Manager
Terry Glynn <i>by phone</i>	GMS, LLC
Alan Flannery	The Greenery
Jim Lynch	The Greenery

The following is a summary of the discussions and actions taken at the January 20, 2026 meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Staff Reports (1)

- A. District Engineer – Update on Dream Finder’s Request Relating to the Swales Behind Orchid Blossom Trail**

Mr. Yuro stated that he has not heard from Dream Finders regarding movement on the swale project.

Next, Mr. Yuro reported that he reached out to contractors for a reduced scope on the Snapdragon wetland project and is awaiting proposals.

B. Landscape Maintenance

Mr. Flannery introduced Jim Lynch as the new account representative.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the November 18, 2025 Meeting

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

FIFTH ORDER OF BUSINESS

Discussion of County Response Regarding Phase 3 Exit

Mr. Laughlin presented a letter from the county stating that the median cut out on Orchid Blossom is no longer supported and will not be implemented. The county agreed to update the traffic study and have a warrant analysis performed to determine the best course of action. Mr. Laughlin will follow up to see the results of the updated traffic study.

SIXTH ORDER OF BUSINESS

Update on Amenity Center Renovations

Ms. Chamerda stated that a working group made up of residents from all three phases got together to discuss possible renovations to the amenity center. Everyone agreed the kiddie pool needs to be removed. It would be cost prohibitive to expand the main pool, so she recommends expanding the pavers over the area in which the kiddie pool is removed, refurbishing the main pool and putting in more shade structures.

Mr. Laughlin stated that he could reach out to Urban Edge to get an idea of what it would cost to engage them to go over the plans and come up with proposals.

On MOTION by Ms. Chamerda seconded by Mr. Busby with all in favor, authorizing Urban Edge to review amenity center renovations plans at an amount not to exceed \$1,500 was approved.

Ms. Mullins stated that the awning near the splash pad has no existing warranty. For the other awning, Thomson Awnings recommended proceeding with recovering the awnings and sending the old fabric to the Sunbrella factory for evaluation to determine if there is a valid warranty.

On MOTION by Ms. Chamerda seconded by Ms. Snow with all in favor, purchasing two new shade awnings at an amount not to exceed \$6,000 and authorizing Supervisor Chamerda to make the final color selection was approved.

SEVENTH ORDER OF BUSINESS

Ratification of Engagement Letter with Berger Toombs for the Fiscal Year 2025 Audit

Mr. Laughlin stated that this will be the last year with Berger Toombs. A request for proposals will be issued for fiscal year 2026 and option renewals for four years following. The engagement letter for fiscal year 2025 was executed between meetings to get the audit process moving forward as soon as possible.

On MOTION by Mr. Busby seconded by Ms. Snow with all in favor, the engagement letter with Berger Toombs for the fiscal year 2025 audit was ratified.

EIGHTH ORDER OF BUSINESS

Consideration of Resolution 2026-03, Adopting an Amended Bonus Policy

Ms. Gentry reminded the Board that the maximum cap for potential district staff bonuses was met at the last meeting. The enclosed policy increases the cap from \$500 to \$1,000 to provide flexibility. Attached to the policy is an evaluation sheet that draws criteria from the contracts and job descriptions.

On MOTION by Ms. Chamerda seconded by Mr. Busby with all in favor, Resolution 2026-03, adopting an amended bonus policy was approved.

NINTH ORDER OF BUSINESS

Staff Reports (2)

A. District Counsel

Ms. Gentry reported that AT&T signed the payment agreement, and their payment is due by February 10th. Next, she reported that the legislative session has begun and her firm is monitoring any bills that may impact CDDs. Lastly, she informed the Board that 2026 is an election year and the resolution announcing the qualifying period will be provided at a future meeting. Mr. Laughlin added that three seats are up for election this year.

B. District Manager

There being nothing to report, the next item followed.

C. Field Operations Manager

1. Report

A copy of the operations report was included in the agenda package for the Board's review. Ms. Mullins reminded the Board that at the last meeting she was given approval to work with Supervisor Toohey on the acid washing of the rust stains in the pool. The vendor confirmed they use acid; however, it is minimal contact and damage to the marcite. She asked the Board if they approved of her moving forward. There were no objections stated from the Board.

2. Proposal for Pool Motor Repair

Ms. Mullis presented two proposals, one for repair totaling \$2,991.13, and one for replacement totaling \$8,076.57 of the splash pool motor. The vendor recommends replacing the motor altogether. Mr. Greenberg and Ms. Chamerda stated their preference for replacement as the motor is original

Jesse Conklin recommended completing the needed maintenance on the splash pad while it is drained, such as sandblasting and repainting.

On MOTION by Ms. Chamerda seconded by Ms. Snow with all in favor, replacing the splash pool motor for a total of \$8,076.57 was approved.

Ms. Mullins will bring quotes for repainting the splash pad equipment to the next meeting for consideration.

MINUTES OF MEETING
AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT

An audit committee meeting of the Amelia Concourse Community Development District was held Tuesday, January 20, 2026 at 11:00 a.m. at the Amelia Concourse Amenity Center, 85200 Amaryllis Court, Fernandina Beach, Florida 32034.

Audit Committee members present were:

Kim Chamerda
Bill Busby
Harvey Greenberg
Khristen Snow
Bill Toohey *by phone*

Also present were:

Daniel Laughlin	District Manager
Lauren Gentry	District Counsel
Mary Grace Henley	District Counsel

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

**Approval of Auditor Selection Evaluation
Criteria**

Mr. Laughlin noted the criteria included in the agenda package are consistent with what have been used in past years. Those criteria are ability of personnel, proposer's experience, understanding of the scope of work, ability to furnish the required services and price, all weighted equally at 20 points. Once the criteria are selected, Mr. Laughlin noted staff will issue a request for proposals and will rank the proposals at the next meeting.

On MOTION by Mr. Busby seconded by Ms. Chamerda with all in favor the Auditor Selection Evaluation Criteria were approved as presented.

THIRD ORDER OF BUSINESS

Other Business

There being none, the next item followed.

FOURTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Chamerda seconded by Ms. Snow with all in favor the Audit Committee Meeting was adjourned.

SEVENTH ORDER OF BUSINESS

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3)(A)(2)(c), FLORIDA STATUTES, AND INSTRUCTING THE NASSAU COUNTY SUPERVISOR OF ELECTIONS TO CONDUCT THE DISTRICT’S GENERAL ELECTION; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District (the “**Board**”) seeks to implement Section 190.006(3)(A)(2)(c), *Florida Statutes*, and to instruct the Supervisor of Elections for Nassau County, Florida (“**Supervisor of Elections**”), to conduct the District’s elections by the qualified electors of the District at the 2026 general election (“**General Election**”).

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

1. GENERAL ELECTION SEATS. Seat 2, Seat 3, and Seat 5 with terms expiring in November 2026 are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections of the seats subject to General Election for the current election year, and for each subsequent election year.

2. QUALIFICATION PROCESS. For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Nassau County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. COMPENSATION. Each member of the Board is entitled to receive \$200 per meeting for their attendance; up to a maximum of \$4,800 per year.

4. TERM OF OFFICE. The term of office for the individuals to be elected to the Board in the General Election is four (4) years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. REQUEST TO SUPERVISOR OF ELECTIONS. The District hereby requests that the Supervisor of Elections conduct the District’s General Election in November 2026, and for each subsequent General Election unless otherwise directed by the District Manager. The

District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor of Elections.

6. PUBLICATION. The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

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

8. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 17th day of March 2026.

ATTEST:

AMELIA CONCOURSE
COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of Supervisors

Exhibit A: Notice of qualifying period

EXHIBIT A
FORM OF NOTICE OF QUALIFYING PERIOD

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Amelia Concourse Community Development District will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Nassau County Supervisor of Elections located at 96135 Nassau Place, Suite 3, Yulee, FL 32097; (904) 491-7500. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Nassau County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Amelia Concourse Community Development District has three (3) seats up for election, specifically Seats 2, 3, and 5. Each seat carries a four-year term of office. Elections are non-partisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Nassau County Supervisor of Elections.

Publish on or before May 25, 2026
(at least two weeks prior to the start of the qualifying period)

EIGHTH ORDER OF BUSINESS

C.

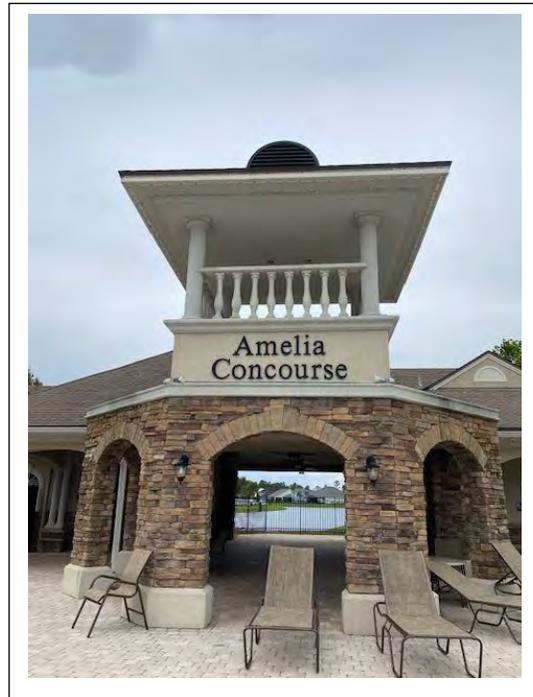
1.

3/17/2026

Amelia Concourse

Community Development District

Amenity Management & Field Operations Report



Kelly Mullins

AMENITY & FIELD OPERATIONS MANAGER
GOVERNMENTAL MANAGEMENT SERVICES

Amelia Concourse
Community Development District

Amenity & Field Operations Report

March 17, 2026

To: Board of Supervisors

From: Kelly Mullins
Amenity & Field Operations Manager

RE: Amelia Concourse Amenity & Field Operations Report

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

Communication

- Any resident questions or concerns can be submitted by email to Acmanager@gmsnf.com
 - Any resident that needs to request an access card should reach out to the above email. Many new residents have been doing so, and the CDD email on the information center at the front of the community seems effective.
 - GMS has been sending out monthly newsletter email blasts and summaries of CDD meetings in an effort to increase communication and transparency with residents.
 - Message board at entrance is being updated per HOA request for meeting dates.

Operations Updates

- GMS staff is monitoring the security system and cameras, making necessary corrections, and notifying the security company when any technical issues arise.
- 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 once a week now that we are in the slow season. Trash is being emptied once a week, or more frequently by management if needed. Bathrooms are being restocked as necessary.

