

*Amelia Concourse*  
*Community Development District*

*May 19, 2026*

# *AGENDA*

**Amelia Concourse  
Community Development District**

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

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May 12, 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, May 19, 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:

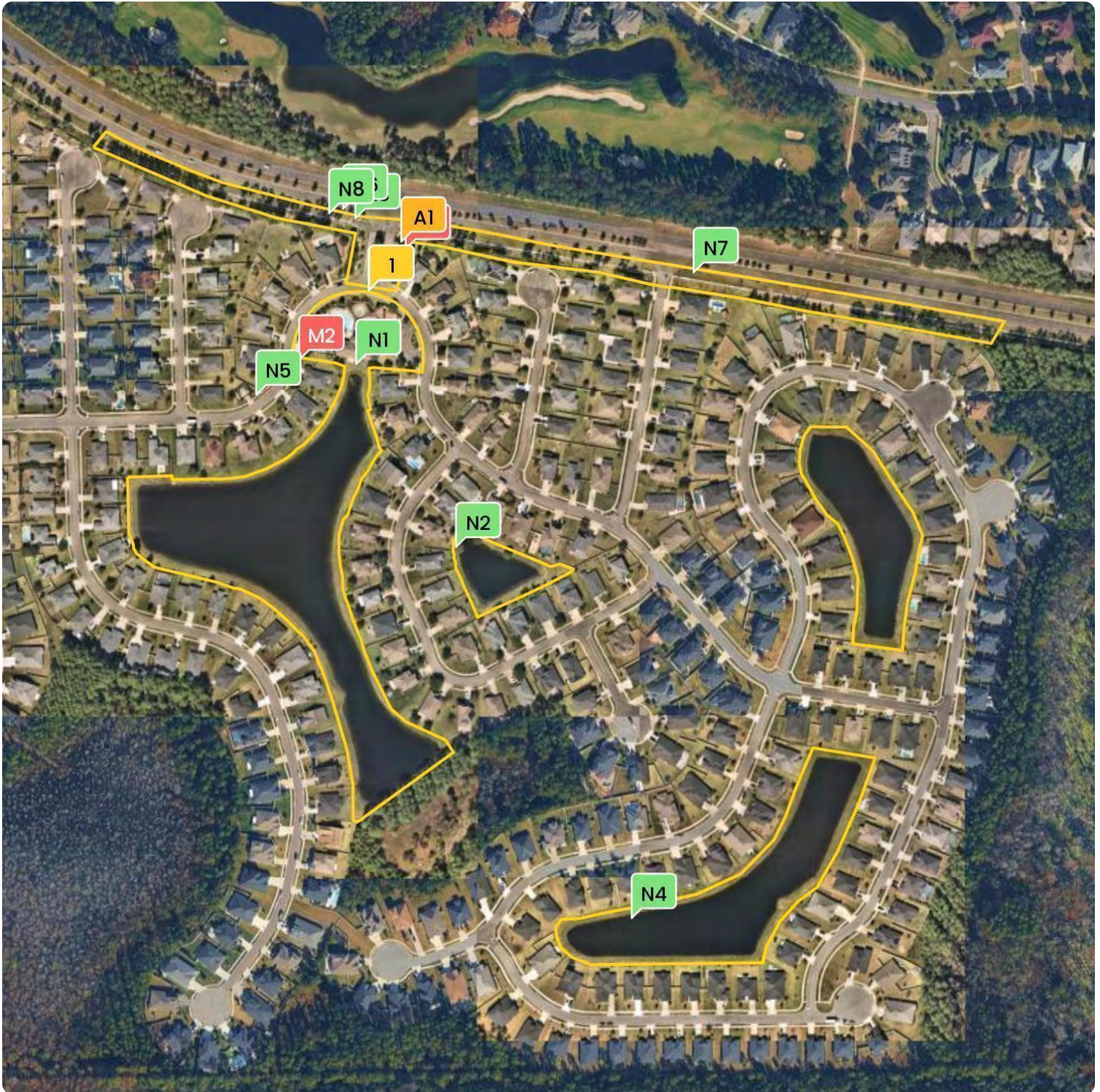
- I. Roll Call
  
- III Public Comment
  
- III. Staff Reports (1)
  - A. District Engineer – Update on Dream Finder’s Request Relating to the Swales Behind Orchard Blossom Trail
  
  - B. Landscape Maintenance
    1. Report
  
    2. Proposal to Clear Underbrush
  
- IV. Approval of Minutes
  - A. March 17, 2026 Board of Supervisors
  
  - B. March 17, 2026 Audit Committee Meeting
  
  - C. April 21, 2026 Workshop
  
- V. Update on Amenity Center Renovations
  
- VI. Consideration of Amenity Center Proposals
  - A. Roof
  
  - B. Pressure Washing
  
- VII. Ratification of Engagement Letter with Grau & Associates for the Fiscal Year 2026 Audit

- VIII. Consideration of GMS Proposed Fees for Fiscal Year 2027
- IX. Consideration of Resolution 2026-05, Approving the Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing Date
- X. Discussion of Fishing in District Ponds
- XI. Staff Reports (2)
  - A. District Counsel
  - B. District Manager
    - 1. Report on the Number of Registered Voters (927)
    - 2. Reminder of Upcoming Election
  - C. Field Operations Manager – Report
- XII. Financial Reports
  - A. Financial Statements as of March 31, 2026
  - B. Approval of Check Register
- XIII. Supervisors’ Requests and Audience Comments
- XIV. Next Scheduled Meeting – July 21, 2026 at 11:00 a.m. at the Amelia Concourse Amenity Center
- XV. Adjournment

*THIRD ORDER OF BUSINESS*

*B.*

*1.*



## Amelia Concourse .pdf

Created On:  
**May 07, 2026**

Property Size:  
**18.94 Acres**

Report By:  
**Jim Lynch**

No. of Notes:  
**13**



[Property Map](#)

## C1 CCR - Cover Letter Details

Created On May 07, 2026 by Jim Lynch

Created On Site

Tags Client Details



[Open Note on Map](#)

### 1. CCR - Cover Letter Details

- 1.a. Customer Name  
Amelia Concourse

## A1 CCR - Accomplishments

Created On May 07, 2026 by Jim Lynch

Created On Site

Tags Accomplishment



[Open Note on Map](#)

### 1. CCR - Accomplishments

- 1.a. Accomplishment  
Flowers at front entrance replaced since last meeting

#### Note Attachments



## N6 CCR - Notes to Owner/Client

Created On May 07, 2026 by Jim Lynch

Created On Site

Tags ● Note



[Open Note on Map](#)

### 1. CCR - Notes to Owner/Client

#### 1.a. Notes to Owner/Client

Front entrance is clean and looking good

#### Note Attachments



## N3 CCR - Notes to Owner/Client

Created On May 07, 2026 by Jim Lynch

Created On Site

Tags ● Note



[Open Note on Map](#)

### 1. CCR - Notes to Owner/Client

#### 1.a. Notes to Owner/Client

Palms are trimmed along AC

#### Note Attachments



## N8 CCR - Notes to Owner/Client

Created On May 07, 2026 by Jim Lynch

Tags Note



[Open Note on Map](#)

### 1. CCR - Notes to Owner/Client

#### 1.a. Notes to Owner/Client

Front of Amenity Center looks good. Grass is a little dry. Will check irrigation

#### Note Attachments



### 1 Untitled note

Created On May 07, 2026 by Jim Lynch

 Created On Site



[Open Note on Map](#)

### M1 CCR - Maintenance Item

Created On May 07, 2026 by Jim Lynch

Tags ● Maintenance Item



[Open Note on Map](#)

## 1. CCR - Maintenance Item

### 1.a. Maintenance Item

Grass is dry here will let irrigation team know

#### Note Attachments



### M2 CCR - Maintenance Item

Created On May 07, 2026 by Jim Lynch

Tags ● Maintenance Item



[Open Note on Map](#)

## 1. CCR - Maintenance Item

- 1.a. Maintenance Item  
Trim hedges around JEA fence

### Note Attachments



## N5 CCR - Notes to Owner/Client

Created On May 07, 2026 by Jim Lynch  Created On Site

Tags  Note



[Open Note on Map](#)

## 1. CCR - Notes to Owner/Client

- 1.a. Notes to Owner/Client  
Pond looks good behind Amenity Center

### Note Attachments



## **N1** CCR - Notes to Owner/Client

Created On May 07, 2026 by Jim Lynch

Tags ● Note



[Open Note on Map](#)

### **1. CCR - Notes to Owner/Client**

#### **1.a. Notes to Owner/Client**

Flowers looking good at amenity centers

#### Note Attachments



## N2 CCR - Notes to Owner/Client

Created On May 07, 2026 by Jim Lynch

Tags Note



[Open Note on Map](#)

### 1. CCR - Notes to Owner/Client

#### 1.a. Notes to Owner/Client

Pond looks good on Perrywinkle

#### Note Attachments



## N4 CCR - Notes to Owner/Client

Created On May 07, 2026 by Jim Lynch

 Created On Site

Tags Note



[Open Note on Map](#)

### 1. CCR - Notes to Owner/Client

#### 1.a. Notes to Owner/Client

Snapdragon pond looks good

#### Note Attachments



## N7 CCR - Notes to Owner/Client

Created On May 07, 2026 by Jim Lynch

 Created On Site

Tags ● Note



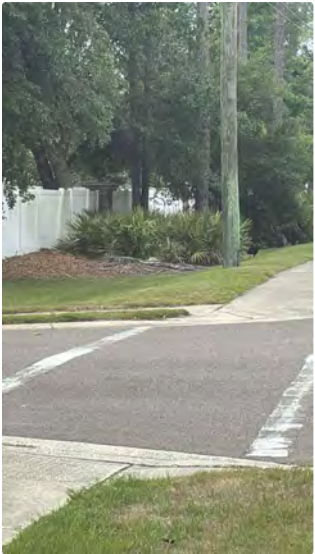
[Open Note on Map](#)

### 1. CCR - Notes to Owner/Client

#### 1.a. Notes to Owner/Client

Bellflower Entrance looking good

#### Note Attachments



End of Report

2.

# Work Order Proposal



**Proposal Date:** 5/5/2026  
**Proposal Work Order #:** 91371  
**Prepared By:** JAMES LYNCH

**Property Name:** Amelia Concourse CDD  
**Address:** 85200 Amaryllis Ct, Fernandina Beach, FL 32034  
**Client Contact:** Kelly Mullins ameliawalkmanager@gmsnf.com  
**Client Phone #:** 904-225-3147

## Brush Removal Along AC

### Clear out underbrush in front of neighborhood

Cut and remove under brush in front of neighborhood between sidewalk and fence line. Remove trees that are 3 inches and diameter or smaller. Leaving patches of Palmetto's. Remove low hanging vines. Raise canopies approximately 8 to 10 foot high along fence line.

Cut and remove dead oak tree between brush line and fence. Remove palmettos to gain access to tree.

Cut stump low.

Haul off tree debris

DESCRIPTION	QTY	SIZE	UNIT PRICE	EXT PRICE	TOTAL PRICE
<b>Brush Removal</b>					<b>\$3,780.00</b>
Miscellaneous - Subcontractor				\$3,780.00	
<b>Total for Work Order #91371</b>					<b>\$3,780.00</b>

# TERMS & CONDITIONS

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

claim to profits that may arise from use of images.

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

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

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

16. Enhancement Installation Warranty - The Greenery Inc. warrants that enhancement installations are completed in a manner appropriate to the scope of work, site conditions, and materials specified within the approved enhancement proposal. Plant material is warranted for thirty (30) days from the date of installation, and hardscape, irrigation modifications, and structural enhancements are warranted for ninety (90) days. Warranty coverage will continue while The Greenery Inc. remains the contracted maintenance provider for the property and is responsible for routine maintenance and irrigation oversight. This warranty applies to installation workmanship and plant viability under normal growing conditions and excludes losses resulting from extreme weather, water shortage, acts of nature, vandalism, improper irrigation or site conditions outside of The Greenery Inc.'s control, third-party activity, or interruption or cancellation of maintenance services. Warranted plant material, when applicable, will be replaced one (1) time from the original installation, with replacements scheduled during the appropriate planting season.

**Property Name:** Amelia Concourse CDD  
**Address:** 85200 Amaryllis Ct, Fernandina Beach, FL 32034  
**Client Contact:** Kelly Mullins ameliawalkmanager@gmsnf.com  
**Client Phone #:** 904-225-3147

**Proposal Date:** 5/5/2026  
**Proposal Work Order #:** 91371  
**Prepared By:** JAMES LYNCH

Total: \$3,780.00  
Deposit Amount (50%): \$1,890.00

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

By JAMES LYNCH  
Date JAMES LYNCH  
5/5/2026  
**The Greenery, Inc.**

By \_\_\_\_\_  
Date \_\_\_\_\_

*FOURTH ORDER OF BUSINESS*

*A.*

MINUTES OF MEETING  
AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT

A regular meeting of the Board of Supervisors of the Amelia Concourse Community Development District was held Tuesday, March 17, 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
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
Jim Lynch	The Greenery

The following is a summary of the discussions and actions taken at the March 17, 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 was contacted by the water management district asking for Dream Finder’s information. There was no further update from Dream Finders. Next, Mr. Yuro reported that two proposals were received for the wetland project, totaling \$178,000 and \$213,000. He asked the contractors if they could start with installing the closest inlet and tie it

into the pond to see if it provides any relief. If there is no relief, it could be expanded. With that reduction in scope, the pricing came in at \$79,000 and \$143,000. The proposals will be included in the agenda for the next meeting for the Board’s consideration.

Mr. Greenberg asked Mr. Yuro to determine how many people the project will affect.

**B. Landscape Maintenance**

Mr. Lynch reported that The Greenery would be starting back to the regular seasonal mowing schedule.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the January 20, 2026 Board of Supervisors and Audit Committee Meetings**

On MOTION by Ms. Chamerda seconded by Mr. Busby with all in favor, the January 20, 2026 Board of Supervisors and Audit Committee meeting minutes were approved as presented.

**FIFTH ORDER OF BUSINESS**

**Update on Amenity Center Renovations**

Mr. Laughlin stated that he spoke to Urban Edge regarding the working group’s recommendations and the need to remove the splash pool. There are two options, paving over the pool for a total of \$16,162, or installing artificial turf over the pool to give a play area for a total of \$24,150. It was noted the turf would require adding sand once or twice a year. Urban Edge is awaiting a quote for adding a shade structure in the area.

Mr. Greenberg suggested reaching out to The Greenery and a resident professional to see if their cost would be lower.

**SIXTH ORDER OF BUSINESS**

**Acceptance of the Audit Committee’s Recommendation**

The audit committee ranked Grau & Associates #1 and McIntosh CPA #2.

On MOTION by Ms. Snow seconded by Mr. Busby with all in favor, accepting the audit committee’s recommended rankings was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-04,  
Instructing the Supervisor of Elections to  
Conduct the District’s 2026 General Election**

Mr. Laughlin stated that three seats are up for election in November of 2026, Seat 2, currently held by Mr. Greenberg, Seat 3, currently held by Mr. Busby, and Seat 5, currently held by Ms. Chamerda. The qualifying period for anyone interested in applying is June 8<sup>th</sup> through June 12<sup>th</sup>.

On MOTION by Ms. Chamerda seconded by Ms. Snow with all in favor, Resolution 2026-04, instructing the Supervisor of Elections to conduct the District’s 2026 general election.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports (2)**

**A. District Counsel**

Ms. Gentry reported that the payment for the AT&T easement has been received. Next, she reported that the legislative session has ended and there were a few bills that have moved on to the Governor’s desk that would affect special districts. The first would establish a CDD board member removal process if certain parameters are met. The second would increase sovereign immunity limits moderately. The third bill that passed was regarding e-bike use, however it was much more limited than most were hoping for. Lastly, a bill passed that would require special districts accept electronic payments for certain items.

**B. District Manager**

Mr. Laughlin reported that there is \$975,000 outstanding for the Series 2007 bonds, \$1.7 million for the Series 2016 bonds and \$2.285 million for the Series 2019A bonds.

**C. Field Operations Manager**

**1. Report**

A copy of the operations report was included in the agenda package for the Board’s review.

Ms. Chamerda asked about repairing the rusted spots on the splash pad.

Mr. Laughlin responded that it is an expensive project, but it could be included in the upcoming budget.

**2. Proposal for Pressure Washing Entry Monuments**

Ms. Mullis presented a proposal from Riverside Management Services totaling \$850 to pressure wash the entry monuments.

Ms. Snow stated that some of the caps on the fencing are damaged and need to be repaired. The Board requested quotes to repair the caps.

On MOTION by Ms. Chamerda seconded by Ms. Snow with all in favor, the proposal from Riverside Management Services totaling \$850 was approved.

Next, Ms. Mullins reported that she is working on getting the permit to add carp to the ponds to keep the algae at bay.

Mr. Greenberg stated that he observed people fishing in the ponds and keeping the fish.

Ms. Gentry suggested installing signs that state the ponds are treated with chemicals.

On MOTION by Ms. Chamerda seconded by Ms. Snow with all in favor, purchasing a sign regarding not keeping the fish in the ponds was approved with Supervisor Chamerda to provide final approval.

**NINTH ORDER OF BUSINESS**

**Financial Reports**

**A. Financial Statements as of January 31, 2026**

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

**B. Approval of Check Register**

A copy of the check register totaling \$40,367.77 was included in the agenda package.

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

**TENTH ORDER OF BUSINESS**

**Supervisors' Requests and Audience Comments**

Mr. Greenberg stated that there are still issues with young children driving golf carts driving too fast.

Mr. Laughlin stated that the District is limited on its authority regarding the use of the roadways, but staff could send an e-blast asking parents to talk to their children.

Mr. Greenberg asked Ms. Gentry to draft some language that advises on the laws of golf cart use, and also asked staff to contact the county and/or Sheriff’s office to see what they can do.

Duane Rust stated that he has seen the Sheriff’s officers doing patrols for golf carts.

**ELEVENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – Budget Workshop on April 21, 2026 and Regular Board Meeting on May 19, 2026 at 11:00 a.m. at the Amelia Concourse Amenity Center**

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

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

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman

*B.*

MINUTES OF MEETING  
AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT

An audit committee meeting of the Amelia Concourse Community Development District was held Tuesday, March 17, 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

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**

**Review and Ranking of Proposals for Audit Services**

Mr. Laughlin stated that two proposals were received, from Grau & Associates and McIntosh CPA. Grau & Associates was given a total of 100 points, and McIntosh CPA was given a total of 94 points.

On MOTION by Ms. Chamerda seconded by Mr. Busby with all in favor accepting the scoring above and ranking the proposal from Grau & Associates #1 and the proposal from McIntosh CPA #2 was approved.
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**THIRD ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**FOURTH ORDER OF BUSINESS**

**Adjournment**

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

*C.*

MINUTES OF MEETING  
AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Amelia Concourse Community Development District held a workshop on Tuesday, April 21, 2026 at 11:00 a.m. at the Amelia Concourse Amenity Center, 85200 Amaryllis Court, Fernandina Beach, Florida 32034.

Present were:

Harvey Greenberg	Chairman
William Busby	Supervisor
Kim Chamerda	Supervisor

Also present were:

Daniel Laughlin	District Manager
Kelly Mullins	Operations Manager
Joe Gay	Resident

The following is a summary of the discussions taken at the April 21, 2026 workshop.

**FIRST ORDER OF BUSINESS**

**Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Discussion of the Fiscal Year 2024 Budget**

Mr. Laughlin stated that there is an assessment increase amounting to \$50 per year, per homeowner with the fiscal year 2027 budget as presented. During a lengthy discussion of each line item, the following changes were made:

- The engineering line item was kept flat at \$7,500
- The administrative line items provided by GMS were reduced to a 3% increase
- The postage line item was reduced to \$750
- The printing and binding line item was reduced to \$500
- The water and sewer line item was increased 10%

**THIRD ORDER OF BUSINESS**

**Audience Comments**

There being none, the next item followed.

**FOURTH ORDER OF BUSINESS**

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

**FIFTH ORDER OF BUSINESS**

**Adjournment**

The workshop was adjourned around 12:26 p.m.

*FIFTH ORDER OF BUSINESS*

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



# Estimate

**ADDRESS**

Daniel Laughlin  
 85200 Amaryllis Ct  
 Fernandina Beach, FL 32034

**SHIP TO**

Daniel Laughlin  
 85200 Amaryllis Ct  
 Fernandina Beach, FL 32034

**ESTIMATE #** 2692

**DATE** 05/20/2024

**EXPIRATION DATE** 06/20/2024

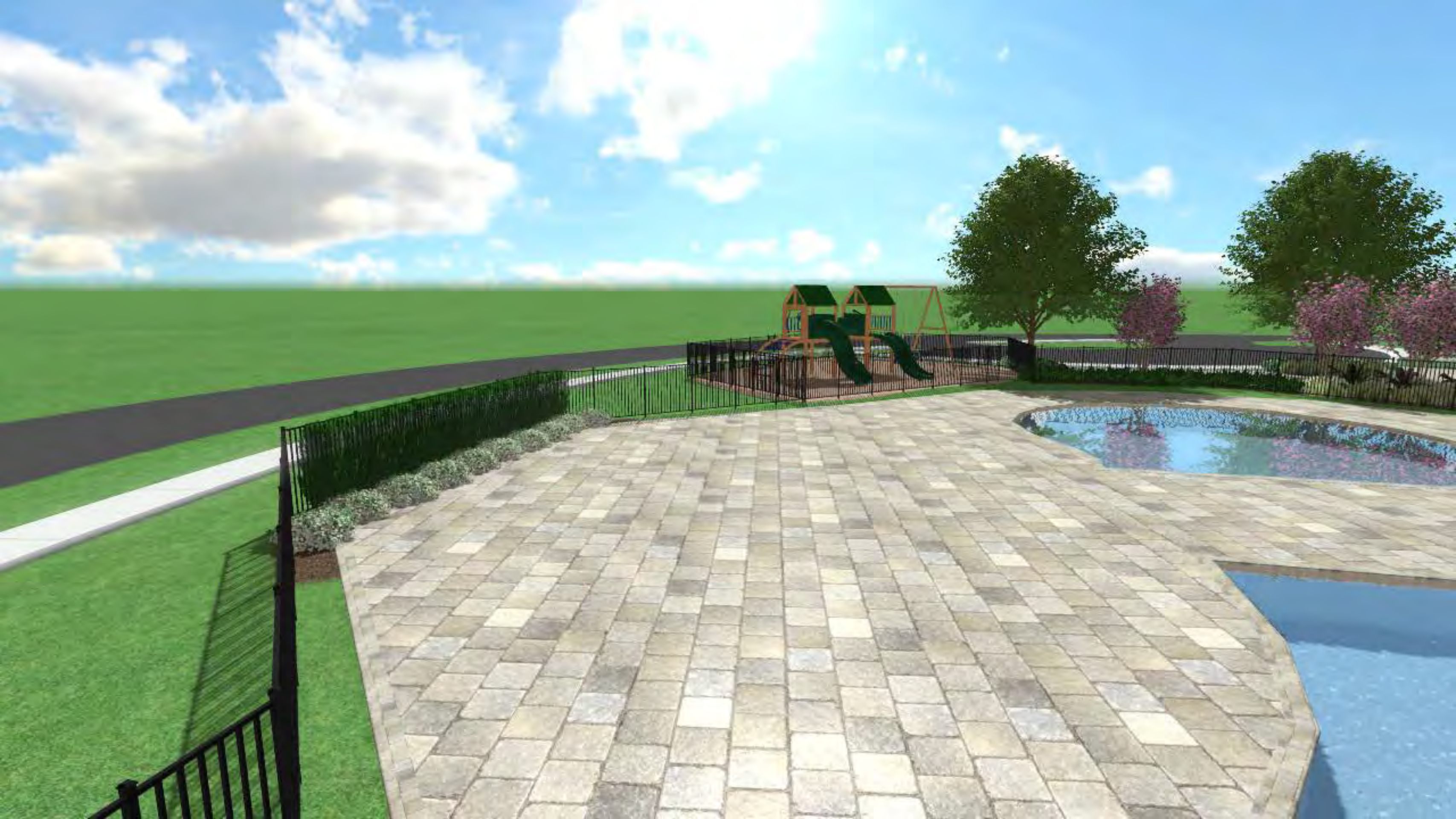
ACTIVITY	QTY	RATE	AMOUNT
Amelia Concourse CDD: Hardscape Design/ Installation: Pool Deck Paver Designs			
<b>Product Sales:Hardscape</b> Tremron Pavers- Mega Olde Towne, per sq ft materials (includes aggregate paver base, sand & portland cement for borders)	1,044	4.50	4,698.00T
<b>Product Sales:Hardscape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

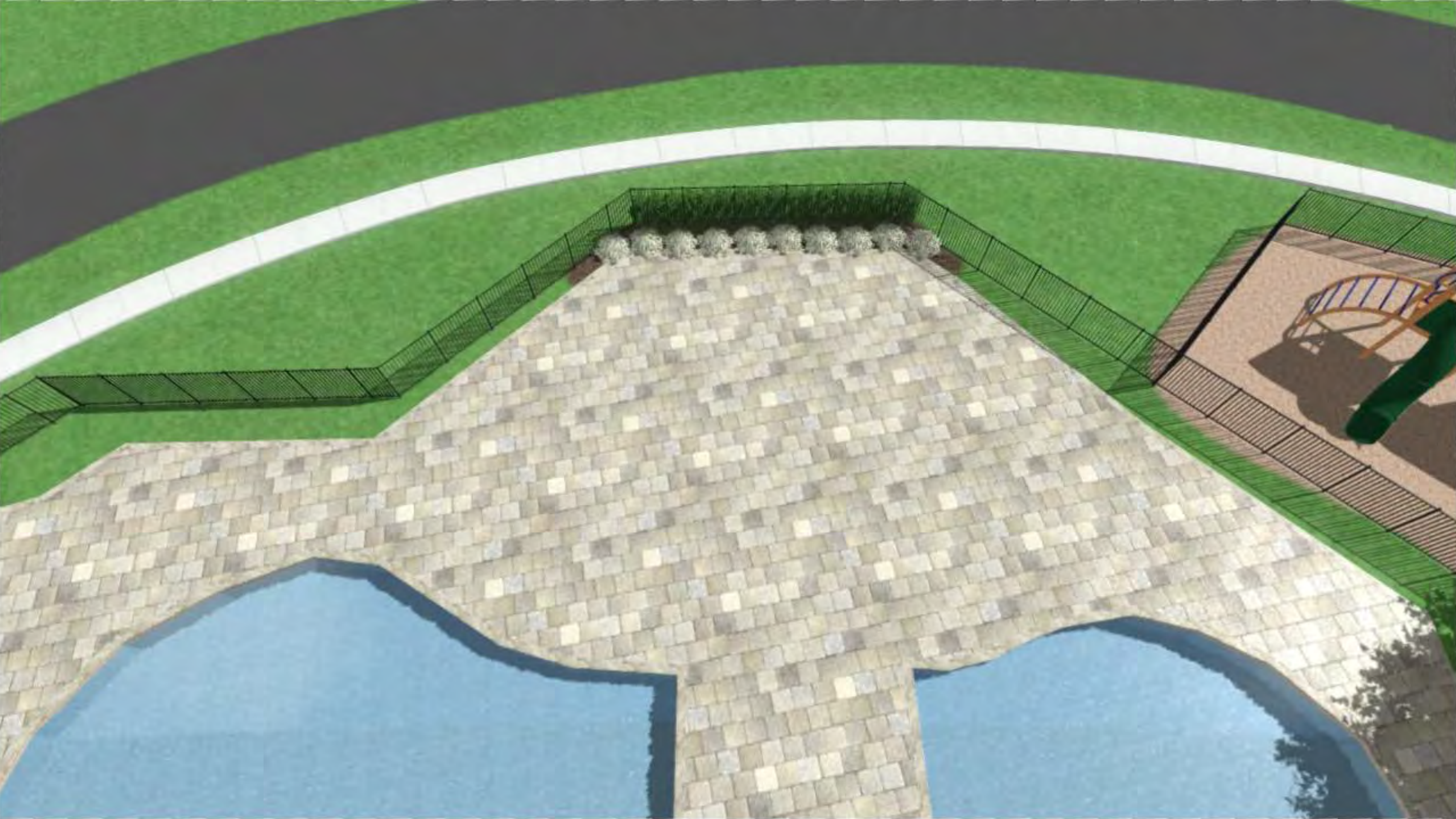
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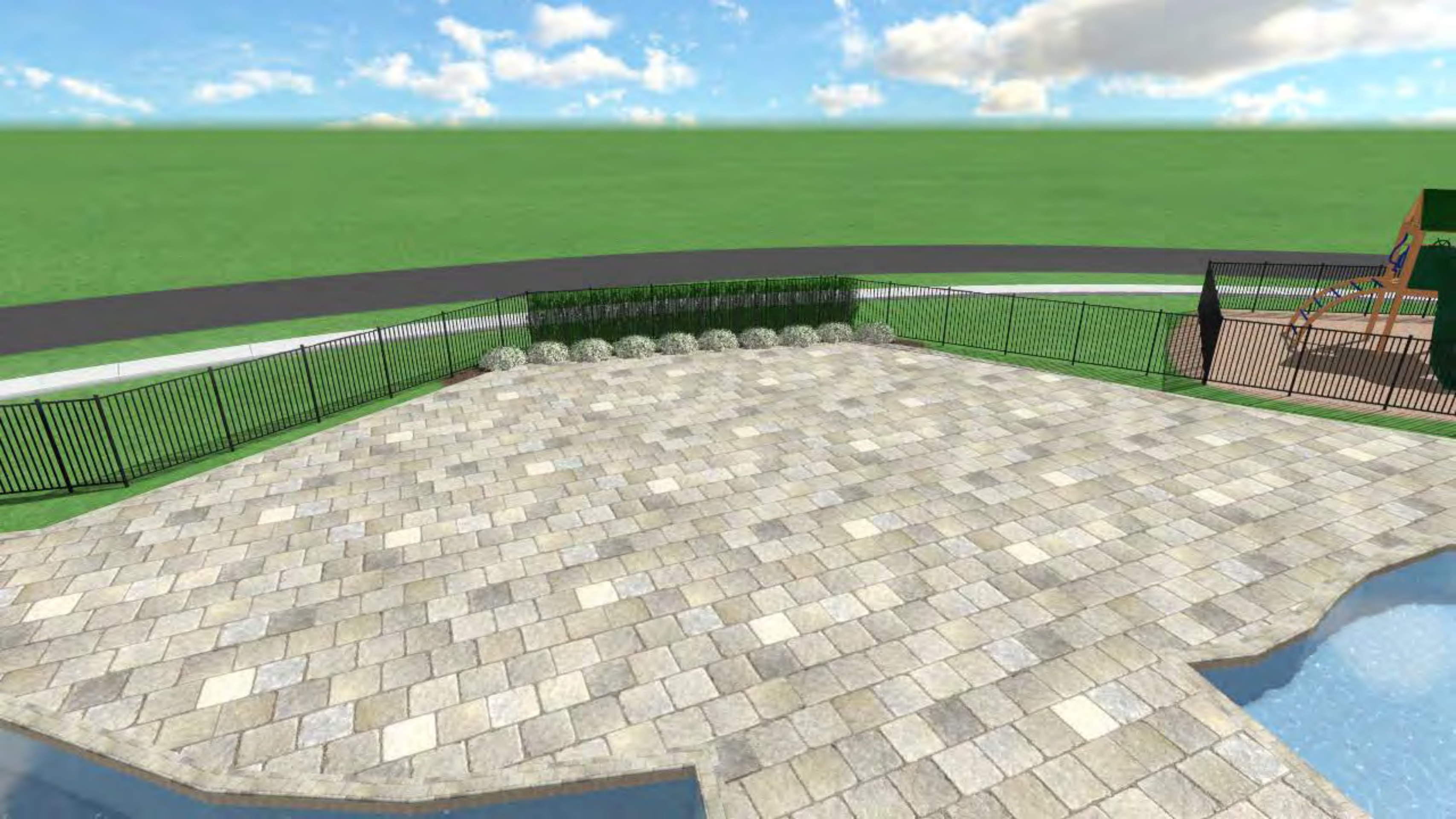
SUBTOTAL	15,834.00
TAX	328.86
<b>TOTAL</b>	<b>\$16,162.86</b>