Completed Projects – Landscaping

Before



After



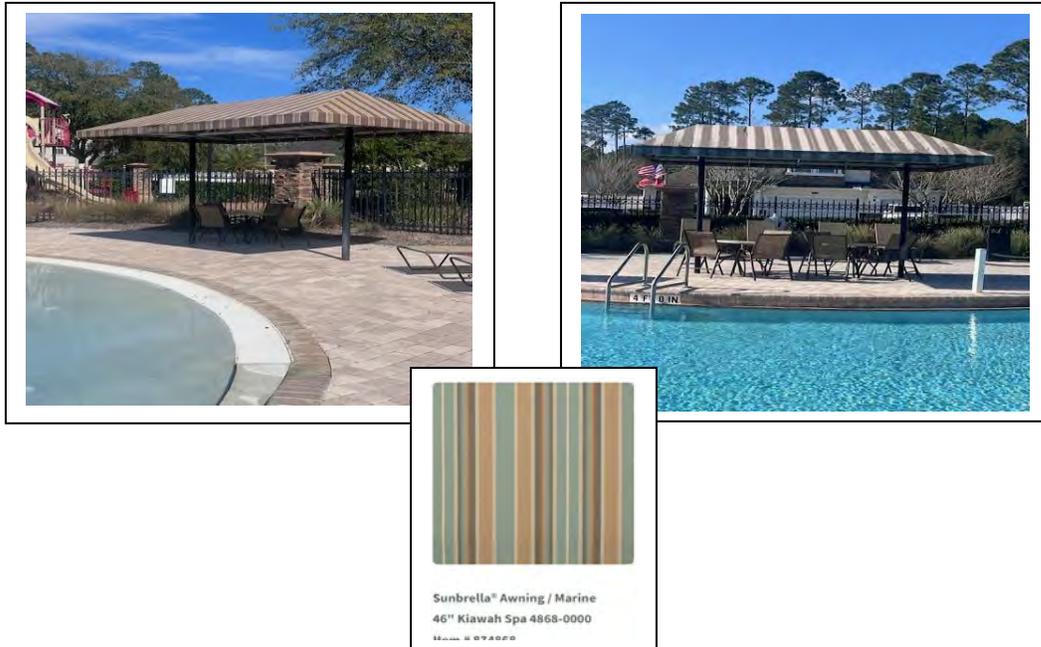
- Palm trees have been pruned.
- The new flower rotation has been installed, and the flowers are doing well.

Completed Projects – Pool



- The motor for the splash pad has been replaced and the splash pad is open and fully operational.
- The acid washing to remove the staining around the pool returns has been completed.

In Progress Projects



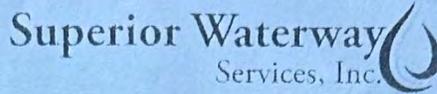
- New shade awning coverings were approved at the January CDD meeting.
- Kiawah Spa, as shown above, has been chosen as the color pattern for the replacement and the fabric has been ordered.
- The new coverings should be installed within the next six weeks.

Community Update – Ponds



- Superior Waterways has begun the necessary steps to stock ponds 4 through 7 with carp. A new carp barrier has been installed on Pond 7 and three barriers have been replaced on Pond 4. An amendment to the current carp permit with Florida Wildlife Commission (FWC) has been filed. The next step will be FWC coming out to inspect the barriers, and once they approve them, they will issue another permit with carp on it to be stocked.
- Monthly pond treatment reports are being sent with a summary of the work performed. Please see January and February 2026 reports below.

**WATERWAY
MANAGEMENT
REPORT**



Toll free: 1-877-966-9333 • Fax: (561) 844-9629
www.superiorwaterway.com

CUSTOMER Amelia Concourse TECHNICIAN Thomas DATE 1/9/26

TEMPERATURE (°F)	<55	55-65	66-75	CLOUD COVER	Clear	25-50%	WIND	0-5	6-10
	76-85	86-95	96+		50-75%	Overcast		11-15	16+

Lake #'s	<u>1, 2, 3, 4</u>	<u>1, 4</u>				
Weeds Treated	<u>A, SSR</u>	<u>TG, AW</u>				

- KEY**
- | | | | | |
|--------------------|--------------------|------------------------|------------------------|----------------------|
| A = Algae | Ch = Chara | Hyg = Hygrophila | Pr = Primrose | Ta = Tape Grass |
| Aw = Alligatorweed | Co = Coontail | Ip = Illinois Pondweed | Ru = Ruppia | Tg = Torpedograss |
| Bt = Baby Tears | Cb = Cuban Bulrush | Lm = Limnophila | Sag = Sago Pondweed | Wh = Water Hyacinths |
| Ba = Bacopa | Dw = Duckweed | Mf = Mosquito Fern | Sa = Salvinia | Wl = Water Lettuce |
| Bl = Banana Lilies | Fw = Fanwort | N = Naiad | Sd = Sedges | Wlr = Water Lilies |
| Bw = Bladderwort | Gb = Giant Bulrush | Pw = Pennywort | Ss = Slender Spikerush | Wm = Water Meal |
| Ct = Cattails | Hy = Hydrilla | Pa = Planktonic Algae | Sp = Spatterdock | Wt = Wild Taro |

REMARKS Today I treated algae and submerged weeds on Ponds 1, 2, 3, 4. Shoreline grasses were treated on Ponds 1, 4. All debris has been removed and the ponds are looking great at the time of service. Thank you for choosing Superior!

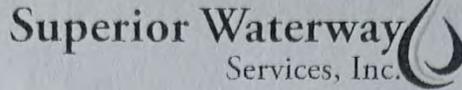
WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H ₂ O (°F)	<input type="checkbox"/> High 85-95	<input checked="" type="checkbox"/> Normal 75-86	<input type="checkbox"/> Low 75 <
DISSOLVED OXYGEN (ppm)	<input type="checkbox"/> High 6-8	<input type="checkbox"/> Normal 4-6	<input type="checkbox"/> Low 4 <
pH READING	<input type="checkbox"/> Acid 1-7	<input type="checkbox"/> Neutral 7	<input type="checkbox"/> Base 7-14
WATER CLARITY (ft)	<input type="checkbox"/> Good 6 >	<input checked="" type="checkbox"/> Fair 4-5	<input type="checkbox"/> Poor 4 <

- FISH/WILDLIFE OBSERVATIONS**
- | | | | | | |
|-----------------|---|--|--|---|--|
| FISH | <input checked="" type="checkbox"/> Largemouth Bass | <input checked="" type="checkbox"/> Bream | <input type="checkbox"/> Sunshine Bass | <input type="checkbox"/> Catfish | <input type="checkbox"/> Triploid Grass Carp |
| | <input checked="" type="checkbox"/> Mosquitofish | <input type="checkbox"/> Oscar | <input type="checkbox"/> Suckermouth Catfish | <input type="checkbox"/> Peacock Bass | <input type="checkbox"/> Mayan Cichlid |
| | <input type="checkbox"/> Snakehead | <input type="checkbox"/> Tilapia | <input type="checkbox"/> Florida Gar | <input type="checkbox"/> Piranha | <input type="checkbox"/> Clown Knife Fish |
| WILDLIFE | <input type="checkbox"/> Alligator | <input checked="" type="checkbox"/> Turtle | <input type="checkbox"/> Otter | <input type="checkbox"/> Iguana | <input type="checkbox"/> Fox |
| | <input type="checkbox"/> Snake | <input type="checkbox"/> Wild Hog | <input type="checkbox"/> Raccoon | <input type="checkbox"/> Coyote | <input type="checkbox"/> Manatee |
| BIRDS | <input type="checkbox"/> Egret | <input type="checkbox"/> Muscovies | <input checked="" type="checkbox"/> Coot | <input type="checkbox"/> Bald Eagle | <input type="checkbox"/> Osprey |
| | <input type="checkbox"/> Anhinga | <input type="checkbox"/> Cormorant | <input checked="" type="checkbox"/> Wild Ducks | <input type="checkbox"/> Ibis | <input type="checkbox"/> Wood Stork |
| | <input type="checkbox"/> Limpkin | <input type="checkbox"/> Pelican | <input type="checkbox"/> Sandhill Crane | <input type="checkbox"/> Tricolored Heron | <input type="checkbox"/> Roseate Spoonbill |
| | <input type="checkbox"/> Moorhen | <input type="checkbox"/> Snail Kite | <input type="checkbox"/> Little Blue Heron | <input type="checkbox"/> Green Heron | <input type="checkbox"/> Great Blue Heron |
- OTHER _____

Weed & Algae Control • Fountains & Aeration • Preserve Restoration
Fish Stocking • Wetland Planting & Maintenance • Water Clarification

**WATERWAY
MANAGEMENT
REPORT**



Toll free: 1-877-966-9333 • Fax: (561) 844-9629
www.superiorwaterway.com

CUSTOMER Amelia Concourse TECHNICIAN Thomas DATE 2/4/26

TEMPERATURE (°F)	<55	55-65	66-75	CLOUD COVER	Clear	25-50%	WIND	0-5	6-10
	76-85	86-95	96+		50-75%	Overcast		11-15	16+

Lake #'s	<u>4,5,6,7</u>				
Weeds Treated	<u>SS, Ba, A</u>				

- KEY
- | | | | | |
|--------------------|--------------------|------------------------|------------------------|----------------------|
| A = Algae | Ch = Chara | Hyg = Hygrophila | Pr = Primrose | Ta = Tape Grass |
| Aw = Alligatorweed | Co = Coontail | Ip = Illinois Pondweed | Ru = Ruppia | Tg = Torpedograss |
| Bt = Baby Tears | Cb = Cuban Bulrush | Lm = Limnophila | Sag = Sago Pondweed | Wh = Water Hyacinths |
| Ba = Bacopa | Dw = Duckweed | Mf = Mosquito Fern | Sa = Salvinia | Wl = Water Lettuce |
| Bl = Banana Lilies | Fw = Fanwort | N = Naiad | Sd = Sedges | Wli = Water Lilies |
| Bw = Bladderwort | Gb = Giant Bulrush | Pw = Pennywort | Ss = Slender Spikerush | Wm = Water Meal |
| Ct = Cattails | Hy = Hydrilla | Pa = Planktonic Algae | Sp = Spatterdock | Wt = Wild Taro |

REMARKS Today I treated ponds 4,5,6,7 for algae and submerged weeds. All debris was removed from all 4 ponds and the outflow structures have been checked for blockages. The water levels in the ponds are low due to drought but the ponds are looking great!