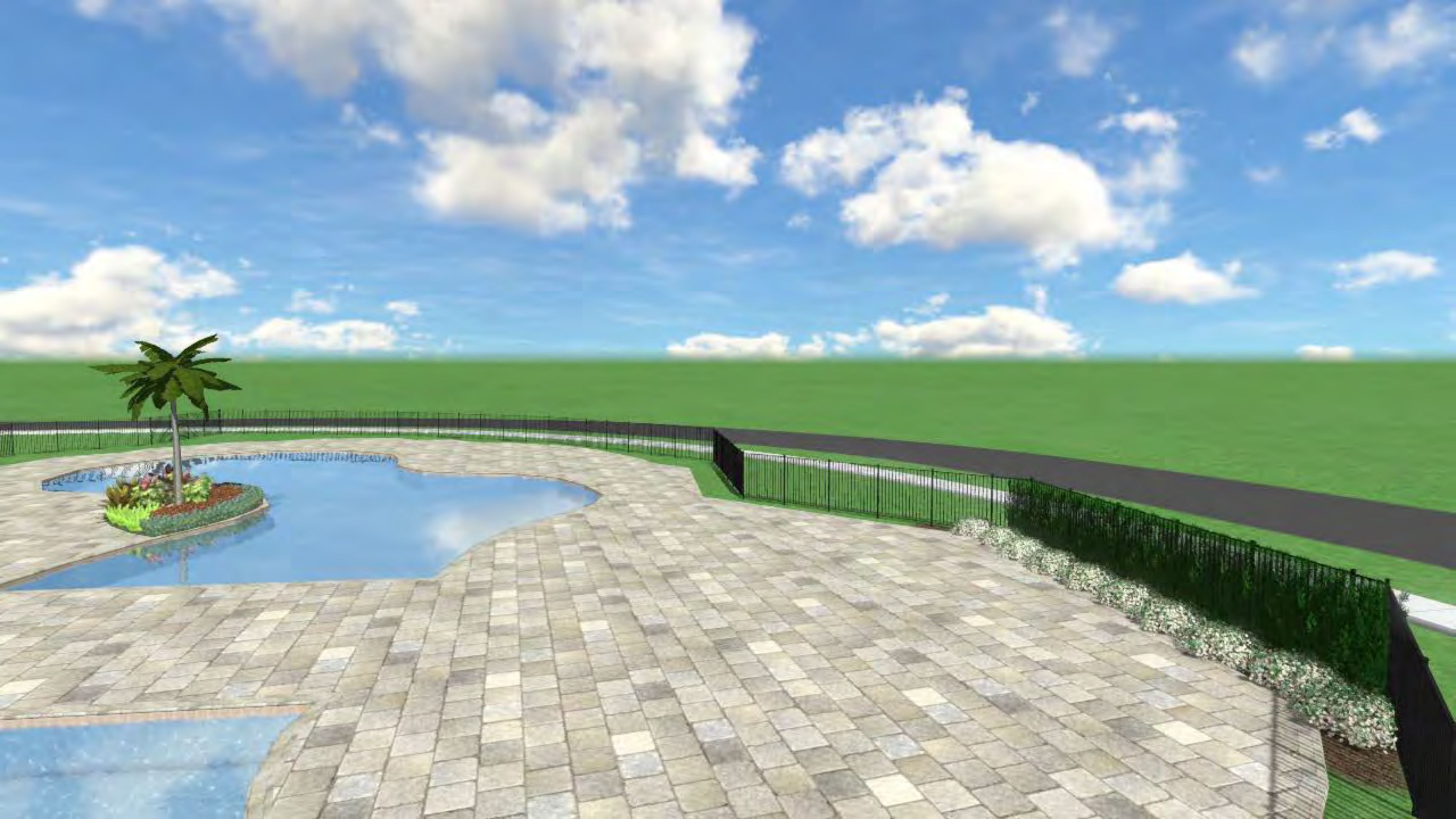
Accepted By

Accepted Date









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



# Estimate

**ADDRESS**

Daniel Laughlin  
 85200 Amaryllis Ct  
 Fernandina Beach, FL 32034

**SHIP TO**

Daniel Laughlin  
 85200 Amaryllis Ct  
 Fernandina Beach, FL 32034

**ESTIMATE #** 2693

**DATE** 05/20/2024

**EXPIRATION DATE** 06/20/2024

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

SUBTOTAL	24,150.00
TAX	0.00
<b>TOTAL</b>	<b>\$24,150.00</b>

Accepted By

Accepted Date



*SIXTH ORDER OF BUSINESS*

*A.*



**LePierre Roofing**

Amelia Concourse Amenities Center  
 85200 Amaryllis Ct  
 Fernandina Beach, FL 32034

✉ jesseconklin84@gmail.com

ESTIMATE	#2024110460-1
ESTIMATE DATE	Apr 17, 2026
EXPIRATION DATE	May 17, 2026
<b>TOTAL</b>	<b>\$26,500.00</b>

CONTACT US

1 N 4th St, Suite 206  
 Fernandina Beach, FL 32034

☎ (904) 277-3000

✉ LePierreroofing@gmail.com

Service completed by: Travis Minter

ESTIMATE

Services	amount
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GAF - GAF Timberline HDZ Architectural Shingles \$26,500.00

\*\*\*SPECIAL JOB NOTES\*\*\*

Price EXCLUDES copper metal dormers.  
 No public access allowed during replacement.

Remove existing roofing to include, but not limited to: Shingles and/or rolled roofing, nails, underlayment, kitchen and bath vents, dryer vents, valley metal, plumbing boots, eave drip, off ridge/ridge vents.

Re-nail roofing deck with 2-3/8" ring shank decking nails.

Replace eave drip with new pre-painted galvanized eave drip.

Install GAF Weather Watch peel and stick underlayment AND galvanized metal flashing in all valleys.

Install new attic vents.

Install new bullet boots on plumbing vents.

Install two layers of GAF Felt Buster synthetic underlayment.

Install GAF ProStart starter shingles along eaves.

Install GAF Weather Watch peel and stick underlayment around all penetrations.

Install GAF Timberline HDZ architectural shingles using (6) 1-1/4" nails per shingle.

Install matching GAF Seal-A-Ridge hip and ridge shingles.

Thoroughly clean and sweep with a magnet to pick up loose nails.

Dispose of all debris.

Includes wind mitigation report by 3rd party inspector, Inspection will be scheduled upon receipt of final payment.

Includes permit.

GAF - Upgrade to Golden Pledge Warranty \$0.00

INCLUDED IN TOTAL

As the first GAF Master Elite installer in Nassau County, we are proud to include this enhanced warranty.

Lifetime manufacturer warranty with 50 year complete manufacturer defects including:

The misapplication of GAF shingles and accessories  
The misapplication of covered flashings  
The cost of all tear-off and installation labor  
All debris disposal costs  
Unlimited wind speed warranty  
25 year algae resistance warranty  
25 year workmanship warranty provided by GAF  
Free transferable warranty  
Good Housekeeping Protection on the roofing system

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Subtotal \$26,500.00

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**Total \$26,500.00**

Thank you for your business. If you have any questions about our services, please contact the office We are always happy to help.

Once an estimate is approved we will contact you for scheduling, if you have any questions in the meantime please reach out.

# 01



## SCOPE OF WORK

**DIVISION:** 10 – Property Maintenance  
**DATE:** 5/8/26  
**ESTIMATOR:** Keith Garner



### Customer:

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

### Project Location:

Amelia Concourse CDD  
85200 Amaryllis Court  
Fernandina Beach, Florida 32034

### Project Contact:

Kelly Mullins, LCAM

### Project Description:

Amenity Re-roof

All Weather Contractors (**AWC**) is pleased to submit the following proposal for the above-mentioned project. Our Proposal is based on Roofr Reports and the following.

### SCOPE OF WORK

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

1. Removal of existing roofing up to (1) layer.
2. Secure all loose roof sheathing as needed per the Authority Having Jurisdiction.
3. Furnish and install (2) layers of Synthetic underlayment.
4. Furnish and install GAF Architectural Shingles.
5. Furnish and install new painted (color TBD) drip edge.
6. Furnish and install new lead plumbing ventilation boots where needed.
7. Furnish and install GAF Seal-A-Ridge at hips (if applicable) and ridge and provide all necessary vents.
8. Furnish and install ice and water shield in valleys and roof-to-wall intersections.
9. Furnish and install metal flashing at roofing elevation changes (as needed).
10. Removal and disposal of all demolition materials and debris.
11. Obtain applicable permits and schedule all inspections with the Building Department.

### EXCLUSIONS

1. Engineering.
2. Caulking or painting.
3. Payment & Performance Bonds.
4. Replacement of any rotten wood.
5. Gutters, downspouts, and splash blocks.
6. Chimney repairs, caps, and spark arrestors.



## QUALIFICATIONS & CLARIFICATIONS

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

## WORK HOURS & SCHEDULE

1. Onsite schedule is 6-day operation (9:00 am - 5:00 pm) workweek (Monday - Saturday) weather permitting.
2. AWC requires at least 10 business days after permit approval for work commencement.

## CERTIFICATIONS & INSURANCE

1. **GC**-CGC1523954 **HVAC**-CMC1250093 **Plumbing**-CFC1432682 **Roofing**-CCC1334999 licenses.
2. Commercial General Liability Insurance \$1,000,000
3. Commercial General Liability Aggregate \$2,000,000
4. Workers Compensation Insurance \$1,000,000
5. Automotive Liability Insurance \$1,000,000
6. Umbrella General Liability Insurance \$5,000,000

## WARRANTY

1. **SHINGLE RE-ROOF:** Will provide a **5-Year\*** warranty for workmanship. \*Excludes catastrophic events.

## INSPECTION & WORK ACCEPTANCE

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

## OWNER RESPONSIBILITIES

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

# TERMS & CONDITIONS

## Terms of Payment

### 1. 20% mobilization due upfront and 80% due upon completion of work.

	BUILDINGS	QUANTITY	SQUARES	SQ. SUBTOTAL	TOTAL VALUE
1	Amenity	1	61	61	\$25,995.00

## ADD ALTERNATES

	SCOPE	Unit Price	Unit
1	Remove and replace 7/16" OSB decking	\$95.00	Per SH
2	Remove and replace 2" x 6" fascia board-primed	\$9.00	Per LF
3	Additional shingle layer removal and haul off	\$30.00	Per SQ
4	25 Year Golden Pledge Workmanship Warranty	Cost Available Upon Request	Lump Sum

## TERMS

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

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

## AGREEMENT

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

### Date:

#### CUSTOMER SIGNATURE

Kelly Mullins  
 85200 Amaryllis Court  
 St. Augustine, Florida 32092  
 (304) 389-2198

#### CONTRACTOR SIGNATURE

Keith Garner  
 1702 Lindsey Rd  
 Jacksonville, FL 32221  
 (904) 781-7060

# 04

## CAPABILITIES

# OUR SERVICES

### Did You Know We Perform The Following Services?

Click Any Link Below For More Information!

[Click Here to Get In Touch With The Right Person Today!](#)

**Multifamily • Condominium Projects • HOA Services • Churches Commercial Buildings • Shopping Centers • Student Housing • Banks Special Projects • On Demand Service • Restaurants • Hotels**

#### • [Full General Contracting Services](#)

- Interior & Exterior Renovations
- Restoration
- Property Amenities
- Ancillary Structures
- Concrete
- Siding - Soffit - Fascia
- Carpentry & Drywall
- Hardscapes
- Specialty Projects

#### • [HVAC Mechanical](#)

- Unit Replacements
- Service All Brands
- Preventative Maintenance
- Zoning
- Indoor Air Quality
- Dehumidification
- Ductless Systems
- Gas Systems
- Boilers

#### • [Plumbing](#)

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

#### • [Roofing](#)

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

#### • [Design Services](#)

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

#### • [Property Maintenance](#)

- Interior & Exterior Painting
- Unit Punch outs - Turns
- Window & Door installs
- Decking
- Carpentry
- Fencing
- Stucco Repairs
- Cabinets & Counter Tops
- Housekeep

#### • [Disaster Services](#)

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

#### Licensed In The Following States

**Alabama** - 57097

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

**Georgia** - CN211138, GCQA004620

**North Carolina** - GC Lic. 76877

**Maryland** - F17096363

**South Carolina** - G123855, CLM.117198

**Tennessee** - 74367

**Texas** - TACLA00131291E

**Virginia** - F202447

*B.*

# RIVERSIDE ESTIMATE FORM

## Riverside Management Services

50 Ellis Street Suite 208 Saint Augustine FL, 32095

904-459-8890



WORK LOCATION	
Name:	Amelia Concourse
Address:	RE: Kelly Mullins
Primary #:	
Secondary #:	
Crew:	
ETA:	

Job Description:	Amount
Pressure wash all sidewalk in parking lot, curbing, paver stone walkway, Amenity building Pillars, Pool deck, Playground, and splash Park	\$3,500.00
(This does not include the child's pool, was advised to leave out of the bid)	
* All proposals include material and labor to complete project	
<b>Total:</b>	<b>\$3,500.00</b>

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

*SEVENTH ORDER OF BUSINESS*



March 19, 2026

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

We are pleased to confirm our understanding of the services we are to provide Amelia Concourse Community Development District, Nassau County, Florida ("the District") for the fiscal year ended September 30, 2026, with the option of four (4) additional one-year renewals. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Amelia Concourse Community Development District as of and for the fiscal year ended September 30, 2026, with the option of four (4) additional one-year renewals. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

### **Audit Objectives**

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose.

If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

**Examination Objective**

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

**Other Services**

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

**Management Responsibilities**

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. Further, management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. As part of the audit, we will assist with preparation of your financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management is reliable and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

### **Audit Procedures—General**

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

### **Audit Procedures—Internal Control**

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

### **Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance, and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

### **Engagement Administration, Fees, and Other**

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except

as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: GMS-NF, LLC - 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FL 32092 TELEPHONE: 904-940-5850.**

This agreement provides for a contract period of one (1) year with the option of four (4) additional, one-year renewals upon the written consent of both parties. Our fee for these services will not exceed \$3,800 for the September 30, 2026 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued. The fees for the fiscal years 2027, 2028, 2029 and 2030 will not exceed \$3,900, \$4,000, \$4,100 and \$4,200, respectively, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.


The District may terminate this agreement, with or without consent, upon thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the date of the notice of termination subject to any offsets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Amelia Concourse Community Development District and believe this letter accurately summarizes the terms of the engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.


Very truly yours,

Grau & Associates

  
\_\_\_\_\_  
Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Amelia Concourse Community Development District.

By:  \_\_\_\_\_  
Title: Secretary \_\_\_\_\_  
Date: 3/19/26 \_\_\_\_\_



Peer Review  
Program

Administered in Florida  
by the Florida Institute of CPAs

---

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

*EIGHTH ORDER OF BUSINESS*



# Governmental Management Services

*Serving Florida's New Communities*

April 13, 2026

Daniel Laughlin  
Amelia Concourse Community Development District  
475 West Town Place, Suite 114  
World Golf Village  
St. Augustine, Florida 32092

Re: Facility Management, Field Operations Management, Janitorial & Pool Maintenance Services

Dear Daniel:

Please consider this proposal for Governmental Management Services to provide the following services for the Amelia Concourse Community Development District:

<u>Services</u>	<u>FY 2026 Budget</u>	<u>FY 2027 Proposed Fee</u>
Facility Management	\$19,320	\$22,218
Field Operations Management	\$19,320	\$22,218
Janitorial	\$9,840	\$10,430
Pool Maintenance	\$19,565	\$20,739

The ownership and management at Governmental Management Services would like to thank the Board of Supervisors in advance for your consideration of our request to provide the outlined services for your community.

Sincerely,

Alison Mossing

Director of Amenity Management Services

*NINTH ORDER OF BUSINESS*

**OPTION 1**

**(NO O&M ASSESSMENT INCREASE)**

**RESOLUTION 2026-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the District Manager has, prior to June 15, 2026, prepared and submitted to the Board of Supervisors (“**Board**”) of the Amelia Concourse Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE:	July 21, 2026
HOUR:	11:00 a.m.
LOCATION:	Amelia Concourse Amenity Center 85200 Amaryllis Court Fernandina Beach, Florida 32034

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Nassau County at least sixty (60) days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two (2) days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least forty-five (45) days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 19TH DAY OF MAY 2026.**

ATTEST:

**AMELIA CONCOURSE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** Proposed Budget for Fiscal Year 2027

## **OPTION 2**

**(O&M ASSESSMENT INCREASE)**

## RESOLUTION 2026-05

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2027; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 190, 197, AND/OR 170, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Amelia Concourse Community Development District (“**District**”) prior to June 15, 2026, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”); and

**WHEREAS**, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 190, 197, and/or 170, *Florida Statutes* (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

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

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

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

**1. PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

**2. DECLARING ASSESSMENTS.** Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the “**District’s Office**,” 475 West Town Place, Suite 114, St. Augustine, Florida 32092. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one or more installments pursuant to a bill

issued by the District in November of 2026, and pursuant to Chapter 170, *Florida Statutes*, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, *Florida Statutes*.

**3. SETTING PUBLIC HEARINGS.** Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: July 21, 2026  
HOUR: 11:00 a.m.  
LOCATION: Amelia Concourse Amenity Center  
85200 Amaryllis Court  
Fernandina Beach, Florida 32034

**4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Nassau County at least sixty (60) days prior to the hearing set above.

**5. POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two (2) days before the budget hearing date as set forth in Section 3 and shall remain on the website for at least forty-five (45) days.

**6. PUBLICATION OF NOTICE.** Notice of the public hearings shall be published in the manner prescribed in Florida law.

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

**8. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 19TH DAY OF MAY 2026.**

ATTEST:

**AMELIA CONCOURSE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** Proposed Budget for Fiscal Year 2027

# *Amelia Concourse*

*Community Development District*

*Proposed Budget*  
*FY 2027*

*Presented by:*



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**Amelia Concourse**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY 2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
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**REVENUES:**

Special Assessments - Tax Roll	\$ 477,433	\$ 483,528	\$ -	\$ 483,528	\$ 477,432
Interest income	5,000	11,610	4,500	16,110	5,000
Rental Revenue/Miscellaneous Revenue	1,000	25,300	250	25,550	1,000
Carry Forward Surplus	29,296	-	29,296	29,296	50,000

<b>TOTAL REVENUES</b>	<b>\$ 512,729</b>	<b>\$ 520,438</b>	<b>\$ 34,046</b>	<b>\$ 554,485</b>	<b>\$ 533,432</b>
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**EXPENDITURES:**

***Administrative***

Supervisors	\$ 3,600	\$ 2,000	\$ 2,400	\$ 4,400	\$ 3,600
FICA Expense	275	153	184	337	275
Travel	300	-	300	300	300
Engineering	7,500	7,108	2,893	10,000	7,500
Attorney Fees	20,000	12,165	10,403	22,568	20,000
Annual Audit	4,500	-	4,500	4,500	3,800
Dissemination	12,152	7,389	4,763	12,152	12,500
Assessment Roll Administration	8,680	8,680	-	8,680	8,940
Property Appraiser	5,000	4,847	-	4,847	5,000
Trustee Fees	14,946	12,039	2,908	14,946	16,300
Arbitrage Rebate	1,800	600	1,200	1,800	1,800
Management Fees	53,135	30,995	22,140	53,135	54,729
Information Technology	2,315	1,350	964	2,315	2,384
Website Maintenance	1,157	675	482	1,157	1,192
Telephone	500	162	338	500	250
Postage	1,000	195	805	1,000	750
Insurance General Liability	12,672	11,939	-	11,939	13,133
Printing & Binding	750	233	50	283	500
Legal Advertising	2,500	615	1,886	2,500	2,500
Other Current Charges	1,000	1,021	450	1,471	1,500
Office Supplies	100	2	98	100	100
Dues, Licenses & Subscriptions	175	175	-	175	175

<b>TOTAL ADMINISTRATIVE</b>	<b>\$ 154,057</b>	<b>\$ 102,342</b>	<b>\$ 56,763</b>	<b>\$ 159,105</b>	<b>\$ 157,229</b>
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**Amelia Concourse**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY 2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
<b>Operations &amp; Maintenance</b>					
<b><u>Contract Services:</u></b>					
Landscape Maintenance	\$ 58,250	\$ 22,687	\$ 15,885	\$ 38,572	\$ 59,415
Lake Maintenance	9,400	3,488	2,600	6,088	9,400
Field Operations Management	19,320	11,270	8,050	19,320	22,218
<b><u>Repairs &amp; Maintenance</u></b>					
Repairs & Maintenance	\$ 18,000	\$ 9,731	\$ 8,269	\$ 18,000	\$ 16,000
Irrigation Repairs	4,000	2,250	1,750	4,000	4,000
Landscape Contingency	10,000	8,351	8,500	16,851	17,000
<b><u>Utilities</u></b>					
Electric	\$ 35,000	\$ 18,274	\$ 14,500	\$ 32,774	\$ 37,240
Water & Sewer	23,000	5,320	17,180	22,500	25,300
<b>TOTAL OPERATIONS &amp; MAINTENANCE</b>	<b>\$ 176,970</b>	<b>\$ 81,370</b>	<b>\$ 76,734</b>	<b>\$ 158,105</b>	<b>\$ 190,573</b>
<b>Amenity Center</b>					
Insurance	\$ 22,361	\$ 19,890	\$ -	\$ 19,890	\$ 18,478
Facility Management	19,320	11,270	8,050	19,320	22,218
Pool Maintenance	19,565	12,583	6,982	19,565	20,739
Pool Chemicals	13,500	5,355	8,145	13,500	13,500
Pool Permits	530	515	-	515	530
Cable	2,200	1,290	910	2,200	2,200
Janitorial	9,840	5,740	4,100	9,840	10,430
Facility Maintenance	15,635	1,365	14,270	15,635	15,635
Pest Control	1,000	488	405	893	1,000
Refuse	750	492	353	846	900
Holiday Decorations	2,000	4,230	-	4,230	5,000
<b>TOTAL AMENITY CENTER</b>	<b>\$ 106,701</b>	<b>\$ 63,218</b>	<b>\$ 43,216</b>	<b>\$ 106,435</b>	<b>\$ 110,630</b>
<b>Reserves</b>					
Capital Reserve Fund	\$ 75,000	\$ -	\$ 75,000	\$ 75,000	\$ 75,000
<b>TOTAL RESERVES</b>	<b>\$ 75,000</b>	<b>\$ -</b>	<b>\$ 75,000</b>	<b>\$ 75,000</b>	<b>\$ 75,000</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 512,729</b>	<b>\$ 246,931</b>	<b>\$ 251,714</b>	<b>\$ 498,644</b>	<b>\$ 533,432</b>
<b>Other Sources/(Uses)</b>					
Interlocal Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ -</b>	<b>\$ 273,508</b>	<b>\$ (217,667)</b>	<b>\$ 55,841</b>	<b>\$ -</b>

**Amelia Concourse**  
**Community Development District**  
**General Fund 2-Year Budget Summary**

Description	Amended Budget FY 2025	Actuals FY 2025	Adopted Budget FY 2026	Projected Thru 9/30/26	Proposed Budget FY 2027
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**REVENUES:**

Special Assessments - Tax Roll	\$ 467,807	\$ 467,807	\$ 477,433	\$ 483,528	\$ 477,432
Interest income	24,189	24,189	5,000	16,110	5,000
Rental Revenue/Miscellaneous Revenue	1,270	1,270	1,000	25,550	1,000
Carry Forward Surplus	11,141	-	29,296	-	50,000

<b>TOTAL REVENUES</b>	<b>\$ 504,408</b>	<b>\$ 493,267</b>	<b>\$ 512,729</b>	<b>\$ 525,188</b>	<b>\$ 533,432</b>
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**EXPENDITURES:**

**Administrative**

Supervisors	\$ 6,000	\$ 4,200	\$ 3,600	\$ 4,400	\$ 3,600
FICA Expense	459	321	275	337	275
Travel	300	-	300	300	300
Engineering	12,500	10,249	7,500	10,000	7,500
Attorney Fees	30,000	22,577	20,000	22,568	20,000
Annual Audit	4,550	4,550	4,500	4,500	3,800
Dissemination	12,098	12,098	12,152	12,152	12,500
Assessment Roll Administration	8,427	8,427	8,680	8,680	8,940
Property Appraiser	5,000	4,640	5,000	4,847	5,000
Trustee Fees	14,816	14,816	14,946	14,946	16,300
Arbitrage Rebate	1,800	1,200	1,800	1,800	1,800
Management Fees	51,588	51,588	53,135	53,135	54,729
Information Technology	2,247	2,247	2,315	2,315	2,384
Website Maintenance	1,124	1,124	1,157	1,157	1,192
Telephone	500	242	500	500	250
Postage	1,000	460	1,000	1,000	750
Insurance General Liability	11,264	11,264	12,672	11,939	13,133
Printing & Binding	999	999	750	283	500
Legal Advertising	2,500	1,132	2,500	2,500	2,500
Other Current Charges	1,000	889	1,000	1,471	1,500
Office Supplies	100	4	100	100	100
Dues, Licenses & Subscriptions	175	175	175	175	175

<b>TOTAL ADMINISTRATIVE</b>	<b>\$ 168,446</b>	<b>\$ 153,201</b>	<b>\$ 154,057</b>	<b>\$ 159,105</b>	<b>\$ 157,229</b>
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**Amelia Concourse**  
**Community Development District**  
**General Fund 2-Year Budget Summary**

Description	Amended Budget FY 2025	Actuals FY 2025	Adopted Budget FY 2026	Projected Thru 9/30/26	Proposed Budget FY 2027
<b><i>Operations &amp; Maintenance</i></b>					
<b><u>Contract Services:</u></b>					
Landscape Maintenance	\$ 45,000	\$ 38,188	\$ 58,250	\$ 38,572	\$ 59,415
Lake Maintenance	7,000	4,416	9,400	6,088	9,400
Field Operations Management	16,800	16,800	19,320	19,320	22,218
<b><u>Repairs &amp; Maintenance</u></b>					
Repairs & Maintenance	\$ 18,000	\$ 15,597	\$ 18,000	\$ 18,000	\$ 16,000
Irrigation Repairs	4,000	1,879	4,000	4,000	4,000
Landscape Contingency	14,704	14,704	10,000	16,851	17,000
<b><u>Utilities</u></b>					
Electric	\$ 35,000	\$ 32,842	\$ 35,000	\$ 32,774	\$ 37,240
Water & Sewer	17,977	17,977	23,000	22,500	25,300
<b>TOTAL OPERATIONS &amp; MAINTENANCE</b>	<b>\$ 158,481</b>	<b>\$ 142,403</b>	<b>\$ 176,970</b>	<b>\$ 158,105</b>	<b>\$ 190,573</b>
<b><u>Amenity Center</u></b>					
Insurance	\$ 20,242	\$ 20,242	\$ 22,361	\$ 19,890	\$ 18,478
Facility Management	16,800	16,800	19,320	19,320	22,218
Pool Maintenance	18,318	18,318	19,565	19,565	20,739
Pool Chemicals	16,873	16,873	13,500	13,500	13,500
Pool Permits	530	515	530	515	530
Cable	2,200	1,993	2,200	2,200	2,200
Janitorial	9,841	9,841	9,840	9,840	10,430
Facility Maintenance	13,596	9,290	15,635	15,635	15,635
Pest Control	1,323	1,323	1,000	893	1,000
Refuse	759	759	750	846	900
Holiday Decorations	2,000	-	2,000	4,230	5,000
<b>TOTAL AMENITY CENTER</b>	<b>\$ 102,481</b>	<b>\$ 95,953</b>	<b>\$ 106,701</b>	<b>\$ 106,435</b>	<b>\$ 110,630</b>
<b><u>Reserves</u></b>					
Capital Reserve Fund	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000
<b>TOTAL RESERVES</b>	<b>\$ 75,000</b>	<b>\$ 75,000</b>	<b>\$ 75,000</b>	<b>\$ 75,000</b>	<b>\$ 75,000</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 504,408</b>	<b>\$ 466,558</b>	<b>\$ 512,729</b>	<b>\$ 498,644</b>	<b>\$ 533,432</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ -</b>	<b>\$ 26,709</b>	<b>\$ -</b>	<b>\$ 26,544</b>	<b>\$ -</b>

**Amelia Concourse**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2027**

**REVENUES**

**Special Assessments-Tax Roll**

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

**Interest Income**

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

**Rental Revenue/Miscellaneous Revenue**

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

**Expenditures - Administrative**

**Supervisors' Fees**

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

**FICA Taxes**

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

**Travel**

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

**Engineering**

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

**Attorney**

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

**Dissemination Agent**

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

<u>Vendor</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
GMS	Dissemination Agent	\$ 1,000	\$ 12,000
Disclosure Services	Revised Amortization Schedules		500
	<b>Total</b>	<b>\$</b>	<b>12,500</b>

**Annual Audit**

The District is required annually to conduct an audit of its financial records by Grau and Associates, an Independent Certified Public Accounting Firm.