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H ₂ O (°F)	<input type="checkbox"/> High 85-95	<input type="checkbox"/> Normal 75-86	<input type="checkbox"/> Low 75 <
DISSOLVED OXYGEN (ppm.)	<input type="checkbox"/> High 6-8	<input type="checkbox"/> Normal 4 -6	<input type="checkbox"/> Low 4 <
pH READING	<input type="checkbox"/> Acid 1-7	<input type="checkbox"/> Neutral 7	<input type="checkbox"/> Base 7 - 14
WATER CLARITY (Ft.)	<input type="checkbox"/> Good 6 >	<input type="checkbox"/> Fair 4-5	<input type="checkbox"/> Poor 4 <

FISH/WILDLIFE OBSERVATIONS

- | | | | | | |
|----------|---|---|--|---|--|
| FISH | <input checked="" type="checkbox"/> largemouth Bass | <input checked="" type="checkbox"/> Bream | <input type="checkbox"/> Sunshine Bass | <input type="checkbox"/> Catfish | <input type="checkbox"/> Triploid Grass Carp |
| | <input checked="" type="checkbox"/> Mosquitofish | <input type="checkbox"/> Oscar | <input type="checkbox"/> Suckermouth Catfish | <input type="checkbox"/> Peacock Bass | <input type="checkbox"/> Mayan Cichlid |
| | <input type="checkbox"/> Snakehead | <input type="checkbox"/> Tilapia | <input type="checkbox"/> Florida Gar | <input type="checkbox"/> Piranha | <input type="checkbox"/> Clown Knife Fish |
| WILDLIFE | <input type="checkbox"/> Alligator | <input checked="" type="checkbox"/> Turtle | <input type="checkbox"/> Otter | <input type="checkbox"/> Iguana | <input type="checkbox"/> Fox |
| | <input type="checkbox"/> Snake | <input type="checkbox"/> Wild Hog | <input type="checkbox"/> Raccoon | <input type="checkbox"/> Coyote | <input type="checkbox"/> Manatee |
| BIRDS | <input type="checkbox"/> Egret | <input checked="" type="checkbox"/> Muscovies | <input type="checkbox"/> Coot | <input type="checkbox"/> Bald Eagle | <input type="checkbox"/> Osprey |
| | <input type="checkbox"/> Anhinga | <input type="checkbox"/> Cormorant | <input checked="" type="checkbox"/> Wild Ducks | <input type="checkbox"/> Ibis | <input type="checkbox"/> Wood Stork |
| | <input type="checkbox"/> Limpkin | <input type="checkbox"/> Pelican | <input type="checkbox"/> Sandhill Crane | <input type="checkbox"/> Tricolored Heron | <input type="checkbox"/> Roseate Spoonbill |
| | <input type="checkbox"/> Moorhen | <input type="checkbox"/> Snail Kite | <input type="checkbox"/> Little Blue Heron | <input type="checkbox"/> Green Heron | <input type="checkbox"/> Great Blue Heron |

OTHER: Thank you for choosing Superior!

Weed & Algae Control • Fountains & Aeration • Preserve Restoration
Fish Stocking • Wetland Planting & Maintenance • Water Clarification

Conclusion

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

Kelly Mullins, Field Operations Manager, at acmanager@gmsnf.com

Respectfully,
Kelly Mullins, LCAM



2.

RIVERSIDE ESTIMATE FORM

Riverside Management Services

50 Ellis Street Suite 208 Saint Augustine FL, 32095

904-459-8890



<u>WORK LOCATION</u>	
Name:	Amelia Concourse CDD
Address:	RE: Kelly Mullins
Primary #:	
Secondary #:	
Crew:	
ETA:	

Job Description:	Amount
Pressure wash both entryway monuments. This includes the outside and inside of the structure.	\$850.00
* All proposals include material and labor to complete project	
Total:	\$850.00

Quoted By: Rich Gray Director of Field Operations

ACCEPTANCE OF PROPOSAL: The above prices and specifications are satisfactory and are hereby accepted. You are authorizing Riverside Management Services, Inc. to complete the work as described above and to perform the work in a timely and professional manner. Payment will be collected on the date services are completed.

Customer Signature: _____ Date: _____

RIVERSIDE ESTIMATE FORM

NINTH ORDER OF BUSINESS

A.

Amelia Concourse
Community Development District

Unaudited Financial Reporting
February 28, 2026



Amelia Concourse
Community Development District
Combined Balance Sheet
February 28, 2026

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 91,234	\$ -	\$ -	\$ -	\$ 91,234
Investments:					
State Board of Administration (SBA)	64,901	-	245,987	-	310,888
Custody (US Bank)	642,617	-	-	-	642,617
Series 2007					
Reserve	-	112,263	-	-	112,263
Revenue	-	202,525	-	-	202,525
Cost of Issuance	-	-	-	1	1
Series 2016					
Reserve	-	71,765	-	-	71,765
Revenue	-	189,215	-	-	189,215
Series 2019A					
Reserve	-	106,301	-	-	106,301
Revenue	-	186,299	-	-	186,299
Prepayment	-	1	-	-	1
Construction	-	-	-	16,492	16,492
Series 2019B					
Prepayment	-	271	-	-	271
Construction	-	-	-	681,149	681,149
Deposits	2,475	-	-	-	2,475
Total Assets	\$ 801,226	\$ 868,638	\$ 245,987	\$ 697,641	\$ 2,613,493
Liabilities:					
Accounts Payable	\$ 10,590	\$ -	\$ -	\$ -	\$ 10,590
Total Liabilities	\$ 10,590	\$ -	\$ -	\$ -	\$ 10,590
Fund Balance:					
Nonspendable:					
Deposits	\$ 2,475	\$ -	\$ -	\$ -	\$ 2,475
Restricted for:					
Debt Service - Series	-	868,638	-	-	868,638
Capital Project - Series	-	-	-	697,641	697,641
Assigned for:					
Capital Reserve Fund	-	-	245,987	-	245,987
Unassigned	788,162	-	-	-	788,162
Total Fund Balances	\$ 790,637	\$ 868,638	\$ 245,987	\$ 697,641	\$ 2,602,903
Total Liabilities & Fund Balance	\$ 801,226	\$ 868,638	\$ 245,987	\$ 697,641	\$ 2,613,493

Amelia Concourse
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 477,433	\$ 471,448	\$ 471,448	\$ -
Interest Income	5,000	5,000	7,552	2,552
Other Income	1,000	417	-	(417)
Total Revenues	\$ 483,433	\$ 476,865	\$ 479,000	\$ 2,135

Expenditures:

General & Administrative:

Supervisors	\$ 3,600	\$ 1,500	\$ 1,000	\$ 500
FICA Expense	275	115	77	38
Travel	300	125	-	125
Engineering	7,500	3,125	6,368	(3,243)
Attorney Fees	20,000	8,333	8,952	(619)
Annual Audit	4,500	1,875	-	1,875
Dissemination	12,152	5,063	5,363	(300)
Assessment Roll	8,680	8,680	8,680	(0)
Property Appraiser	5,000	4,847	4,847	-
Trustee Fees	14,946	8,979	8,979	-
Arbitrage	1,800	750	-	750
Management Fees	53,135	22,140	22,140	0
Information Technology	2,315	964	965	(0)
Website Maintenance	1,157	482	482	0
Telephone	500	208	95	114
Postage	1,000	417	181	235
Insurance	12,672	11,939	11,939	-
Printing and Binding	750	313	193	120
Legal Advertising	2,500	1,042	505	536
Other Current Charges	1,000	417	945	(529)
Office Supplies	100	42	1	40
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 154,057	\$ 81,530	\$ 81,886	\$ (356)

Operations & Maintenance

Field:

Contract Services:

Landscape Maintenance	\$ 58,250	\$ 24,271	\$ 16,205	\$ 8,066
Lake Maintenance	9,400	3,917	2,448	1,469
Field Operations Management	19,320	8,050	8,050	-

Repairs & Maintenance:

Repairs & Maintenance	18,000	7,500	8,313	(813)
Irrigation Repairs	4,000	1,667	1,258	408
Landscape Contingency	10,000	4,167	7,068	(2,901)

Utilities:

Electric	35,000	14,583	12,549	2,035
Water & Sewer	23,000	9,583	3,528	6,055

Subtotal Field	\$ 176,970	\$ 73,738	\$ 59,419	\$ 14,319
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Amelia Concourse
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
<i>Amenity Center:</i>				
Insurance	\$ 22,361	\$ 19,450	19,450	\$ -
Facility Management	19,320	8,050	8,050	-
Pool Maintenance	19,565	8,152	9,322	(1,170)
Pool Chemicals	13,500	5,625	4,708	917
Pool Permits	530	221	-	221
Cable	2,200	917	921	(4)
Janitorial	9,840	4,100	4,100	-
Facility Maintenance	15,635	6,515	975	5,540
Pest Control	1,000	417	324	93
Refuse	750	313	351	(38)
Holiday Decorations	2,000	4,230	4,230	-
<i>Reserves:</i>				
Capital Reserve Funding	75,000	-	-	-
Subtotal Amenity Center:	\$ 181,701	\$ 57,989	\$ 52,432	\$ 5,557
Total Operations & Maintenance	\$ 358,672	\$ 131,726	\$ 111,851	\$ 19,876
Total Expenditures	\$ 512,729	\$ 213,256	\$ 193,737	\$ 19,520
Excess (Deficiency) of Revenues over Expenditures	\$ (29,296)	\$ 263,609	\$ 285,264	\$ 21,655
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (29,296)	\$ 263,609	\$ 285,264	\$ 21,655
Fund Balance - Beginning	\$ 29,296		\$ 505,373	
Fund Balance - Ending	\$ -		\$ 790,637	

Amelia Concourse

Community Development District

Debt Service Fund Series 2007

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 111,295	\$ 108,787	\$ 108,787	\$ -
Interest Income	5,000	2,083	4,100	2,017
Total Revenues	\$ 116,295	\$ 110,870	\$ 112,887	\$ 2,017
Expenditures:				
Interest - 11/1	\$ 28,463	\$ 28,463	\$ 28,463	\$ -
Principal Prepayment - 11/1	-	-	15,000	(15,000)
Interest - 5/1	28,463	-	-	-
Principal - 5/1	50,000	-	-	-
Total Expenditures	\$ 106,925	\$ 28,463	\$ 43,463	\$ (15,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 9,370	\$ 82,408	\$ 69,424	\$ (12,983)
Other Financing Sources/(Uses):				
Property Appraiser	\$ (1,200)	\$ (1,118)	\$ (1,118)	\$ -
Transfer (Out)	-	-	-	-
Transfer In	-	-	-	-
Total Other Financing Sources/(Uses)	\$ (1,200)	\$ (1,118)	\$ (1,118)	\$ -
Net Change in Fund Balance	\$ 8,170	\$ 81,289	\$ 68,306	\$ (12,983)
Fund Balance - Beginning	\$ 133,469		\$ 246,481	
Fund Balance - Ending	\$ 141,639		\$ 314,787	

Amelia Concourse

Community Development District

Debt Service Fund Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 146,859	\$ 145,019	\$ 145,019	\$ -
Interest Income	5,000	2,083	2,964	880
Total Revenues	\$ 151,859	\$ 147,102	\$ 147,982	\$ 880
Expenditures:				
Interest - 11/1	\$ 51,150	\$ 51,150	\$ 51,150	\$ -
Principal Prepayment - 11/1	-	-	5,000	(5,000)
Interest - 5/1	51,150	-	-	-
Principal - 5/1	40,000	-	-	-
Total Expenditures	\$ 142,300	\$ 51,150	\$ 56,150	\$ (5,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 9,559	\$ 95,952	\$ 91,832	\$ (4,120)
Other Financing Sources/(Uses):				
Property Appraiser	\$ (1,500)	\$ (1,491)	\$ (1,491)	\$ -
Transfer In/(Out)	-	-	-	-
Total Other Financing Sources/(Uses)	\$ (1,500)	\$ (1,491)	\$ (1,491)	\$ -
Net Change in Fund Balance	\$ 8,059	\$ 94,461	\$ 90,341	\$ (4,120)
Fund Balance - Beginning	\$ 97,921		\$ 170,638	
Fund Balance - Ending	\$ 105,980		\$ 260,980	

Amelia Concourse
Community Development District
Debt Service Fund Series 2019A
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 179,916	\$ 176,441	\$ 176,441	\$ -
Interest Income	5,000	2,083	3,211	1,128
Total Revenues	\$ 184,916	\$ 178,524	\$ 179,652	\$ 1,128
Expenditures:				
Interest - 11/1	\$ 64,693	\$ 64,693	\$ 64,693	\$ -
Principal Prepayment - 11/1	-	-	5,000	(5,000)
Interest - 5/1	64,693	-	-	-
Principal - 5/1	45,000	-	-	-
Total Expenditures	\$ 174,385	\$ 64,693	\$ 69,693	\$ (5,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 10,531	\$ 113,832	\$ 109,959	\$ (3,872)
Other Financing Sources/(Uses):				
Property Appraiser	\$ (1,900)	\$ (1,814)	\$ (1,814)	\$ -
Transfer In/(Out)	-	-	(1,684)	(1,684)
Total Other Financing Sources/(Uses)	\$ (1,900)	\$ (1,814)	\$ (3,498)	\$ (1,684)
Net Change in Fund Balance	\$ 8,631	\$ 112,018	\$ 106,461	\$ (5,557)
Fund Balance - Beginning	\$ 79,678		\$ 186,140	
Fund Balance - Ending	\$ 88,309		\$ 292,601	

Amelia Concourse

Community Development District

Debt Service Fund Series 2019B

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual		
	Budget	Thru 02/28/26	Thru 02/28/26	Variance	
Revenues:					
Special Assessments - Tax Roll	\$ -	\$ -	\$ -	\$ -	-
Interest Income	-	-	4	-	4
Total Revenues	\$ -	\$ -	\$ 4	\$ -	4
Expenditures:					
Interest - 11/1	\$ -	\$ -	\$ -	\$ -	-
Principal Prepayment - 11/1	-	-	-	-	-
Total Expenditures	\$ -	\$ -	\$ -	\$ -	-
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 4	\$ -	4
Other Financing Sources/(Uses):					
Transfer In	\$ -	\$ -	\$ -	\$ -	-
Transfer (Out)	-	-	-	-	-
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ -	\$ -	\$ 4	\$ -	4
Fund Balance - Beginning	\$ -	\$ -	\$ 266	\$ -	-
Fund Balance - Ending	\$ -	\$ -	\$ 271	\$ -	-

Amelia Concourse
Community Development District
Statement of Revenues and Expenditures

Capital Projects Funds

For The Period Ending February 28, 2026

Description	SE 2007	SE 2019A	SE 2019B
Revenues			
Interest Income	\$ -	\$ 230	\$10,076
Transfer In	-	1,684	-
Total Revenues	\$ -	\$ 1,914	\$ 10,076
Expenditures			
Capital Outlay	\$ -	\$ -	-
Total Expenditures	\$ -	\$ -	-
Excess Revenues (Expenditures)	\$ -	\$ 1,914	\$ 10,076
Beginning Fund Balance	\$ 1	\$ 14,577	\$ 671,073
Ending Fund Balance	\$ 1	\$ 16,492	\$ 681,149

Amelia Concourse
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues				
Capital Reserve Funding	\$ 75,000	\$ -	\$ -	\$ -
Interest	5,000	2,083	4,407	2,324
Total Revenues	\$ 80,000	\$ 2,083	\$ 4,407	\$ 2,324
Expenditures:				
Capital Outlay	\$ 20,000	\$ 8,333	\$ -	\$ 8,333
Repair and Replacements	50,000	50,000	59,446	(9,446)
Total Expenditures	\$ 70,000	\$ 58,333	\$ 59,446	\$ (1,112)
Excess (Deficiency) of Revenues over Expenditures	\$ 10,000		\$ (55,038)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 10,000		\$ (55,038)	
Fund Balance - Beginning	\$ 309,218		\$ 301,025	
Fund Balance - Ending	\$ 319,218		\$ 245,987	

Amelia Concourse
Community Development District
Long Term Debt Report

Series 2007, Capital Improvement Revenue Bonds		
Optional Redemption Date	5/1/2017	
Interest Rate	5.75%	
Maturity Date	5/1/2038	
Reserve Fund Definition	7.0264% of Deemed Outstanding	
Reserve Fund Requirement	\$ 112,263	
Reserve Fund Balance	112,263	
Excess Funds Revenue Acc 11/2	Any lawful Purpose	
Bonds outstanding - 9/30/2013	\$	7,255,000
Less: November 1, 2013		-
Less: May 1, 2014 (Mandatory)		(125,000)
Less: May 1, 2014 (Prepayment)		(65,000)
Less: May 1, 2014 (Prior Years)		(435,000)
Less: November 1, 2014 (Prepayment)		(85,000)
Less: May 1, 2015 (Prepayment)		(75,000)
Less: December 16, 2021 (Partial Redemption)		(895,000)
Less: May 1, 2022 (Prepayment)		(200,000)
Less: August 8, 2023 (Partial Redemption)		(4,270,000)
Less: May 1, 2024 (Prepayment)		(15,000)
Less: May 1, 2024 (Mandatory)		(50,000)
Less: May 1, 2025 (Mandatory)		(50,000)
Less: November 1, 2025 (Prepayment)		(15,000)
Current Bonds Outstanding	\$	975,000

Series 2016, Capital Improvement Revenue Bonds		
Optional Redemption Date	5/1/2026	
Interest Rate	6.00%	
Maturity Date	5/1/2047	
Reserve Fund Definition	50% of MADS	
Reserve Fund Requirement	\$ 71,765	
Reserve Fund Balance	71,765	
Excess Funds Revenue Acc 11/2	Any lawful Purpose	
Bonds outstanding - 6/30/2016	\$	3,385,000
Less: May 1, 2018 (Mandatory)		(40,000)
Less: May 1, 2018 (Prepayment)		(60,000)
Less: November 1, 2018 (Prepayment)		(160,000)
Less: May 1, 2019 (Mandatory)		(40,000)
Less: May 1, 2019 (Prepayment)		(95,000)
Less: November 1, 2019 (Prepayment)		(600,000)
Less: May 1, 2020 (Prepayment)		(235,000)
Less: May 1, 2020 (Mandatory)		(35,000)
Less: November 1, 2020 (Prepayment)		(105,000)
Less: May 1, 2021 (Prepayment)		(80,000)
Less: May 1, 2021 (Mandatory)		(30,000)
Less: November 1, 2021 (Prepayment)		(5,000)
Less: May 1, 2022 (Prepayment)		(5,000)
Less: May 1, 2022 (Mandatory)		(30,000)
Less: November 1, 2022 (Prepayment)		(15,000)
Less: May 1, 2023 (Prepayment)		(20,000)
Less: May 1, 2023 (Mandatory)		(35,000)
Less: November 1, 2023 (Prepayment)		(5,000)
Less: May 1, 2024 (Prepayment)		(5,000)
Less: May 1, 2024 (Mandatory)		(35,000)
Less: November 1, 2024 (Prepayment)		(5,000)
Less: May 1, 2025 (Prepayment)		(35,000)
Less: May 1, 2025 (Mandatory)		(5,000)
Less: November 1, 2025 (Prepayment)		(5,000)
Current Bonds Outstanding	\$	1,700,000

Amelia Concourse
Community Development District
Long Term Debt Report

Series 2019A, Capital Improvement Revenue Bonds	
Optional Redemption Date	5/1/2029
Interest Rate	5.65%
Maturity Date	5/1/2049
Reserve Fund Definition	50% of MADS
Reserve Fund Requirement	\$ 106,301
Reserve Fund Balance	106,301
Excess Funds Revenue Acc 11/2	Any lawful Purpose
Bonds outstanding - 03/20/2019	\$ 3,035,000
Less: May 1, 2020 (Mandatory)	(40,000)
Less: February 1, 2021 (Prepayment)	(40,000)
Less: May 1, 2021 (Prepayment)	(40,000)
Less: May 1, 2021 (Mandatory)	(40,000)
Less: August 1, 2021 (Prepayment)	(55,000)
Less: November 1, 2021 (Prepayment)	(85,000)
Less: February 1, 2022 (Prepayment)	(85,000)
Less: May 1, 2022 (Prepayment)	(35,000)
Less: May 1, 2022 (Mandatory)	(40,000)
Less: August 1, 2022 (Prepayment)	(55,000)
Less: November 1, 2022 (Prepayment)	(20,000)
Less: May 1, 2023 (Prepayment)	(35,000)
Less: May 1, 2023 (Mandatory)	(40,000)
Less: August 1, 2023 (Prepayment)	(20,000)
Less: November 1, 2023 (Prepayment)	(5,000)
Less: May 1, 2024 (Prepayment)	(5,000)
Less: May 1, 2024 (Mandatory)	(40,000)
Less: May 1, 2025 (Prepayment)	(20,000)
Less: May 1, 2025 (Mandatory)	(45,000)
Less: November 1, 2025 (Prepayment)	(5,000)
Current Bonds Outstanding	\$ 2,285,000

**AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026 ASSESSMENT RECEIPTS SUMMARY**

ASSESSED	# UNITS ASSESSED	SERIES 2007 DEBT SERVICE ASMT	SERIES 2016 DEBT SERVICE ASMT	SERIES 2019A DEBT SERVICE ASMT	O&M ASMT	TOTAL
NET ASSESSED TAX ROLL	458	110,167.73	146,859.16	178,680.05	477,431.89	913,138.83
TOTAL NET ASSESSED	458	110,167.73	146,859.16	178,680.05	477,431.89	913,138.83

DUE / RECEIVED	BALANCE DUE	SERIES 2007 DEBT SERVICE PAID	SERIES 2016 DEBT SERVICE PAID	SERIES 2019A DEBT SERVICE PAID	O&M PAID	TOTAL PAID
TAX ROLL DUE / RECEIPTS	11,444.07	108,787.03	145,018.63	176,440.71	471,448.39	901,694.76
TOTAL DUE / RECEIVED	11,444.07	108,787.03	145,018.63	176,440.71	471,448.39	901,694.76

SUMMARY OF TAX ROLL RECEIPTS						
NASSAU COUNTY DISTRIBUTION	DATE RECEIVED	AMOUNT RECEIVED	SERIES 2007 RECEIPTS	SERIES 2016 RECEIPTS	SERIES 2019A RECEIPTS	O&M RECEIPTS
1	10/29/25	3,324.01	401.03	534.60	650.43	1,737.95
2	11/21/25	69,659.71	8,404.26	11,203.30	13,630.79	36,421.37
3	12/10/25	801,297.22	96,674.34	128,871.79	156,795.25	418,955.84
4	12/19/25	19,142.70	2,309.51	3,078.70	3,745.78	10,008.70
5	01/12/26	2,600.69	313.77	418.27	508.89	1,359.76
6	02/06/26	5,670.43	684.12	911.97	1,109.57	2,964.77
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
TOTAL TAX ROLL RECEIPTS		901,694.76	108,787.03	145,018.63	176,440.71	471,448.39

PERCENT COLLECTED TAX ROLL		98.75%	98.75%	98.75%	98.75%	98.75%
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B.