**Assessment Roll Administration**

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

**Property Appraiser**

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

**Trustee Fees**

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

**Arbitrage Rebate**

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

**Management Fees**

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

**Amelia Concourse**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2027**

**Expenditures - Administrative (continued)**

**Information Technology**

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

**Website Maintenance**

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

**Telephone**

The cost of telephone and fax machine service.

**Postage and Delivery**

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

**Insurance General Liability**

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

**Printing and Binding**

Printing and binding agenda packages for board meetings, printing of computerized checks, stationery, envelopes, etc.

**Legal Advertising**

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

**Other Current Charges**

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

**Office Supplies**

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

**Dues, Licenses & Subscriptions**

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

**Expenditures - Field (Contract Services)**

**Landscape Maintenance**

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

<u>Vendor</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
The Greenery, Inc.	Landscape Maintenance	\$ 4,951	\$ 59,415

**Lake Maintenance**

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

<u>Vendor</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
Sitex Aquatics	Lake Maintenance	\$ 700	\$ 8,400
	Contingency	-	1,000
	<b>Total</b>		<b>\$ 9,400</b>

**Field Operations Management**

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

<u>Vendor</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
GMS, LLC	Management Fees	\$ 1,852	\$ 22,218

**Amelia Concourse**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2027**

**Expenditures – Field (Repairs & Maintenance)**

**Repairs & Maintenance**

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

**Irrigation Repairs**

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

**Landscape Contingency**

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

**Expenditures – Field (Utilities)**

**Electric**

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

<b>Location</b>	<b>Meter Number</b>	<b>Monthly</b>	<b>Annual</b>
85200 Amaryllis Ct	6616480262	\$ 850	\$ 10,200
85200 Amaryllis Ct St Lights	6939729510	800	9,600
95016 Daisy Ln # Entry Light	4782307021	40	480
100 Amaryllis Ct	1099548073	1,300	15,600
85152 Amaryllis Ct	8028456484	30	360
Contingency		-	1,000
<b>Total</b>			<b>\$ 37,240</b>

**Water & Sewer**

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

<b>Location</b>	<b>Meter Number</b>	<b>Monthly</b>	<b>Annual</b>
85190 Amaryllis Ct	67891789	\$ 1,200	\$ 14,400
85200 Amaryllis Ct	67891709	500	6,000
85200 Amaryllis Ct - Sewer	94707602	200	2,400
85200 Amaryllis Ct - Water	94707602	125	1,500
Contingency		-	1,000
<b>Total</b>			<b>\$ 25,300</b>

**Expenditures – Amenity Center**

**Insurance**

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

**Facility Management**

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

<b>Vendor</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
GMS, LLC	Management Fees	\$ 1,852	\$ 22,218

**Pool Maintenance**

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

<b>Vendor</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
GMS, LLC	Pool Maintenance	\$ 1,728	\$ 20,739

**Amelia Concourse**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2027**

**Expenditures – Amenity Center (Continued)**

**Pool Chemicals**

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

<b>Vendor</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
Hawkins Inc.	Pool Chemicals	\$ 1,125	\$ 13,500

**Pool Permits**

Represents the estimated cost for pool permits.

**Cable**

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

<b>Vendor</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
AT&T	Cable & Internet	\$ 183	\$ 2,200

**Janitorial**

The District has contracted with GMS, LLC to provide janitorial services for the Amenity Center.

<b>Vendor</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
GMS, LLC	Janitorial Services	\$ 869	\$ 10,430

**Facility Maintenance**

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

**Pest Control**

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

**Refuse**

Garbage disposal services provided by Meridian Waste.

<b>Vendor</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
Meridian Waste	Refuse	\$ 75	\$ 900

**Holiday Decorations**

The cost to install holiday lights around the CDD.

**Expenditures – Reserves**

**Capital Reserve Fund**

Money set aside for future replacements of capital-related items.

# Amelia Concourse

## Community Development District

### Proposed Budget Debt Service Series 2007 Capital Improvement Revenue Bonds

Description	Adopted Budget FY 2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
<b>REVENUES:</b>					
Special Assessments-On Roll	\$ 111,295	\$ 111,575	\$ -	\$ 111,575	\$ 111,295
Interest Earnings	5,000	5,882	2,000	7,882	5,000
Carry Forward Surplus <sup>(1)</sup>	133,469	134,219	-	134,219	131,064
<b>TOTAL REVENUES</b>	<b>\$ 249,764</b>	<b>\$ 251,675</b>	<b>\$ 2,000</b>	<b>\$ 253,675</b>	<b>\$ 247,359</b>
<b>EXPENDITURES:</b>					
Interest - 11/1	\$ 28,463	\$ 28,463	\$ -	\$ 28,463	\$ 26,594
Principal Prepayment - 11/1	-	15,000	-	15,000	-
Interest - 5/1	28,463	-	28,031	28,031	26,594
Principal - 5/1	50,000	-	50,000	50,000	55,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 106,925</b>	<b>\$ 43,463</b>	<b>\$ 78,031</b>	<b>\$ 121,494</b>	<b>\$ 108,188</b>
<b>Other Sources/(Uses)</b>					
Interfund transfer (Out)	\$ -	\$ -	\$ -	\$ -	\$ -
Interfund transfer In	-	-	-	-	-
Property Appraiser	(1,200)	(1,118)	-	(1,118)	(1,200)
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$ (1,200)</b>	<b>\$ (1,118)</b>	<b>\$ -</b>	<b>\$ (1,118)</b>	<b>\$ (1,200)</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 108,125</b>	<b>\$ 44,581</b>	<b>\$ 78,031</b>	<b>\$ 122,612</b>	<b>\$ 109,388</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 141,639</b>	<b>\$ 207,095</b>	<b>\$ (76,031)</b>	<b>\$ 131,064</b>	<b>\$ 137,971</b>

<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27 \$ 25,013

# Amelia Concourse

## Community Development District

### AMORTIZATION SCHEDULE

#### Debt Service Series 2007 Capital Improvement Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	925,000	5.750%	-	26,594	26,594
05/01/27	870,000	5.750%	55,000	26,594	
11/01/27	870,000	5.750%	-	25,013	106,606
05/01/28	810,000	5.750%	60,000	25,013	
11/01/28	810,000	5.750%	-	23,288	108,300
05/01/29	750,000	5.750%	60,000	23,288	
11/01/29	750,000	5.750%	-	21,563	104,850
05/01/30	685,000	5.750%	65,000	21,563	
11/01/30	685,000	5.750%	-	19,694	106,256
05/01/31	615,000	5.750%	70,000	19,694	
11/01/31	615,000	5.750%	-	17,681	107,375
05/01/32	540,000	5.750%	75,000	17,681	
11/01/32	540,000	5.750%	-	15,525	108,206
05/01/33	460,000	5.750%	80,000	15,525	
11/01/33	460,000	5.750%	-	13,225	108,750
05/01/34	380,000	5.750%	80,000	13,225	
11/01/34	380,000	5.750%	-	10,925	104,150
05/01/35	295,000	5.750%	85,000	10,925	
11/01/35	295,000	5.750%	-	8,481	104,406
05/01/36	205,000	5.750%	90,000	8,481	
11/01/36	205,000	5.750%	-	5,894	104,375
05/01/37	105,000	5.750%	100,000	5,894	
11/01/37	105,000	5.750%	-	3,019	108,913
05/01/38	-	5.750%	105,000	3,019	
11/01/38	-	5.750%	-	-	108,019
<b>Total</b>			<b>\$ 925,000</b>	<b>\$ 381,800</b>	<b>\$ 1,306,800</b>

# Amelia Concourse

## Community Development District

### Proposed Budget Debt Service Series 2016 Capital Improvement Revenue Bonds

Description	Adopted Budget FY 2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
<b>REVENUES:</b>					
Special Assessments-On Roll	\$ 146,859	\$ 148,734	\$ -	\$ 148,734	\$ 146,859
Interest Earnings	5,000	3,663	1,000	4,663	5,000
Carry Forward Surplus <sup>(1)</sup>	97,921	98,681	-	98,681	93,438
<b>TOTAL REVENUES</b>	<b>\$ 249,780</b>	<b>\$ 251,078</b>	<b>\$ 1,000</b>	<b>\$ 252,078</b>	<b>\$ 245,297</b>
<b>EXPENDITURES:</b>					
Interest - 11/1	\$ 51,150	\$ 51,150	\$ -	\$ 51,150	\$ 49,650
Principal Prepayment - 11/1	-	5,000	-	5,000	-
Interest - 5/1	51,000	-	51,000	51,000	49,650
Principal - 5/1	45,000	-	45,000	45,000	40,000
Principal Prepayment - 5/1	-	-	5,000	5,000	-
<b>TOTAL EXPENDITURES</b>	<b>\$ 147,150</b>	<b>\$ 56,150</b>	<b>\$ 101,000</b>	<b>\$ 157,150</b>	<b>\$ 139,300</b>
<b>Other Sources/(Uses)</b>					
Interfund transfer (Out)	\$ -	\$ -	\$ -	\$ -	\$ -
Interfund transfer In	-	-	-	-	-
Property Appraiser	(1,500)	(1,491)	-	(1,491)	(1,500)
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$ (1,500)</b>	<b>\$ (1,491)</b>	<b>\$ -</b>	<b>\$ (1,491)</b>	<b>\$ (1,500)</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 148,650</b>	<b>\$ 57,641</b>	<b>\$ 101,000</b>	<b>\$ 158,641</b>	<b>\$ 140,800</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 101,130</b>	<b>\$ 193,438</b>	<b>\$ (100,000)</b>	<b>\$ 93,438</b>	<b>\$ 104,497</b>

<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27 \$ 48,450

**Amelia Concourse**  
**Community Development District**  
**AMORTIZATION SCHEDULE**  
**Debt Service Series 2016 Capital Improvement Revenue Bonds**

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	1,655,000	6.0%	-	49,650	49,650
05/01/27	1,655,000	6.0%	40,000	49,650	
11/01/27	1,615,000	6.0%	-	48,450	138,100
05/01/28	1,615,000	6.0%	45,000	48,450	
11/01/28	1,570,000	6.0%	-	47,100	140,550
05/01/29	1,570,000	6.0%	45,000	47,100	
11/01/29	1,525,000	6.0%	-	45,750	137,850
05/01/30	1,525,000	6.0%	50,000	45,750	
11/01/30	1,475,000	6.0%	-	44,250	140,000
05/01/31	1,475,000	6.0%	50,000	44,250	
11/01/31	1,425,000	6.0%	-	42,750	137,000
05/01/32	1,425,000	6.0%	55,000	42,750	
11/01/32	1,370,000	6.0%	-	41,100	138,850
05/01/33	1,370,000	6.0%	55,000	41,100	
11/01/33	1,315,000	6.0%	-	39,450	135,550
05/01/34	1,315,000	6.0%	60,000	39,450	
11/01/34	1,255,000	6.0%	-	37,650	137,100
05/01/35	1,255,000	6.0%	65,000	37,650	
11/01/35	1,190,000	6.0%	-	35,700	138,350
05/01/36	1,190,000	6.0%	70,000	35,700	
11/01/36	1,120,000	6.0%	-	33,600	139,300
05/01/37	1,120,000	6.0%	75,000	33,600	
11/01/37	1,045,000	6.0%	-	31,350	139,950
05/01/38	1,045,000	6.0%	80,000	31,350	
11/01/38	965,000	6.0%	-	28,950	140,300
05/01/39	965,000	6.0%	85,000	28,950	
11/01/39	880,000	6.0%	-	26,400	140,350
05/01/40	880,000	6.0%	90,000	26,400	
11/01/40	790,000	6.0%	-	23,700	140,100
05/01/41	790,000	6.0%	95,000	23,700	
11/01/41	695,000	6.0%	-	20,850	139,550
05/01/42	695,000	6.0%	100,000	20,850	
11/01/42	595,000	6.0%	-	17,850	138,700
05/01/43	595,000	6.0%	105,000	17,850	
11/01/43	490,000	6.0%	-	14,700	137,550
05/01/44	490,000	6.0%	110,000	14,700	
11/01/44	380,000	6.0%	-	11,400	136,100
05/01/45	380,000	6.0%	120,000	11,400	
11/01/45	260,000	6.0%	-	7,800	139,200
05/01/46	260,000	6.0%	125,000	7,800	
11/01/46	135,000	6.0%	-	4,050	136,850
05/01/47	135,000	6.0%	135,000	4,050	139,050
<b>Total</b>			<b>\$ 1,655,000</b>	<b>\$ 1,305,000</b>	<b>\$ 2,960,000</b>