Amelia Concourse
Community Development District
 Check Register Summary
 1/1/2026 - 2/28/2026

Fund	Date	Check #'s	Amount
<i>Payroll</i>	1/20/26	50253-50255	\$ 554.10
		Sub-Total	\$ 554.10
<i>General Fund</i>	1/8/26	2689-2694	\$ 7,404.44
	1/15/26	2695-2697	11,793.75
	1/30/26	2698-2702	2,113.14
	2/12/26	2703-2707	6,256.66
	2/19/26	2708-2711	12,245.68
		Sub-Total	\$ 39,813.67
Total			\$ 40,367.77

PR300R

PAYROLL CHECK REGISTER

RUN 1/22/26 PAGE 1

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50253	16	KHRISTEN R SNOW	184.70	1/22/2026
50254	13	KIMBERLY CHAMERDA	184.70	1/22/2026
50255	15	WILLIAM T BUSBY	184.70	1/22/2026
TOTAL FOR REGISTER			554.10	

ACON AMELIA CONCOUR DLAUGHLIN

Attendance Sheet

District Name: Amelia Concourse CDD

Board Meeting Date: January 20, 2026 Meeting

	Name	In Attendance	Fee
1	William Busby	<input checked="" type="checkbox"/>	\$200
2	Harvey Greenberg	<input checked="" type="checkbox"/>	N/A
3	Bill Toohey <i>phone</i>	<input checked="" type="checkbox"/>	N/A
4	Kimberly Chamerda	<input checked="" type="checkbox"/>	\$200
5	Khristen Snow	<input checked="" type="checkbox"/>	\$200

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

Approved for Payment:


District Manager Signature

1/20/26
Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/08/26	00142	12/29/25	7293957	202512	320	57200	45400		HAWKINS INC	*	237.00	237.00	002689
1/08/26	00127	1/01/26	436093	202601	320	57200	34500		HI-TECH SYSTEM	*	195.00	195.00	002690
1/08/26	00170	1/01/26	111093	202601	320	57200	46800		SUPERIOR WATERWAY SERVICES INC	*	520.00	520.00	002691
1/08/26	00157	1/01/26	802049	202601	320	57200	46200		THE GREENERY OF NORTH FLORIDA INC	*	3,241.00	3,241.00	002692
1/08/26	00157	12/29/25	801069	202512	320	57200	46300		THE GREENERY OF NORTH FLORIDA INC	*	991.44	991.44	002693
1/08/26	00112	12/23/25	3943	202512	310	51300	31100		YURO & ASSOCIATES, LLC	*	2,220.00	2,220.00	002694
1/15/26	00005	1/01/26	368	202601	310	51300	34000		JAN MANAGEMENT FEES	*	4,427.92		
		1/01/26	368	202601	310	51300	52000		JAN WEBSITE ADMIN	*	96.42		
		1/01/26	368	202601	310	51300	35100		JAN INFO TECH	*	192.92		
		1/01/26	368	202601	310	51300	32400		JAN DISSEM AGENT SRVCS	*	1,012.67		
		1/01/26	368	202601	310	51300	51000		OFFICE SUPPLIES	*	.18		
		1/01/26	368	202601	310	51300	42000		POSTAGE	*	30.70		
		1/01/26	368	202601	310	51300	42500		COPIES	*	9.45		
		1/01/26	368	202601	310	51300	41000		TELEPHONE	*	48.32		
		1/01/26	368	202601	320	57200	45400		POOL CHEM-TRICHLOR	*	43.73		
		1/01/26	368	202601	320	57200	45400		POOL CHEM-LIQUID BLEACH	*	78.38		
		1/01/26	368	202601	320	57200	45400		POOL CHEM-MURIATIC ACID	*	73.39		
											6,014.08	002695	

ACON AMELIA CONCOUR OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/15/26	00005	1/01/26	369	202601 320-57200-35100		JAN CONTRACT ADMIN	*	1,610.00		
1/01/26		369		202601 320-57200-34000		JAN FACILITY MANAGEMENT	*	1,610.00		
1/01/26		369		202601 320-57200-46000		JAN JANITORIAL	*	820.00		
1/01/26		369		202601 320-57200-45300		JAN POOL MAINTENANCE	*	1,630.42		
									5,670.42	002696

1/15/26	00011	1/08/26	26-00009	202601 310-51300-48000		1/20 AUDIT COMMIT/BOS MTG	*	109.25		
									109.25	002697

1/30/26	00005	1/13/26	370	202601 320-57200-62000		12/31 FACILITY MAINT	*	646.00		
1/13/26		370		202601 320-57200-62000		FACILITY MAINTENANCE CRED	*	104.80		
1/13/26		370		202601 320-57200-62000		MAINTENANCE SUPPLIES	*	235.44		
									776.64	002698

1/30/26	00135	1/15/26	13966	202512 310-51300-31500		DEC GENERAL SERVICES	*	318.00		
									318.00	002699

1/30/26	00082	1/05/26	65366809	202601 320-53800-45513		JAN PEST CONTROL	*	81.00		
									81.00	002700

1/30/26	00170	12/01/25	110297	202512 320-57200-46800		DEC LAKE MAINTENANCE	*	520.00		
									520.00	002701

1/30/26	00157	1/20/26	802838	202512 320-57200-46400		DEC IRRIGATION SERVICE	*	417.50		
									417.50	002702

2/12/26	00127	2/01/26	437591	202602 320-57200-34500		FEB CLOUD ACCESS CONTROL	*	195.00		
									195.00	002703

2/12/26	00170	2/01/26	111844	202602 320-57200-46800		FEB LAKE MAINTENANCE	*	520.00		
									520.00	002704

ACON AMELIA CONCOUR OKUZMUK

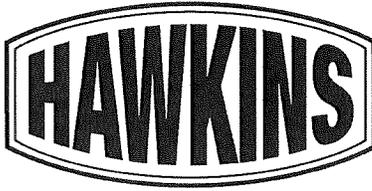
CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/12/26	00157	1/28/26	802997	202601	320	57200	46300		SEASONAL COLOR PH1&2 THE GREENERY OF NORTH FLORIDA INC	*	1,283.16	1,283.16	002705
2/12/26	00157	2/02/26	803577	202602	320	57200	46200		FEB LANDSCAPE MAINT PH1&2 THE GREENERY OF NORTH FLORIDA INC	*	3,241.00	3,241.00	002706
2/12/26	00112	2/03/26	3972	202601	310	51300	31100		JAN ENGINEERING YURO & ASSOCIATES, LLC	*	1,017.50	1,017.50	002707
2/19/26	00005	2/13/26	373	202601	320	57200	62000		JAN FACILITY MAINTENANCE GOVERNMENTAL MANAGEMENT SERVICES	*	103.60	103.60	002708
2/19/26	00005	2/01/26	371	202602	310	51300	34000		FEB MANAGEMENT FEES	*	4,427.92		
		2/01/26	371	202602	310	51300	52000		FEB WEBSITE ADMIN	*	96.42		
		2/01/26	371	202602	310	51300	35100		FEB INFO TECH	*	192.92		
		2/01/26	371	202602	310	51300	32400		FEB DISSEM AGENT SRVCS	*	1,012.67		
		2/01/26	371	202602	310	51300	51000		OFFICE SUPPLIES	*	.39		
		2/01/26	371	202602	310	51300	42000		POSTAGE	*	42.77		
		2/01/26	371	202602	310	51300	42500		COPIES	*	52.35		
		2/01/26	371	202602	320	57200	45400		POOL CHEM-TRICHLOR	*	201.14		
		2/01/26	371	202602	320	57200	45400		POOL CHEM-LIQUID BLEACH	*	172.43		
		2/01/26	371	202602	320	57200	45400		POOL CHEM-MURIATIC ACID	*	85.62		
		2/01/26	371	202602	320	57200	45400		POOL CHEM-CAL HYPO	*	24.75		
		2/01/26	371	202602	320	57200	45400		POOL CHEM-TILE SOAP	*	42.16		
		2/01/26	371	202602	320	57200	45400		POOL CHEM-GRANULAR TRICHL	*	23.87		
									GOVERNMENTAL MANAGEMENT SERVICES			6,375.41	002709
2/19/26	00005	2/01/26	372	202602	320	57200	35100		FEB CONTRACT ADMIN	*	1,610.00		

ACON AMELIA CONCOUR OKUZMUK

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #	
2/01/26	372		202602 320-57200-34000	FEB FACILITY MANAGEMENT	*	1,610.00		
2/01/26	372		202602 320-57200-46000	FEB JANITORIAL	*	820.00		
2/01/26	372		202602 320-57200-45300	FEB POOL MAINTENANCE	*	1,630.42		
-----							5,670.42	002710
2/19/26	00011	2/05/26	26-00035 202602 310-51300-48000	JACKSONVILLE DAILY RECORD	*	96.25		
-----							96.25	002711
TOTAL FOR BANK A						39,813.67		
TOTAL FOR REGISTER						39,813.67		

ACON AMELIA CONCOUR OKUZMUK

Original



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

INVOICE

Total Invoice	\$237.00
Invoice Number	7293957
Invoice Date	12/29/25
Sales Order Number/Type	5026632 SL
Branch Plant	74
Shipment Number	6034330

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

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

Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#	P.O. Release	Sales Agent #			
1/28/26	Net 30	PPD Origin	HWTG			382			
Line #	Item Number	Item Name/Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	41930	Azone - EPA Reg. No. 7870-1	N	75.0000	GA	\$3.0000	GA	725.3 LB	\$225.00
		1 LB BLK (Mini-Bulk)		75.0000	GA			725.3 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00

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

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



Approved
 Kelly Mullins, Operations Manager
 Governmental Management Services
 On behalf of Amelia Concourse CDD
 Date: 12-30-25
 Acct. # 1-320-57200-45400

Page 1 of 1	Tax Rate 0 %	Sales Tax \$0.00	Invoice Total	\$237.00
-------------	-----------------	---------------------	----------------------	-----------------

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

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

WIRING CONTACT INFORMATION:
 Email: Credit.Dept@Hawkinsinc.com
 Phone Number: (612) 331-6910
 Fax Number: (612) 225-6702

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

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

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

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

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

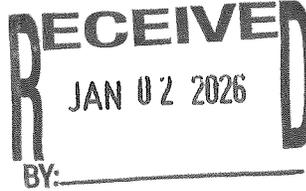


Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 436093
Invoice Date: 01/01/2026
Completed: 01/01/2026
Terms: Due on Aging Date
Bid#:

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



475 W Town Place

HiTechFlorida.com

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

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

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

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

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

Superior Waterway Services, Inc.
 6701 Garden Rd, Suite #1
 Riviera Beach FL 33404

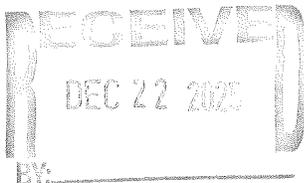
INVOICE

DATE **INVOICE #**
 1/1/2026 111093

BILL TO

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

P.O. No.	Terms
January 2026	Net 30

QTY	DESCRIPTION	RATE	AMOUNT
	Monthly Lake Maintenance - Algae and Aquatic Plant Control at Lakes 4-7	520.00	520.00
	Nassau County Sales Tax	7.00%	0.00
			
<p>Approved Kelly Mullins Amenity & Operations Manager Governmental Management Services On behalf of Amelia Concourse CDD Date: 12-22-25 Acct. # 1-320-57200-46800</p>			

Subtotal	\$520.00
Payments/Credits	\$0.00
Balance Due	\$520.00

Office: (561) 844-0248 Fax: (561) 844-9629
www.superiorwaterway.com

Thank you for your business.
 A 1.5% late fee shall apply to any balance past due more than 30 days.



PO Box 6569
Hilton Head Island, SC 29938

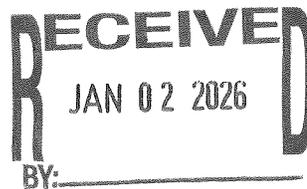
Invoice 802049	
Date	PO/Contract#
01/02/26	
Account Manager	Terms
JAMES LYNCH	Net 30
Total Amount	\$3,241.00
Property Address	
Amelia Concourse CDD 85200 Amaryllis Ct Fernandina Beach, FL 32034	

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
#80204 - Maintenance Contract Services - Amelia Concourse CDD Phase 1 & 2 January 2026	\$3,241.00
Total	\$3,241.00

Approved
Kelly Mullins
Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Date: 1-2-26
Acct. # 001 320 57200 46200



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

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

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$4,232.44	\$0.00	\$0.00	\$0.00	\$0.00

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



PO Box 6569
Hilton Head Island, SC 29938

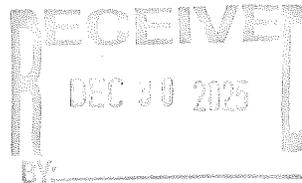
Invoice 801069	
Date	PO/Contract#
12/29/25	
Account Manager	Terms
JAMES LYNCH	Net 30
Total Amount	\$991.44
Property Address	
Amelia Concourse CDD 85200 Amaryllis Ct Fernandina Beach, FL 32034	

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
#80204 - Maintenance Contract Services - Amelia Concourse CDD Phase 1 & 2	
<i>Tree Pruning - Palms - 12/29/2025</i>	\$991.44
Total	\$991.44

Approved
Kelly Mullins
Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Date: 12-30-25
Acct. # 001 320 57200 46300



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

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

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$991.44	\$0.00	\$0.00	\$0.00	\$0.00

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

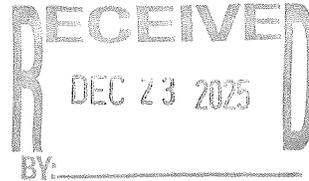


**Civil Engineering
Land Surveying & Mapping
Permitting
ADA Consulting**

Invoice

Date	Invoice #
12/23/25	3943

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



Yuro & Assoc. - Job No.
Y20-910

Item	Date	Description	Hours	Rate	Amount
		Amelia Concourse CDD - November Engineering			
CDD Amelia ...	11/6/25	misc staff emails	1	185.00	185.00
CDD Amelia ...	11/7/25	wetland pop-off revisions	2	185.00	370.00
CDD Amelia ...	11/10/25	agenda call & review parking options	1	185.00	185.00
CDD Amelia ...	11/11/25	wetland popoff design	2	185.00	370.00
CDD Amelia ...	11/14/25	meeting exhibits to Daniel	1.5	185.00	277.50
CDD Amelia ...	11/18/25	CDD meeting	3.5	185.00	647.50
CDD Amelia ...	11/19/25	wetland pop off - contractor coordinations	1	185.00	185.00

Total	\$2,220.00
--------------	-------------------

Governmental Management Services, LLC

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

Invoice

Invoice #: 368

Invoice Date: 1/1/26

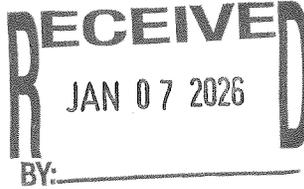
Due Date: 1/1/26

Case:

P.O. Number:

Bill To:

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



Description	Hours/Qty	Rate	Amount
Management Fees - January 2026		4,427.92	4,427.92
Website Administration - January 2026		96.42	96.42
Information Technology - January 2026		192.92	192.92
Dissemination Agent Services - January 2026		1,012.67	1,012.67
Office Supplies		0.18	0.18
Postage		30.70	30.70
Copies		9.45	9.45
Telephone		48.32	48.32
Pool Chemicals - Trichlor		43.73	43.73
Pool Chemicals - Liquid Bleach		78.38	78.38
Pool Chemicals - Muriatic Acid		73.39	73.39
		Total	\$6,014.08
		Payments/Credits	\$0.00
		Balance Due	\$6,014.08

Governmental Management Services, LLC

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

Invoice

Invoice #: 369
Invoice Date: 1/1/26
Due Date: 1/1/26
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Contract Administration - January 2026		1,610.00	1,610.00
Facility Management- January 2026		1,610.00	1,610.00
Janitorial - January 2026		820.00	820.00
Pool Maintenance - January 2026		1,630.42	1,630.42

RECEIVED
JAN 07 2026
BY: _____

Alison Mossing
1-7-26

Total	\$5,670.42
Payments/Credits	\$0.00
Balance Due	\$5,670.42

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

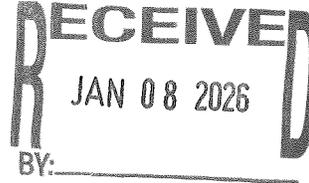
P.O. Box 2177
Jacksonville, FL 32203
(904) 356-2466

INVOICE

January 8, 2026

Date

Attn: Courtney Hogge
GMS, LLC
475 West Town Place, Ste 114
Saint Augustine FL 32092



Serial # 26-00009N	PO/File #	\$109.25
Notice of Audit Committee Meeting and Notice of Meeting of the Board of Supervisors		Payment Due
Amelia Concourse Community Development District		\$109.25
		Publication Fee
Case Number		Amount Paid
Publication Dates 1/8		
County Nassau		

*Payment is due before
the Proof of Publication
is released.*

Payment Due Upon Receipt
For your convenience, you
may remit payment online at
[www.jaxdailyrecord.com/
send-payment](http://www.jaxdailyrecord.com/send-payment).

If your payment is being
mailed, please reference
Serial # 26-00009N on your
check or remittance advice.

Your notice was published on both jaxdailyrecord.com and floridapublicnotices.com.

Terms: Net 30 days from date of invoice. Past due items will accrue a finance charge of 1.5% per month thereafter.
Please remit any payment due upon receipt of this invoice.

Preliminary Proof Of Legal Notice
(This is not a proof of publication.)

Please read copy of this advertisement and advise us of any necessary corrections before further publications.

Notice of Audit Committee Meeting and Notice of Meeting of the Board of Supervisors of the Amelia Concourse Community Development District

Notice is hereby given that the Amelia Concourse Community Development District ("District") Audit Committee is scheduled to meet on Tuesday, January 20, 2026 at 11:00 a.m. at the Amelia Concourse Amenity Center, 85200 Amaryllis Court, Fernandina Beach, Florida 32034 to review and select auditor selection evaluation criteria. Immediately following adjournment of the audit committee meeting, a regular meeting Board of Supervisors ("Board") will be held where the Board may consider any business that may properly come before it ("Meeting").

The Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Meetings may be continued to a date, time, and place to be specified on the record at such Meetings.

Copies of the agendas for the meetings may be obtained from the District Manager, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (and phone (904) 940-5850) and is expected to also be available on the District's website at www.AmeliaConcourseCDD.com. The Meetings may be continued to a date, time, and place to be specified on the record at such Meetings. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at the Meetings because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meetings is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Daniel Laughlin
District Manager

Jan. 8 00 (26-00009N)

Governmental Management Services, LLC

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

Invoice

Invoice #: 370

Invoice Date: 1/13/26

Due Date: 1/13/26

Case:

P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance December 1 - December 31, 2025	16.15	40.00	646.00
Facility Maintenance Credit - \$104.80- Remaining Balance \$0		-104.80	-104.80
Maintenance Supplies		235.44	235.44

RECEIVED
 JAN 14 2026
 BY: _____

Approved
 Kelly Mullins, Amenity & Operations Manager
 Governmental Management Services
 On behalf of Amelia Concourse CDD
 Date: 1/14/2026
 Acct. # 1-320-57200-62000

Alison Mossing
 1-14-26

Total	\$776.64
Payments/Credits	\$0.00
Balance Due	\$776.64

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
12/2/25	2	T.M.	Installed new photocell on outdoor landscape light, hung up restroom sign for men's restroom, removed debris from parking lot, picked up supplies
12/5/25	2	T.M.	Moved extra items from storage closet to the storage building, blew leaves and debris off pool deck and sidewalks, removed debris around amenity center and long bushes next to the road
12/9/25	2.02	T.M.	Applied fresh coat of paint to post that holds WiFi extender, blew leaves and debris off pool deck, removed debris in parking lot, wiped down walls and baseboards in social hall
12/13/25	1	T.M.	Installed signs on post to be installed in ground, marked spot for posts to be installed at, straightened and organized pool deck area
12/15/25	2	T.M.	Installed both posts with signs on common area in neighborhood for no parking, removed excess dirt from holes dug and disposed of it
12/18/25	2.07	T.M.	Removed wasp nests, used brush to sweep off bugs/debris off lights around amenity center, blew leaves and debris off pool deck, removed debris around amenity center and fence line around the front of the neighborhood
12/19/25	1.67	T.M.	Cleaned all of the white pool fence posts, straightened and organized pool deck area furniture
12/22/25	2.02	T.M.	Raked mulch in the playground area where mounds were forming, removed debris from pond next to amenity center and parking lot
12/31/25	1.37	T.M.	Moved Christmas decorations to storage building, blew leaves and debris off pool deck and sidewalks, removed debris around neighborhood, returned trash receptacles from street to amenity center

TOTAL	<u>16.15</u>
MILES	<u>0</u>

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 1/05/26

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
Amelia Concourse	11/25/25	Screws	9.17	K.M.
	11/25/25	Washers	4.57	K.M.
	12/2/25	Photo Control	25.28	K.M.
	12/2/25	Men's Restroom Sign	14.87	K.M.
	12/8/25	8' Sign Post Kits (2)	112.96	K.M.
	12/8/25	No Parking Signs (2)	68.60	K.M.
		TOTAL	<u>\$235.44</u>	



How doers get more done™

463785 STATE ROAD 200
YULEE, FL 32097 (904)225-2940

6921 00052 76837 11/25/25 10:10 AM
SALE CASHIER TONJA

887480028621 MACHINE SCRW <A> 7.97N
MCH SCRW SS COMB RND 1/4 X 2 10PC
887480035223 NUTS&WSHRS <A> 3.97N
1/4" NUTS, WSHR AND LOCK WSHR ZP

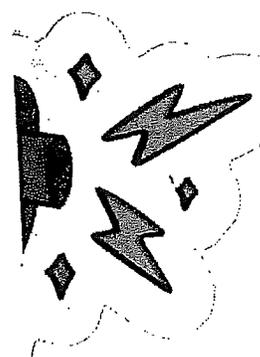
	SUBTOTAL	11.94
	SALES TAX	0.00
TAX EXEMPT		
	TOTAL	\$11.94
XXXXXXXXXXXX6181	VISA	
		USD\$ 11.94
AUTH CODE 01513G/2525940		TA
Contactless		
AID A0000000031010	VISA CREDIT	

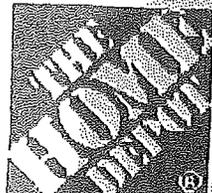
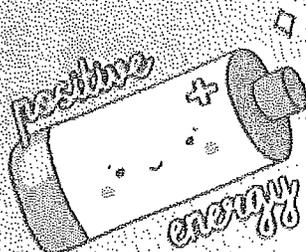
P.O.#/JOB NAME: AC
6921 11/25/25 10:10 AM



6921 52 76837 11/25/2025 4800

RETURN POLICY DEFINITIONS		
POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	02/23/2026





How doers
get more done.