# Amelia Concourse

## Community Development District

### Proposed Budget Debt Service Series 2019A Capital Improvement Revenue Bonds

Description	Adopted Budget FY 2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
<b>REVENUES:</b>					
Special Assessments - Tax Roll	\$ 179,916	\$ 180,962	\$ -	\$ 180,962	\$ 179,916
Interest Earnings	5,000	3,995	1,000	4,995	5,000
Carry Forward Surplus <sup>(1)</sup>	57,789	79,839	-	79,839	77,910
<b>TOTAL REVENUES</b>	<b>\$ 242,705</b>	<b>\$ 264,796</b>	<b>\$ 1,000</b>	<b>\$ 265,796</b>	<b>\$ 262,826</b>
<b>EXPENDITURES:</b>					
Interest - 11/1	\$ 64,693	\$ 64,693	\$ -	\$ 64,693	\$ 63,139
Principal Prepayment - 11/1	-	5,000	-	5,000	-
Interest - 5/1	64,693	-	64,410	64,410	63,139
Principal - 5/1	45,000	-	45,000	45,000	50,000
Principal Prepayment - 5/1	-	-	5,000	5,000	-
<b>TOTAL EXPENDITURES</b>	<b>\$ 174,385</b>	<b>\$ 69,693</b>	<b>\$ 114,410</b>	<b>\$ 184,103</b>	<b>\$ 176,278</b>
<b>Other Sources/(Uses)</b>					
Interfund transfer (Out)	\$ -	\$ (1,970)	\$ -	\$ (1,970)	\$ -
Interfund transfer In	-	-	-	-	-
Property Appraiser	(1,900)	(1,814)	-	(1,814)	(1,900)
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$ (1,900)</b>	<b>\$ (3,783)</b>	<b>\$ -</b>	<b>\$ (3,783)</b>	<b>\$ (1,900)</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 176,285</b>	<b>\$ 73,476</b>	<b>\$ 114,410</b>	<b>\$ 187,886</b>	<b>\$ 178,178</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 66,420</b>	<b>\$ 191,320</b>	<b>\$ (113,410)</b>	<b>\$ 77,910</b>	<b>\$ 84,648</b>

<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27 \$ 61,726

# Amelia Concourse

## Community Development District

### AMORTIZATION SCHEDULE

#### Debt Service Series 2019A Capital Improvement Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	\$ 2,235,000	5.650%	-	\$ 63,139	\$ 63,139
05/01/27	2,235,000	5.650%	50,000	63,139	
11/01/27	2,185,000	5.650%	-	61,726	174,865
05/01/28	2,185,000	5.650%	50,000	61,726	
11/01/28	2,135,000	5.650%	-	60,314	172,040
05/01/29	2,135,000	5.650%	55,000	60,314	
11/01/29	2,080,000	5.650%	-	58,760	174,074
05/01/30	2,080,000	5.650%	60,000	58,760	
11/01/30	2,020,000	5.650%	-	57,065	175,825
05/01/31	2,020,000	5.650%	60,000	57,065	
11/01/31	1,960,000	5.650%	-	55,370	172,435
05/01/32	1,960,000	5.650%	65,000	55,370	
11/01/32	1,895,000	5.650%	-	53,534	173,904
05/01/33	1,895,000	5.650%	70,000	53,534	
11/01/33	1,825,000	5.650%	-	51,556	175,090
05/01/34	1,825,000	5.650%	75,000	51,556	
11/01/34	1,750,000	5.650%	-	49,438	175,994
05/01/35	1,750,000	5.650%	75,000	49,438	
11/01/35	1,675,000	5.650%	-	47,319	171,756
05/01/36	1,675,000	5.650%	80,000	47,319	
11/01/36	1,595,000	5.650%	-	45,059	172,378
05/01/37	1,595,000	5.650%	85,000	45,059	
11/01/37	1,510,000	5.650%	-	42,658	172,716
05/01/38	1,510,000	5.650%	90,000	42,658	
11/01/38	1,420,000	5.650%	-	40,115	172,773
05/01/39	1,420,000	5.650%	95,000	40,115	
11/01/39	1,325,000	5.650%	-	37,431	172,546
05/01/40	1,325,000	5.650%	100,000	37,431	
11/01/40	1,225,000	5.650%	-	34,606	172,038
05/01/41	1,225,000	5.650%	110,000	34,606	
11/01/41	1,115,000	5.650%	-	31,499	176,105
05/01/42	1,115,000	5.650%	115,000	31,499	
11/01/42	1,000,000	5.650%	-	28,250	174,749
05/01/43	1,000,000	5.650%	120,000	28,250	
11/01/43	880,000	5.650%	-	24,860	173,110
05/01/44	880,000	5.650%	125,000	24,860	
11/01/44	755,000	5.650%	-	21,329	171,189
05/01/45	755,000	5.650%	135,000	21,329	
11/01/45	620,000	5.650%	-	17,515	173,844
05/01/46	620,000	5.650%	140,000	17,515	
11/01/46	480,000	5.650%	-	13,560	171,075
05/01/47	480,000	5.650%	150,000	13,560	
11/01/47	330,000	5.650%	-	9,323	172,883
05/01/48	330,000	5.650%	160,000	9,323	
11/01/48	170,000	5.650%	-	4,803	174,125
05/01/49	170,000	5.650%	170,000	4,803	174,803
<b>Total</b>			<b>\$ 2,235,000</b>	<b>\$ 1,818,453</b>	<b>\$ 4,053,453</b>


**Amelia Concourse**  
**Community Development District**  
**Proposed Budget**  
**Capital Reserve Fund**

Description	Adopted Budget FY 2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
<b>REVENUES:</b>					
Interest Income	\$ 5,000	\$ 5,985	\$ 1,000	\$ 6,985	\$ 5,000
Capital Reserve Funding - Transfer In	75,000	-	75,000	75,000	75,000
Carry Forward Balance	239,061	231,454	-	231,454	215,259
<b>TOTAL REVENUES</b>	<b>\$ 319,061</b>	<b>\$ 237,439</b>	<b>\$ 76,000</b>	<b>\$ 313,439</b>	<b>\$ 295,259</b>
<b>EXPENDITURES:</b>					
Capital Outlay	\$ 20,000	\$ -	\$ 10,000	\$ 10,000	\$ 10,000
Repair and Replacements	50,000	73,180	15,000	88,180	100,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 70,000</b>	<b>\$ 73,180</b>	<b>\$ 25,000</b>	<b>\$ 98,180</b>	<b>\$ 110,000</b>
<b>Other Sources/(Uses)</b>					
Transfer in/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 70,000</b>	<b>\$ 73,180</b>	<b>\$ 25,000</b>	<b>\$ 98,180</b>	<b>\$ 110,000</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 249,061</b>	<b>\$ 164,259</b>	<b>\$ 51,000</b>	<b>\$ 215,259</b>	<b>\$ 185,259</b>

**Amelia Concourse**  
**Community Development District**  
**Non-Ad Valorem Assessments Comparison**  
**2026-2027**

Neighborhood	O&M Units	Annual Maintenance Assessments			
		FY 2027	FY2026	Increase/ (decrease)	
SF	458	<b>\$1,120.89</b>	\$1,120.89	<b>\$0.00</b>	<b>0.00%</b>
Total	458	<b>\$1,120.89</b>	\$1,120.89	<b>\$0.00</b>	<b>\$0.00</b>

*TENTH ORDER OF BUSINESS*

**From:** Courtney Hogge [chogge@gmsnf.com](mailto:chogge@gmsnf.com)   
**Subject:** Fwd: Amelia Concourse CDD Board of Supervisors  
**Date:** April 30, 2026 at 1:12 PM  
**To:**

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Begin forwarded message:

**From:** Jesse Conklin <jesseconklin84@gmail.com>  
**Subject:** Amelia Concourse CDD Board of Supervisors  
**Date:** April 29, 2026 at 7:33:38 PM EDT  
**To:** Daniel Laughlin <dlaughlin@gmsnf.com>, "ACManager@GMSNF.com" <acmanager@gmsnf.com>  
**Cc:** Harvey Greenberg <ac.cdd.hg@gmail.com>

April 29, 2026

Daniel Laughlin, District Manager  
Kelly Mullins, Facility Operations Manager  
Amelia Concourse CDD Board of Supervisors

My name is Jesse Conklin, my wife Emily and I are the owners of 85116 Amaryllis Ct.

It is important that you be made aware of an ongoing situation that appears to be growing worse.

As a community that permits fishing on the ponds, we have certain rules to ensure a homogenous relationship with the homeowners. As such, there has been a failure by some to afford simple common courtesy and respectful use of the premises.

There have been multiple instances of the following:

1. Litter including fishing line, gear and hooks representing a potential danger to people, fish, and wildlife. It also entangles in mowing equipment both commercial and residential that is both costly and time consuming to clear.
2. Trespassing on private property by accessing the pond between homes including the use of scooters, bicycles and skateboards, both motorized and manual.
3. Petty acts of vandalism further damaging private property.
4. Interaction and taunting of homeowner's pets.

There have been discussions amongst a number of neighbors as to the degree of abuse by some of those fishing. It appears that the majority of the difficulty is with young adults and pre-teens between the ages of 8 – 15 years old. The lack of adult supervision no doubt contributes to it. We also recognize that some of the offenders may be non-residents from other communities.

It is respectfully requested that the Board place this on the agenda for the May 2026 meeting. Fellow affected homeowners have been encouraged to attend.

Appropriate photographs have been attached as evidence of the ongoing activity. It may be worthwhile appointing some affected homeowners to a working group to examine the issues and make recommendations to the Board for their consideration at the July 2026 meeting.

Thank you for your anticipated cooperation.

Kind Regards,

Jesse Conklin

85116 Amaryllis Ct  
Fernandina Beach, FL 32034  
(845) 475-2758  
[Jesseconklin84@gmail.com](mailto:Jesseconklin84@gmail.com)