463785 STATE ROAD 200
YULEE, FL 32097 (904)225-2940

6921 00061 64040 12/02/25 10:24 AM
SALE CASHIER HANNAH

078275146297 1KW ST PCTRL <A> 21.98N
1000W STEM MOUNT PHOTO CONTROL
030699316144 SIGN <A> 12.93N
6"X9 PLXGLS MEN HNDCP PCGM-BRAILLE

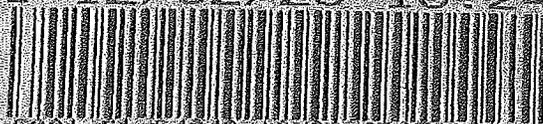
SUBTOTAL 34.91
SALES TAX 0.00
TAX EXEMPT

TOTAL \$34.91
XXXXXXXXXXXX6181 VISA

AUTH CODE 046206/5610471 USD\$ 34.91
Contactless TA

AID A0000000031010 VISA CREDIT

P.O.#/JOB NAME: AC
6921 12/02/25 10:24 AM



6921 61 64040 12/02/2025 3613

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	03/02/2026



Your ParkingSign.com Order PS733623246

1 message

ParkingSign.com <sales@parkingsign.com>

Mon, Dec 8, 2025 at 9:30 AM

To: kmullins@gmsnf.com

Your ParkingSign.com order has been placed.



A division of Brimar Industries, LLC.
USA Made Products

**Thank you! Your order has
been placed.**

Order # PS733623246

This is your order confirmation email. Please
check this order for accuracy and contact us
immediately if any information is incorrect.

View Full Receipt

Ordered

December 8, 2025

Status

Processing

Est. Delivery Date

December 12, 2025

Shipping Method

Ground — FedEx (FREE)

Shipped To

Kelly Mullins

3043892198

Billed To
Kelly Mulline

Payment Method
Visa

Item Summary

U-Channel Post Kit - Green Enamel and Galvanized



Item #
Y3437-B

Size:
8'

Material:
2 lbs. Galvanized Steel

Packaging:
Sold in Kits - includes 5/16 x 2-1/2" Bolting Set (2 bolts, 2 nuts and 4 washers). Ships in its own package.

	Per Kit:
	\$51.00
Kits:	
2	Price:
	\$102.00

Subtotal:
\$102.00

Discount:
-\$10.20

Shipping:
FREE

Sales Tax:
\$6.43

Order Total:

\$98.23

Your order is subject to ParkingSign.com's Terms and Conditions and will appear on your bill or statement as "ParkingSign.com". You will be charged when your order ships. Your order is processed immediately and cannot be changed or cancelled. Erroneously ordered items must be returned after delivery.

855-444-9465 (toll-free) | [Contact Us](#)

About ParkingSign.com

ParkingSign.com is your source for signs that keep streets, roads, and parking lots safe. ParkingSign.com is proud to be operated by Brimar Industries, LLC. Brimar is a manufacturer of a large variety of safety related products. Founded in 1988 as a manufacturer of pipe markers, Brimar has grown into one of the leading sources of safety signs, pipe markers, valve tags, nameplates, traffic signs, parking signs, and mailing tabs.

© 2025 Brimar Industries. All rights reserved.

You are receiving this email because you placed an order on ParkingSign.com.

Our mailing address is:
Brimar Industries, LLC
64 Outwater Lane
Garfield, NJ 07026

Add us to your address book.



Thank you for your order

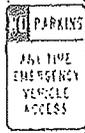
We appreciate your business and will notify you as soon as your order has shipped. Your order details are below.

Order Number
600747641
Shipping Method
Rush

Order Date
Monday, December 8, 2025
Arrive By
Friday, December 12, 2025
Order Contact
kmullins@gmsnf.com

[Track My Order](#)

Items Ordered



Aluminum (.040)
18" x 12"
Quantity: 2

Order Details

Subtotal: \$70.78
Promotions: (\$35.02)
Tax: \$3.90
Shipping: \$19.99

Order Total: \$59.65

Shipping address

Kelly Mullins

United States

Billing Address

Kelly Kelly

United States



KILINSKI | VAN WYK

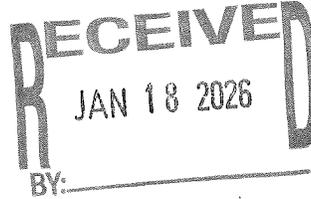
Kilinski | Van Wyk PLLC

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

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

INVOICE

Invoice # 13966
Date: 01/15/2026
Due On: 02/14/2026



Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$318.00)- (\$0.00	\$318.00

ACCDD-01

Amelia Concourse CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	LG	12/10/2025	Review November minutes and provide comments.	0.40	\$315.00	\$126.00
Service	LG	12/10/2025	Confer with Greenberg regarding revisions to bonus policy.	0.30	\$315.00	\$94.50
Service	JK	12/19/2025	Monitor and report on bills affecting special districts.	0.20	\$350.00	\$70.00
Service	MGH	12/31/2025	Analyze overall status of District matters, including ongoing projects, contracts, financings, etc., and identify legal follow-up tasks or input needed in advance of January Board meeting.	0.10	\$275.00	\$27.50
Total						\$318.00

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

Please pay within 30 days.



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

IS YOUR HOME PROTECTED FROM TERMITES?

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

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

Customer Number: 1328696 Statement Date: 01/13/26 Payment Due Upon Receipt

Date	Invoice #	Description	Amount	Tax	Balance
Service Address: 85200 Amaryllis Ct, Fernandina Beach, FL 32034-9716					
01/05/26	65366809	Fire Ant Service	\$81.00	\$0.00	\$81.00

Approved
 Kelly Mullins, Date 1-22-26
 Amenity & Operations Manager
 Governmental Management Services
 On behalf of Amelia Concourse CDD
 Acct. # 1-320-53800-45513

RECEIVED
 JAN 22 2026
 BY: _____

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

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

GA22349F



PO Box 1330 • Yulee, FL 32041-1330

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

*****AUTO**MIXED AADC 270



AMELIA CONCOURSE AMENITIES CENTER 6
 TONY SHIVER 1244
 393 PALM COAST PKWY SW UNIT 4
 PALM COAST FL 32137-4774



Please check Invoice(s) paid below.				
	Invoice #	Amount	Invoice # Amount	
<input type="checkbox"/>	65366809	\$81.00	<input type="checkbox"/>	
<input type="checkbox"/>			<input type="checkbox"/>	
<input type="checkbox"/>			<input type="checkbox"/>	
<input type="checkbox"/>			<input type="checkbox"/>	
<input type="checkbox"/>			<input type="checkbox"/>	
<input type="checkbox"/>			<input type="checkbox"/>	

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

Please make checks payable and remit to:

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



Statement Date: 01/13/26
 Customer Number: 1328696

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

Superior Waterway Services, Inc.
 6701 Garden Rd, Suite #1
 Riviera Beach FL 33404

INVOICE

DATE: 12/1/2025
 INVOICE #: 110297

BILL TO

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

P.O. No.	Terms
December ...	Net 30

QTY	DESCRIPTION	RATE	AMOUNT
	Monthly Lake Maintenance - Algae and Aquatic Plant Control at Lakes 4-7	520.00	520.00
	Nassau County Sales Tax	7.00%	0.00

RECEIVED
 JAN 20 2026
 BY: _____

Approved
 Kelly Mullins
 Amenity & Operations Manager
 Governmental Management Services
 On behalf of Amelia Concourse CDD
 Date: 1-20-26
 Acct. # 1-320-57200-46800

Subtotal	\$520.00
Payments/Credits	\$0.00
Balance Due	\$520.00

Office: (561) 844-0248 Fax: (561) 844-9629
www.superiorwaterway.com

Thank you for your business.
 A 1.5% late fee shall apply to any balance past due more than 30 days.



PO Box 6569
Hilton Head Island, SC 29938

Invoice 802838	
Date	PO/Contract#
01/20/26	
Account Manager	Terms
JAMES LYNCH	Net 30
Total Amount	\$417.50

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

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

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

Description	Qty/UOM	Rate	Amount
-------------	---------	------	--------

#86433 - Amelia Concourse December 2025 Irrigation Service Call- JAX



Irrigation Systems I

Site Name:	Amelia Concourse CDD clock
Technician:	Karen
Date of Inspection:	12/9/2025

Program A	Start Time:	Run Days:					
Program B	Start Time:	Run Days:					
Program C	Start Time:	Run Days:					

Zone #	Zone Name	Run Time	Type	Plant Type	NECESSARY REPAIRS							
					Pipe Type	Valves			Rotors		Sprays	
					Pipes	1"	1.5"	2"	6"	12"	4"	6"
1	Sprays exit sidewalk		Spray	Turf								
2	Rotors roadway		Rotor	Turf								
3	Rotors roadway		Rotor	Turf								
4	Rotors roadway		Rotor	Turf								
5	Rotors roadway		Rotor	Turf								



Irrigation Systems I

Site Name:	Amelia Concourse CDD clock
Technician:	Karen
Date of Inspection:	12/9/2025

Program A	Start Time:	Run Days:				T		Th
Program B	Start Time:	Run Days:						
Program C	Start Time:	Run Days:						

Zone #	Zone Name	Run Time	Type	Plant Type	NECESSARY REPAIRS							
					Pipe Type	Valves			Rotors		Sprays	
					Pipes	1"	1.5"	2"	6"	12"	4"	6"
1	Sprays center island		Spray	Annuals								
2	Rotors entrance side		Rotor	Turf								
3	Rotors roadway		Rotor	Turf								
4	Rotors roadway		Rotor	Turf								
5	Rotors roadway		Rotor	Turf								
6	Rotors roadway		Rotor	Turf								

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



Irrigation Systems

Site Name:	Amelia Concourse CDD
Technician:	Karen
Date of Inspection:	12/9/2025

Program A	Start Time:	12:00am	Run Days:		T				F
Program B	Start Time:		Run Days:						
Program C	Start Time:		Run Days:						

Zone #	Zone Name	Run Time	Type	Plant Type	NECESSARY REPAIRS								
					Pipe Type	Valves			Rotors		Sprays		
					Pipes	1"	1.5"	2"	6"	12"	4"	6"	
1	Sprays sidewalk	20m	Spray	Turf				Pass					
2	Sprays entrance to pool	20m	Spray	Annuals				Pass					
3	Sprays along fence	20m	Spray	Turf				Pass					
4	Sprays along sidewalk	20m	Spray	Turf				Pass					
6	Sprays front of pool	20m	Spray	Turf				Pass					
6	Sprays along sidewalk	20m	Spray	Turf				Pass					
7	Risers along fence	20m	Spray	Shrubs				Pass					
8	Sprays along sidewalk	20m	Spray	Turf				Pass					
9	Sprays pool area by shed	20m	Spray	Turf				Pass					
10	Rotors/sprays behind pool area	45m	Rotor	Turf				Pass					
11	Rotors behind pool area	45m	Rotor	Turf				Pass					