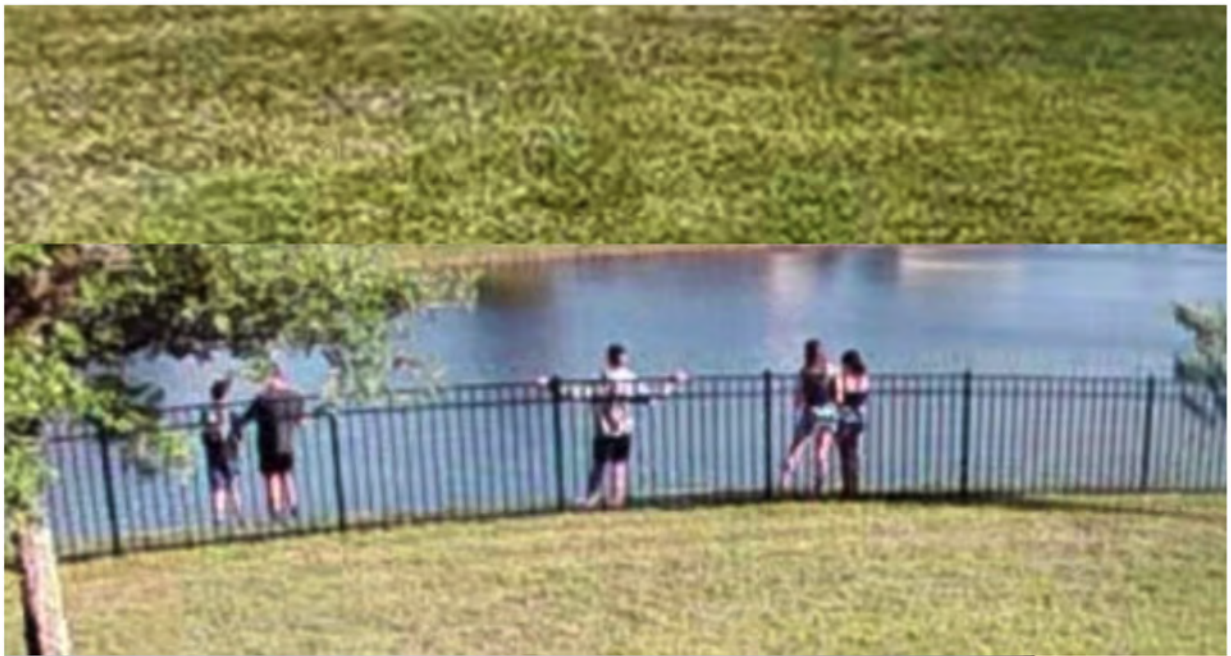


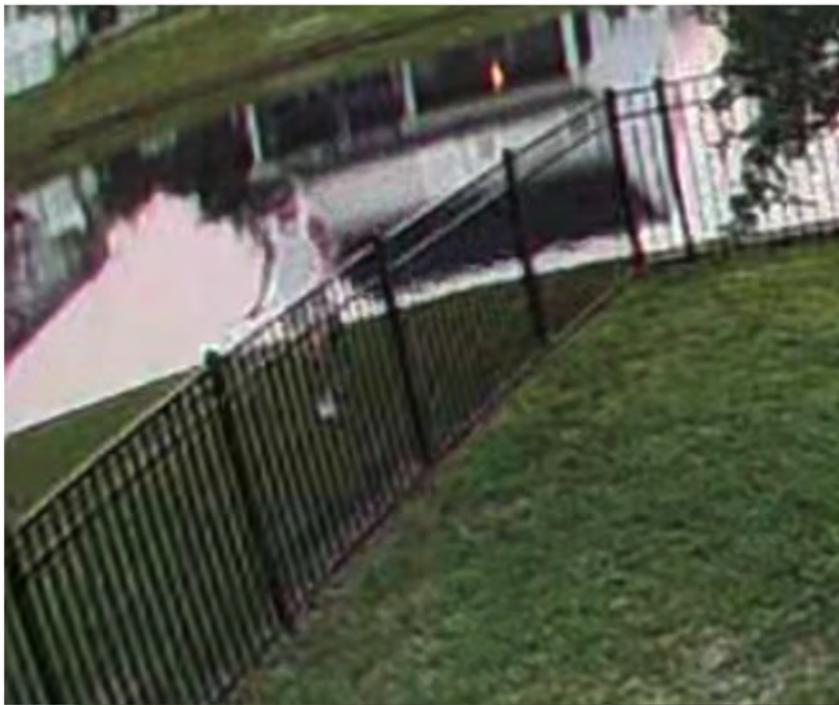


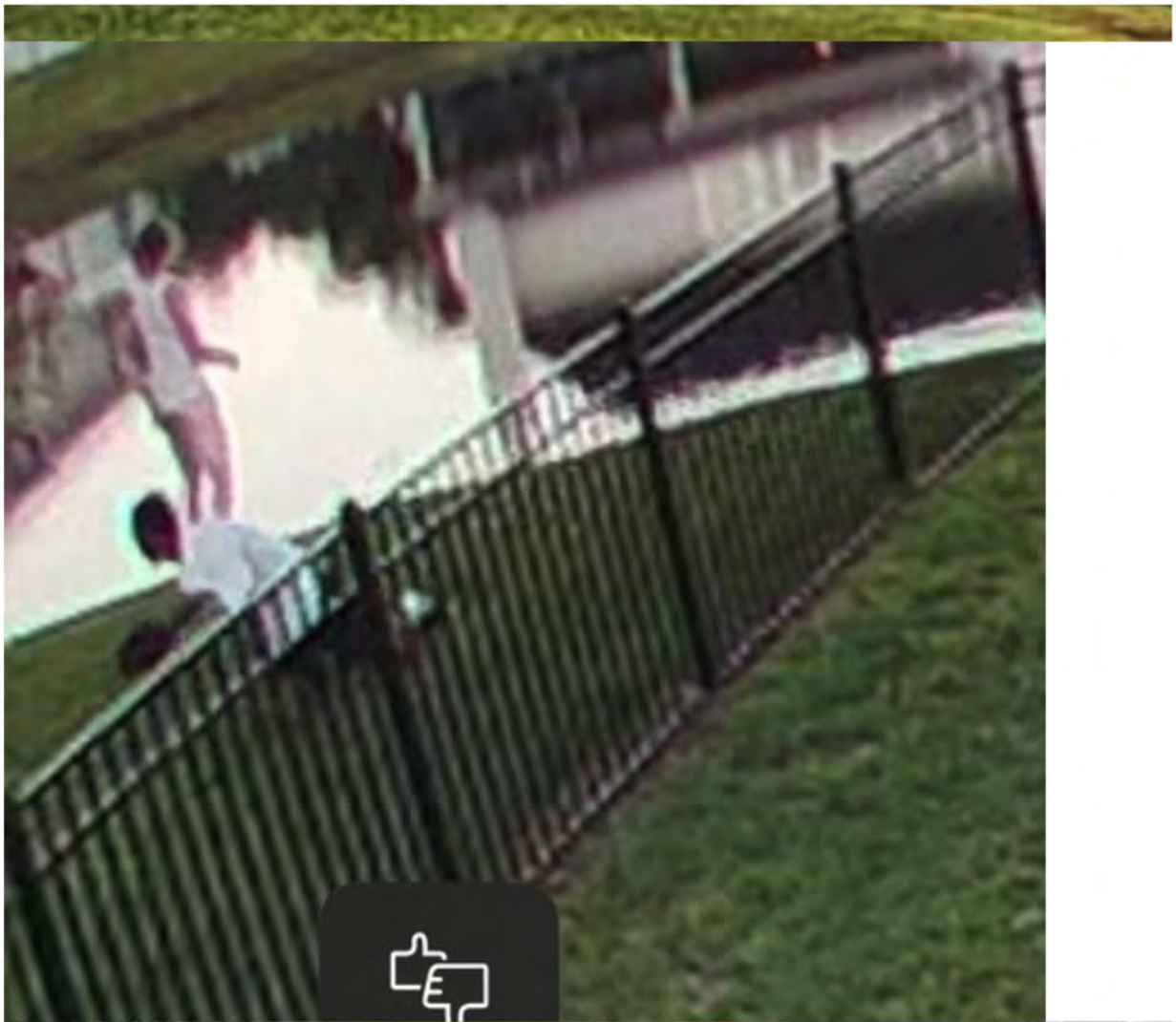






















*ELEVENTH ORDER OF BUSINESS*

*B.*

*1.*



 904.491.7500

 96135 Nassau Place, Suite 3  
Yulee, FL 32097

 [info@votenassaufl.gov](mailto:info@votenassaufl.gov)  
[www.VoteNassaufl.gov](http://www.VoteNassaufl.gov)

April 15, 2026

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

RE: Amelia Concourse Community Development District

Dear Mr. Laughlin,

In accordance with FS 190.006, we are providing you with the following information that as of April 15, 2026, there are 927 registered voters within Amelia Concourse Community Development District's boundaries.

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

Sincerely,

Janet H. Adkins  
Nassau County Supervisor of Elections

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

2.

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.

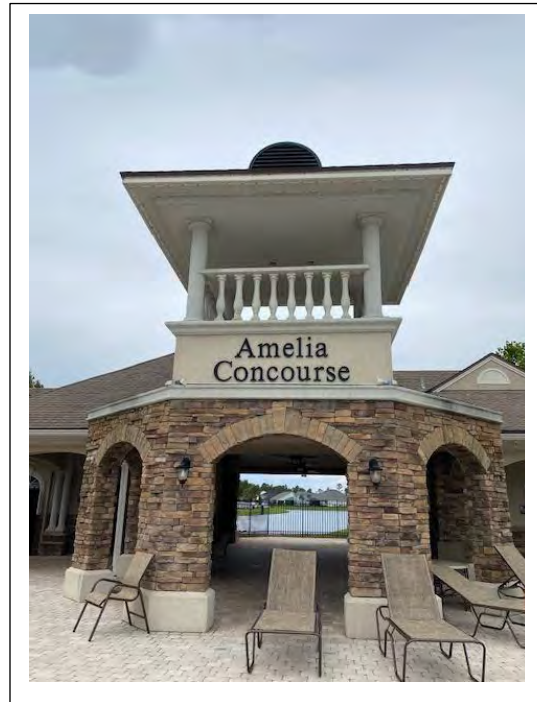
*C.*

5/19/2026

# *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

May 19, 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 sent by email to [Acmanager@gmsnf.com](mailto: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 to increase communication and transparency with residents.
  - Message board at entrance is being updated per HOA request for meeting dates.

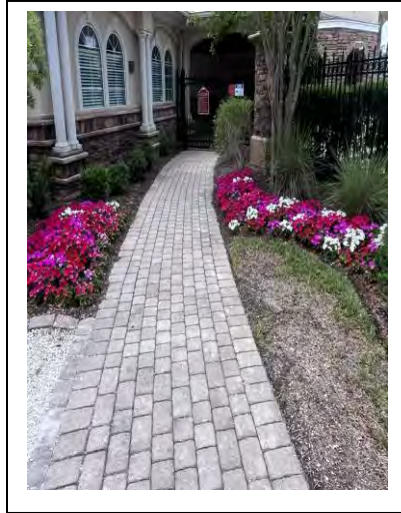
## Operations Updates

- 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 checked 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 often by management if needed. Bathrooms are being restocked as necessary.

## April Pool Usage

- Approximately 240 patrons accessed the main gate in April 2026. This number does not include children and guests, only those with an access fob.

## Completed Projects – Landscaping



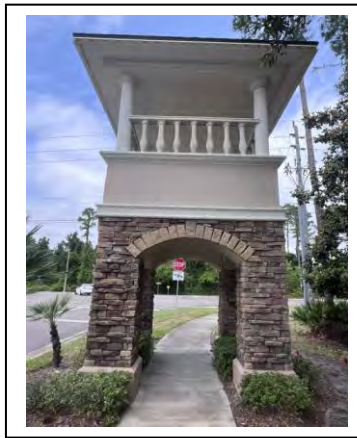
- The new flower rotation has been installed, and the flowers are doing well.
- Regular mowing has resumed and pond banks are looking good.

## Completed Projects – Pressure Washing

Before

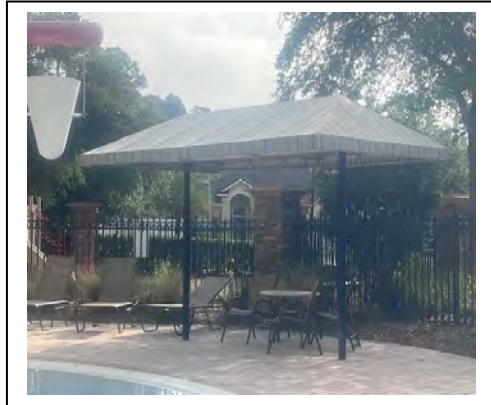


After



- Both entrance towers have been pressure washed.
- The decorative columns are worn from age and will need repaired soon.

## Completed Projects



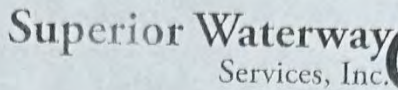
- New shade awning coverings were approved at the January CDD meeting.
- Kiawah Spa was chosen as the color pattern for the replacement fabric.
- The new coverings have been installed.

## Community Update – Ponds



- Superior Waterways is taking 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, which should take place in the next 45 days. 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 March and April 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 3/10/20

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>5, 6, 7</u>	<u>5, 6</u>	<u>4</u>		
Weeds Treated	<u>SS, A</u>	<u>Tg, Aw, Pw</u>	<u>Ba</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 algae and submersed weeds on Ponds 4, 5, 6, 7. Shoreline grasses were treated on Ponds 5, 6. All debris was removed and the outfall structures have been checked for obstructions. Thank you for choosing Superior!

**WATER TESTING (COMBINED AVERAGE)**

TEMPERATURE H <sub>2</sub> 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**
- |                                                     |                                           |                                              |                                                |                                              |
|-----------------------------------------------------|-------------------------------------------|----------------------------------------------|------------------------------------------------|----------------------------------------------|
| <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    |
| <b>WILDLIFE</b>                                     | <input type="checkbox"/> Alligator        | <input checked="" type="checkbox"/> Turtle   | <input type="checkbox"/> Otter                 | <input type="checkbox"/> Iguana              |
|                                                     | <input type="checkbox"/> Snake            | <input type="checkbox"/> Wild Hog            | <input type="checkbox"/> Raccoon               | <input type="checkbox"/> Coyote              |
|                                                     |                                           |                                              |                                                | <input type="checkbox"/> Fox                 |
|                                                     |                                           |                                              |                                                | <input type="checkbox"/> Manatee             |
| <b>BIRDS</b>                                        | <input type="checkbox"/> Egret            | <input type="checkbox"/> Muscovies           | <input type="checkbox"/> Coot                  | <input type="checkbox"/> Bald Eagle          |
|                                                     | <input type="checkbox"/> Anhinga          | <input type="checkbox"/> Cormorant           | <input checked="" type="checkbox"/> Wild Ducks | <input type="checkbox"/> Osprey              |
|                                                     | <input type="checkbox"/> Limpkin          | <input type="checkbox"/> Pelican             | <input type="checkbox"/> Sandhill Crane        | <input type="checkbox"/> Wood Stork          |
|                                                     | <input type="checkbox"/> Moorhen          | <input type="checkbox"/> Snail Kite          | <input type="checkbox"/> Little Blue Heron     | <input type="checkbox"/> Tricolored 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

Superior Waterway  
Services, Inc.

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

CUSTOMER Amelia Concourse TECHNICIAN Thomas DATE 4/15/26

TEMPERATURE (°F) 

<55	55-65	66-75
76-85	86-95	96+

 CLOUD COVER 

Clear	25-50%
50-75%	Overcast

 WIND 

0-5	6-10
11-15	16+

Lake #'s	<u>4,5,6,7</u>	<u>5,6,7</u>				
Weeds Treated	<u>TG, Pa, Aw</u>	<u>A, SS</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 Shoreline grasses, Ponds 5,6,7 were treated for algae and submersed weeds. All accessible debris was removed and all outflow structures were checked for obstructions. Thank You for Choosing Superior!

**WATER TESTING (COMBINED AVERAGE)**

TEMPERATURE H <sub>2</sub> 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**

- |                 |                                                     |                                               |                                                |                                           |                                              |
|-----------------|-----------------------------------------------------|-----------------------------------------------|------------------------------------------------|-------------------------------------------|----------------------------------------------|
| <b>FISH</b>     | <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    |
| <b>WILDLIFE</b> | <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             |
| <b>BIRDS</b>    | <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: \_\_\_\_\_

**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](mailto:acmanager@gmsnf.com)

Respectfully,  
*Kelly Mullins, LCAM*



*TWELFTH ORDER OF BUSINESS*

*A.*

***Amelia Concourse***  
***Community Development District***

***Unaudited Financial Reporting***  
***April 30, 2026***



**Amelia Concourse**  
**Community Development District**  
**Combined Balance Sheet**  
**April 30, 2026**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>					
<b>Cash:</b>					
Operating Account	\$ 142,186	\$ -	\$ -	\$ -	\$ 142,186
Due from Capital Reserve Fund	13,734	-	-	-	13,734
<b>Investments:</b>					
State Board of Administration (SBA)	65,317	-	247,564	-	312,882
Custody (US Bank)	558,339	-	-	-	558,339
<b>Series 2007</b>					
Reserve	-	112,263	-	-	112,263
Revenue	-	207,095	-	-	207,095
Cost of Issuance	-	-	-	1	1
<b>Series 2016</b>					
Reserve	-	72,171	-	-	72,171
Revenue	-	194,003	-	-	194,003
<b>Series 2019A</b>					
Reserve	-	106,301	-	-	106,301
Revenue	-	191,876	-	-	191,876
Prepayment	-	1	-	-	1
Construction	-	-	-	17,181	17,181
<b>Series 2019B</b>					
Prepayment	-	272	-	-	272
Construction	-	-	-	684,777	684,777
Prepaid Expenses	1,375	-	-	-	1,375
Deposits	2,475	-	-	-	2,475
<b>Total Assets</b>	<b>\$ 783,425</b>	<b>\$ 883,981</b>	<b>\$ 247,564</b>	<b>\$ 701,958</b>	<b>\$ 2,616,929</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 4,544	\$ -	\$ -	\$ -	\$ 4,544
Due to General Fund	-	-	13,734	-	13,734
<b>Total Liabilities</b>	<b>\$ 4,544</b>	<b>\$ -</b>	<b>\$ 13,734</b>	<b>\$ -</b>	<b>\$ 18,279</b>
<b>Fund Balance:</b>					
<b>Nonspendable:</b>					
Prepaid Items	\$ 1,375	\$ -	\$ -	\$ -	\$ 1,375
Deposits	2,475	-	-	-	2,475
<b>Restricted for:</b>					
Debt Service - Series	-	883,981	-	-	883,981
Capital Project - Series	-	-	-	701,958	701,958
<b>Assigned for:</b>					
Capital Reserve Fund	-	-	233,830	-	233,830
Unassigned	775,031	-	-	-	775,031
<b>Total Fund Balances</b>	<b>\$ 778,881</b>	<b>\$ 883,981</b>	<b>\$ 233,830</b>	<b>\$ 701,958</b>	<b>\$ 2,598,651</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 783,425</b>	<b>\$ 883,981</b>	<b>\$ 247,564</b>	<b>\$ 701,958</b>	<b>\$ 2,616,929</b>