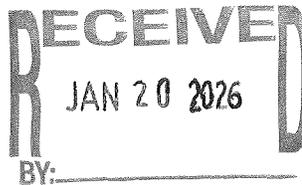
Irrigation REPAIR - 01/16/2026

\$417.50

Labor - 01/07/26	3.06	\$85.00
Labor - 01/05/26	3.28	\$85.00
Labor - 01/15/26	8.53	\$85.00
Electric Valve 1 1/2" (Material)	1.00 EA	\$158.55
PVC Slip FIX 1 1/4" (Material)	5.00 EA	\$29.64
1.25" PVC Coupling (Material)	5.00 EA	\$1.54
1.5" PVC Male Threaded Adapter (Material)	1.00 EA	\$2.06
1.5" x 1.25" PVC Reducer Bushing (Material)	1.00 EA	\$1.90
1/2" Flex Tubing - FT (Material)	4.00 FT	\$1.05
1/2" PVC Elbow (Material)	1.00 EA	\$0.71
3M DBRY's (Contractor 2-pack) (Material)	1.00 EA	\$9.46
1 1/4"x1/2 "fip tee (Material)	1.00 EA	\$12.35

Total \$417.50

Approved
 Kelly Mullins
 Operations Manager
 Governmental Management Services
 On behalf of Amelia Concourse CDD
 Date: 1-20-26
 Acct. # 001 320 57200 46400



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

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

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$417.50	\$0.00	\$0.00	\$0.00	\$0.00

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

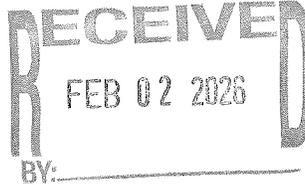


Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 437591
Invoice Date: 02/01/2026
Completed: 02/01/2026
Terms: Due on Aging Date
Bid#:

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



475 W Town Place

HiTechFlorida.com

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

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

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

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

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

Superior Waterway Services, Inc.
 6701 Garden Rd, Suite #1
 Riviera Beach FL 33404

INVOICE

DATE 2/1/2026 INVOICE # 111844

BILL TO

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

P.O. No.	Terms
February 20...	Net 30

QTY	DESCRIPTION	RATE	AMOUNT
	Monthly Lake Maintenance - Algae and Aquatic Plant Control at Lakes 4-7	520.00	520.00
	Nassau County Sales Tax	7.00%	0.00

RECEIVED
 FEB 03 2026
 BY: _____

Approved
 Kelly Mullins
 Amenity & Operations Manager
 Governmental Management Services
 On behalf of Amelia Concourse CDD
 Date: 2-3-26
 Acct. # 1-320-57200-46800

Subtotal	\$520.00
Payments/Credits	\$0.00
Balance Due	\$520.00

Office: (561) 844-0248 Fax: (561) 844-9629
www.superiorwaterway.com

Thank you for your business.
 A 1.5% late fee shall apply to any balance past due more than 30 days.



PO Box 6569
Hilton Head Island, SC 29938

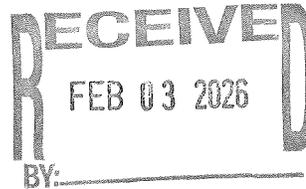
Invoice 802997	
Date	PO/Contract#
01/28/26	
Account Manager	Terms
JAMES LYNCH	Net 30
Total Amount	\$1,283.16
Property Address	
Amelia Concourse CDD 85200 Amaryllis Ct Fernandina Beach, FL 32034	

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
#80204 - Maintenance Contract Services - Amelia Concourse CDD Phase 1 & 2	
Seasonal Color - 01/27/2026	\$1,283.16
Total	\$1,283.16

Approved
Kelly Mullins, Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Date: 2.3.2026
Acct. # 001 320 57200 46300
Landscape Extras



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

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

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$1,700.66	\$0.00	\$0.00	\$0.00	\$0.00

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



PO Box 6569
Hilton Head Island, SC 29938

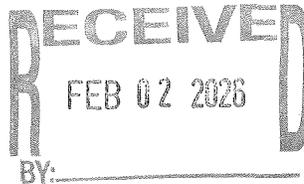
Invoice 803577	
Date	PO/Contract#
02/02/26	
Account Manager	Terms
JAMES LYNCH	Net 30
Total Amount	\$3,241.00
Property Address	
Amelia Concourse CDD 85200 Amaryllis Ct Fernandina Beach, FL 32034	

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
#80204 - Maintenance Contract Services - Amelia Concourse CDD Phase 1 & 2 February 2026	\$3,241.00
Total	\$3,241.00

Approved
Kelly Mullins
Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Date: 2-2-26
Acct. # 001 320 57200 46200



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

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

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$4,941.66	\$0.00	\$0.00	\$0.00	\$0.00

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



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

Invoice

Date	Invoice #
2/3/26	3972

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

RECEIVED
FEB 04 2026
BY: _____

Yuro & Asssoc. - Job No.
Y20-910

Item	Date	Description	Hours	Rate	Amount
		Amelia Concourse - December & January Engineering			
CDD Amelia ...	12/22/25	review county correspondence re: phase 3 exit	1	185.00	185.00
CDD Amelia ...	12/30/25	review letter from County	0.5	185.00	92.50
CDD Amelia ...	1/5/26	agenda call	0.5	185.00	92.50
CDD Amelia ...	1/12/26	contractor coord. re: reduced scope of wetland	1.5	185.00	277.50
CDD Amelia ...	1/20/26	CDD meeting	1.5	185.00	277.50
CDD Amelia ...	1/27/26	contractor wetland bid	0.5	185.00	92.50

Total	\$1,017.50
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Governmental Management Services, LLC
 475 West Town Place, Suite 114
 St. Augustine, FL 32092

Invoice

Invoice #: 373
 Invoice Date: 2/13/26
 Due Date: 2/13/26
 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 January 1 - January 31, 2026	2.59	40.00	103.60

RECEIVED
 FEB 16 2026
 BY: _____

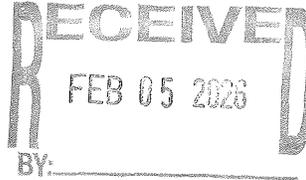
Approved
 Kelly Mullins, Amenity & Operations Manager
 Governmental Management Services
 On behalf of Amelia Concourse CDD
 Date: 2/13/2026
 Acct. # 1-320-57200-62000

Alison Moring
 2-16-26

Total	\$103.60
Payments/Credits	\$0.00
Balance Due	\$103.60

**AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT
 MAINTENANCE BILLABLE HOURS
 FOR THE MONTH OF JANUARY 2026**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
1/5/26	1	T.M.	Removed debris from around amenity center, roadways and neighborhood, brought trash receptacles in from road
1/22/26	0.83	T.M.	Removed debris from around neighborhood, amenity center and roadways, straightened and organized pool deck
1/29/26	0.76	T.M.	Glued stones back onto building that came off, blew leaves and debris off pool deck, removed debris around amenity center
TOTAL	<u>2.59</u>		
MILES	<u>0</u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

Governmental Management Services, LLC475 West Town Place, Suite 114
St. Augustine, FL 32092**Invoice****Invoice #:** 371**Invoice Date:** 2/1/26**Due Date:** 2/1/26**Case:****P.O. Number:****Bill To:**Amelia Concourse CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Management Fees -February 2026		4,427.92	4,427.92
Website Administration - February 2026		96.42	96.42
Information Technology - February 2026		192.92	192.92
Dissemination Agent Services - February 2026		1,012.67	1,012.67
Office Supplies		0.39	0.39
Postage		42.77	42.77
Copies		52.35	52.35
Pool Chemicals - Trichlor		201.14	201.14
Pool Chemicals - Liquid Bleach		172.43	172.43
Pool Chemicals - Muriatic Acid		85.62	85.62
Pool Chemicals - Cal Hypo		24.75	24.75
Pool Chemicals - Tile Soap		42.16	42.16
Pool Chemicals - Granular Trichlor 90		23.87	23.87
Total			\$6,375.41
Payments/Credits			\$0.00
Balance Due			\$6,375.41

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

Invoice

Invoice #: 372
Invoice Date: 2/1/26
Due Date: 2/1/26
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Contract Administration - February 2026		1,610.00	1,610.00
Facility Management- February 2026		1,610.00	1,610.00
Janitorial - February 2026		820.00	820.00
Pool Maintenance - February 2026		1,630.42	1,630.42

RECEIVED
FEB 05 2026
BY: _____
Alison Moring
2-5-26

Total	\$5,670.42
Payments/Credits	\$0.00
Balance Due	\$5,670.42

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

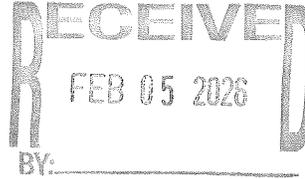
P.O. Box 2177
Jacksonville, FL 32203
(904) 356-2466

INVOICE

February 5, 2026

Date

Attn: Courtney Hogge
GMS, LLC
475 West Town Place, Ste 114
Saint Augustine FL 32092



Serial # <u>26-00035N</u>	PO/File # _____	<u>\$96.25</u>
Request for Proposals for Annual Audit Services		Payment Due
_____		<u>\$96.25</u>
Amelia Concourse Community Development District		Publication Fee
_____		Amount Paid
Case Number _____		
Publication Dates <u>2/5</u>		
County <u>Nassau</u>		

Payment Due Upon Receipt
For your convenience, you may remit payment online at www.jaxdailyrecord.com/send-payment.

If your payment is being mailed, please reference Serial # 26-00035N on your check or remittance advice.

Payment is due before the Proof of Publication is released.

Your notice was published on both jaxdailyrecord.com and floridapublicnotices.com.

Terms: Net 30 days from date of invoice. Past due items will accrue a finance charge of 1.5% per month thereafter. Please remit any payment due upon receipt of this invoice.

Preliminary Proof Of Legal Notice
(This is not a proof of publication.)

Please read copy of this advertisement and advise us of any necessary corrections before further publications.

**AMELIA CONCOURSE
COMMUNITY
DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS
FOR ANNUAL AUDIT
SERVICES**

The Amelia Concourse Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2026, with an option for four additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Nassau County and has a general fund, debt service fund, and capital reserve fund.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager's office at 475 West Town Place, Suite 114, St. Augustine, Florida 32092, 904-940-5850 or by email at chogge@gmsnf.com.

Proposers must provide an electronic copy of their proposal to the District's Recording Secretary Courtney Hogge at chogge@gmsnf.com. Proposals must be received by 12:00 p.m. on Tuesday, March 3, 2026. Proposals received after this time will not be eligible for consideration. The District reserves the right to reject any and all proposals, make modifications to the scope of the work, and waive any minor informalities or irregularities in proposals as it deems appropriate. Please direct all questions regarding this Notice to the District Manager's Office

Amelia Concourse
Community Development District
Daniel Laughlin, District Manager
Feb. 5 00 (26-00035N)