**Amelia Concourse**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending April 30, 2026**

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 477,433	\$ 477,433	\$ 483,528	\$ 6,096
Interest Income	5,000	5,000	11,610	6,610
Other Income	1,000	1,000	25,300	24,300
<b>Total Revenues</b>	<b>\$ 483,433</b>	<b>\$ 483,433</b>	<b>\$ 520,438</b>	<b>\$ 37,006</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisors	\$ 3,600	\$ 2,100	\$ 2,000	\$ 100
FICA Expense	275	161	153	8
Travel	300	175	-	175
Engineering	7,500	4,375	7,108	(2,733)
Attorney Fees	20,000	11,667	12,165	(499)
Annual Audit	4,500	2,625	-	2,625
Dissemination	12,152	7,089	7,389	(300)
Assessment Roll	8,680	8,680	8,680	-
Property Appraiser	5,000	4,847	4,847	-
Trustee Fees	14,946	12,039	12,039	-
Arbitrage	1,800	1,050	600	450
Management Fees	53,135	30,996	30,995	-
Information Technology	2,315	1,350	1,350	-
Website Maintenance	1,157	675	675	-
Telephone	500	292	162	130
Postage	1,000	583	195	388
Insurance	12,672	11,939	11,939	-
Printing and Binding	750	438	233	204
Legal Advertising	2,500	1,458	615	844
Other Current Charges	1,000	1,000	1,021	(21)
Office Supplies	100	58	2	56
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total General &amp; Administrative</b>	<b>\$ 154,057</b>	<b>\$ 103,770</b>	<b>\$ 102,342</b>	<b>\$ 1,428</b>
<b><u>Operations &amp; Maintenance</u></b>				
<b><u>Field:</u></b>				
<b><u>Contract Services:</u></b>				
Landscape Maintenance	\$ 58,250	\$ 33,979	\$ 22,687	\$ 11,292
Lake Maintenance	9,400	5,483	3,488	1,995
Field Operations Management	19,320	11,270	11,270	-
<b><u>Repairs &amp; Maintenance:</u></b>				
Repairs & Maintenance	18,000	10,500	9,731	769
Irrigation Repairs	4,000	2,333	2,250	84
Landscape Contingency	10,000	5,833	8,351	(2,518)
<b><u>Utilities:</u></b>				
Electric	35,000	20,417	18,274	2,143
Water & Sewer	23,000	13,417	5,320	8,097
<b>Subtotal Field</b>	<b>\$ 176,970</b>	<b>\$ 103,233</b>	<b>\$ 81,370</b>	<b>\$ 21,862</b>

**Amelia Concourse**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending April 30, 2026**

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<b><i>Amenity Center:</i></b>				
Insurance	\$ 22,361	\$ 19,890	19,890	\$ -
Facility Management	19,320	11,270	11,270	-
Pool Maintenance	19,565	11,413	12,583	(1,170)
Pool Chemicals	13,500	7,875	5,355	2,520
Pool Permits	530	309	515	(206)
Cable	2,200	1,283	1,290	(6)
Janitorial	9,840	5,740	5,740	-
Facility Maintenance	15,635	9,121	1,365	7,756
Pest Control	1,000	583	488	95
Refuse	750	438	492	(55)
Holiday Decorations	2,000	2,000	4,230	(2,230)
<b><i>Reserves:</i></b>				
Capital Reserve Funding	75,000	-	-	-
<b>Subtotal Amenity Center:</b>	<b>\$ 181,701</b>	<b>\$ 69,922</b>	<b>\$ 63,218</b>	<b>\$ 6,704</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 358,672</b>	<b>\$ 173,155</b>	<b>\$ 144,589</b>	<b>\$ 28,566</b>
<b>Total Expenditures</b>	<b>\$ 512,729</b>	<b>\$ 276,924</b>	<b>\$ 246,931</b>	<b>\$ 29,994</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (29,296)</b>	<b>\$ 206,508</b>	<b>\$ 273,508</b>	<b>\$ 67,000</b>
<b><i>Other Financing Sources/(Uses):</i></b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (29,296)</b>	<b>\$ 206,508</b>	<b>\$ 273,508</b>	<b>\$ 67,000</b>
<b>Fund Balance - Beginning</b>	<b>\$ 29,296</b>		<b>\$ 505,373</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 778,881</b>	





# Amelia Concourse

## Community Development District

### Debt Service Fund Series 2007

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 111,295	\$ 111,295	\$ 111,575	\$ 279
Interest Income	5,000	5,000	5,882	882
<b>Total Revenues</b>	<b>\$ 116,295</b>	<b>\$ 116,295</b>	<b>\$ 117,457</b>	<b>\$ 1,161</b>
<b>Expenditures:</b>				
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	-	-	-
<b>Total Expenditures</b>	<b>\$ 106,925</b>	<b>\$ 28,463</b>	<b>\$ 43,463</b>	<b>\$ (15,000)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 9,370</b>	<b>\$ 87,833</b>	<b>\$ 73,994</b>	<b>\$ (13,839)</b>
<b>Other Financing Sources/(Uses):</b>				
Property Appraiser	\$ (1,200)	\$ (1,118)	\$ (1,118)	\$ -
Transfer (Out)	-	-	-	-
Transfer In	-	-	-	-
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (1,200)</b>	<b>\$ (1,118)</b>	<b>\$ (1,118)</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 8,170</b>	<b>\$ 86,714</b>	<b>\$ 72,876</b>	<b>\$ (13,839)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 133,469</b>		<b>\$ 246,481</b>	
<b>Fund Balance - Ending</b>	<b>\$ 141,639</b>		<b>\$ 319,357</b>	

# Amelia Concourse

## Community Development District

### Debt Service Fund Series 2016

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 146,859	\$ 146,859	\$ 148,734	\$ 1,875
Interest Income	5,000	2,917	4,442	1,525
<b>Total Revenues</b>	<b>\$ 151,859</b>	<b>\$ 149,776</b>	<b>\$ 153,176</b>	<b>\$ 3,401</b>
<b>Expenditures:</b>				
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	-	-	-
<b>Total Expenditures</b>	<b>\$ 142,300</b>	<b>\$ 51,150</b>	<b>\$ 56,150</b>	<b>\$ (5,000)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 9,559</b>	<b>\$ 98,626</b>	<b>\$ 97,026</b>	<b>\$ (1,599)</b>
<b>Other Financing Sources/(Uses):</b>				
Property Appraiser	\$ (1,500)	\$ (1,491)	\$ (1,491)	\$ -
Transfer In/(Out)	-	-	-	-
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (1,500)</b>	<b>\$ (1,491)</b>	<b>\$ (1,491)</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 8,059</b>	<b>\$ 97,135</b>	<b>\$ 95,536</b>	<b>\$ (1,599)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 97,921</b>		<b>\$ 170,638</b>	
<b>Fund Balance - Ending</b>	<b>\$ 105,980</b>		<b>\$ 266,174</b>	

**Amelia Concourse**  
**Community Development District**  
**Debt Service Fund Series 2019A**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending April 30, 2026**

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 179,916	\$ 179,916	\$ 180,962	\$ 1,046
Interest Income	5,000	2,917	4,868	1,951
<b>Total Revenues</b>	<b>\$ 184,916</b>	<b>\$ 182,833</b>	<b>\$ 185,830</b>	<b>\$ 2,997</b>
<b>Expenditures:</b>				
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	-	-	-
<b>Total Expenditures</b>	<b>\$ 174,385</b>	<b>\$ 64,693</b>	<b>\$ 69,693</b>	<b>\$ (5,000)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 10,531</b>	<b>\$ 118,140</b>	<b>\$ 116,137</b>	<b>\$ (2,003)</b>
<b>Other Financing Sources/(Uses):</b>				
Property Appraiser	\$ (1,900)	\$ (1,814)	\$ (1,814)	\$ -
Transfer In/(Out)	-	-	(2,285)	(2,285)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (1,900)</b>	<b>\$ (1,814)</b>	<b>\$ (4,099)</b>	<b>\$ (2,285)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 8,631</b>	<b>\$ 116,326</b>	<b>\$ 112,038</b>	<b>\$ (4,288)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 79,678</b>		<b>\$ 186,140</b>	
<b>Fund Balance - Ending</b>	<b>\$ 88,309</b>		<b>\$ 298,178</b>	

# Amelia Concourse

## Community Development District

### Debt Service Fund Series 2019B

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2026

	Adopted	Prorated Budget	Actual		
	Budget	Thru 04/30/26	Thru 04/30/26	Variance	
<b>Revenues:</b>					
Special Assessments - Tax Roll	\$ -	\$ -	\$ -	\$ -	-
Interest Income	-	-	6	-	6
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6</b>	<b>\$ -</b>	<b>6</b>
<b>Expenditures:</b>					
Interest - 11/1	\$ -	\$ -	\$ -	\$ -	-
Principal Prepayment - 11/1	-	-	-	-	-
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6</b>	<b>\$ -</b>	<b>6</b>
<b>Other Financing Sources/(Uses):</b>					
Transfer In	\$ -	\$ -	\$ -	\$ -	-
Transfer (Out)	-	-	-	-	-
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6</b>	<b>\$ -</b>	<b>6</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 266</b>	<b>\$ -</b>	<b>-</b>
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 272</b>	<b>\$ -</b>	<b>-</b>

**Amelia Concourse**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending April 30, 2026**

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<b>Revenues</b>				
Capital Reserve Funding	\$ 75,000	\$ -	\$ -	\$ -
Interest	5,000	5,000	5,985	985
<b>Total Revenues</b>	<b>\$ 80,000</b>	<b>\$ 5,000</b>	<b>\$ 5,985</b>	<b>\$ 985</b>
<b>Expenditures:</b>				
Capital Outlay	\$ 20,000	\$ 11,667	\$ -	\$ 11,667
Repair and Replacements	50,000	50,000	59,446	(9,446)
<b>Total Expenditures</b>	<b>\$ 70,000</b>	<b>\$ 61,667</b>	<b>\$ 59,446</b>	<b>\$ 2,221</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 10,000</b>		<b>\$ (53,461)</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 10,000</b>		<b>\$ (53,461)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 309,218</b>		<b>\$ 301,025</b>	
<b>Fund Balance - Ending</b>	<b>\$ 319,218</b>		<b>\$ 247,564</b>	

**Amelia Concourse**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending April 30, 2026**

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<b>Revenues</b>				
Capital Reserve Funding	\$ 75,000	\$ -	\$ -	\$ -
Interest	5,000	5,000	5,985	985
<b>Total Revenues</b>	<b>\$ 80,000</b>	<b>\$ 5,000</b>	<b>\$ 5,985</b>	<b>\$ 985</b>
<b>Expenditures:</b>				
Capital Outlay	\$ 20,000	\$ 11,667	\$ -	\$ 11,667
Repair and Replacements	50,000	50,000	73,180	(23,180)
<b>Total Expenditures</b>	<b>\$ 70,000</b>	<b>\$ 61,667</b>	<b>\$ 73,180</b>	<b>\$ (11,513)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 10,000</b>		<b>\$ (67,195)</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 10,000</b>		<b>\$ (67,195)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 309,218</b>		<b>\$ 301,025</b>	
<b>Fund Balance - Ending</b>	<b>\$ 319,218</b>		<b>\$ 233,830</b>	

**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)
<b>Current Bonds Outstanding</b>		<b>\$ 975,000</b>

Series 2016, Capital Improvement Revenue Bonds		
Optional Redemption Date	5/1/2026	
Interest Rate	6.00%	
Maturity Date	5/1/2047	
Reserve Fund Definition	50% of MADS	
Reserve Fund Requirement	\$ 72,171	
Reserve Fund Balance	72,171	
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)
<b>Current Bonds Outstanding</b>		<b>\$ 1,700,000</b>

**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)
<b>Current Bonds Outstanding</b>		<b>\$ 2,285,000</b>

**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
<b>TOTAL NET ASSESSED</b>	<b>458</b>	<b>110,167.73</b>	<b>146,859.16</b>	<b>178,680.05</b>	<b>477,431.89</b>	<b>913,138.83</b>

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	<b>(11,661.25)</b>	111,574.62	148,734.63	180,961.89	483,528.94	924,800.08
<b>TOTAL DUE / RECEIVED</b>	<b>(11,661.25)</b>	<b>111,574.62</b>	<b>148,734.63</b>	<b>180,961.89</b>	<b>483,528.94</b>	<b>924,800.08</b>

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
7	03/05/26	5,710.37	688.94	918.39	1,117.39	2,985.65
8	04/06/26	17,394.95	2,098.65	2,797.61	3,403.79	9,094.90
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
<b>TOTAL TAX ROLL RECEIPTS</b>		<b>924,800.08</b>	<b>111,574.62</b>	<b>148,734.63</b>	<b>180,961.89</b>	<b>483,528.94</b>

<b>PERCENT COLLECTED TAX ROLL</b>		<b>101.28%</b>	<b>101.28%</b>	<b>101.28%</b>	<b>101.28%</b>	<b>101.28%</b>
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**Amelia Concourse**  
**Community Development District**  
 Check Register Summary  
 3/1/2026 - 4/30/2026

Fund	Date	Check #'s	Amount
<i>Payroll</i>	3/20/26	50256-50258	\$ 554.10
	4/22/26	50259-50260	369.40
<u>Sub-Total</u>			<u>\$ 923.50</u>
 <i>General Fund</i>			
	3/3/26	2712-2715	\$ 7,669.92
	3/9/26	2716-2722	17,827.09
	3/20/26	2723-2727	8,543.29
	3/27/26	2728-2730	1,048.50
	4/3/26	2731-2733	5,484.16
	4/10/26	2734-2740	19,148.84
	4/16/26	2741-2743	1,632.71
	4/24/26	2744-2745	3,300.09
<u>Sub-Total</u>			<u>\$ 64,654.60</u>
<b>Total</b>			<b>\$ 65,578.10</b>

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PAYROLL CHECK REGISTER

RUN 3/20/26 PAGE 1

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50256	16	KHRISTEN R SNOW	184.70	3/20/2026
50257	13	KIMBERLY CHAMERDA	184.70	3/20/2026
50258	15	WILLIAM T BUSBY	184.70	3/20/2026
TOTAL FOR REGISTER			554.10	

ACON AMELIA CONCOUR DLAUGHLIN

# Attendance Sheet

District Name: Amelia Concourse CDD

Board Meeting Date: March 17, 2026 Meeting

	<b>Name</b>	<b>In Attendance</b>	<b>Fee</b>
1	William Busby	<input checked="" type="checkbox"/>	\$200
2	Harvey Greenberg	<input checked="" type="checkbox"/>	N/A
3	Bill Toohey	<input 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

3/17/26  
Date

**PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN**

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50259	13	KIMBERLY CHAMERDA	184.70	4/22/2026
50260	15	WILLIAM T BUSBY	184.70	4/22/2026

TOTAL FOR REGISTER 369.40

ACON AMELIA CONCOUR TLEE

# Attendance Sheet

District Name: Amelia Concourse CDD

Board Meeting Date: April 21, 2026 Workshop

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

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

**Approved for Payment:**

  
District Manager Signature

4/21/26  
Date

**PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN**

\*\*\* CHECK DATES 03/01/2026 - 04/30/2026 \*\*\* AMELIA CONCOURSE - GF  
 BANK A AMELIA CON - GENERAL

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT
3/03/26	00136	2/20/26	5591		202602	320-57200-45300		POOL REPAIR	*	1,170.00	
3/03/26	00135	2/16/26	14115		202601	310-51300-31500		JAN GENERAL SERVICES	*	3,579.42	1,170.00 002712
3/03/26	00173	1/05/26	96655		202601	320-57200-62000		AWNING CANVAS REPLACEMENT	*	2,920.00	
3/03/26	00118	2/26/26	32020		202602	320-57200-62000		AWNING CANVAS REPLACEMENT	V	2,920.00-	
3/03/26	00173	1/05/26	96655A		202601	320-57200-62000		AWNING CANVAS REPLACEMENT	*	2,920.50	
3/09/26	00136	2/26/26	5629		202602	300-13100-10101		PUMP REPAIR/INSTALL	*	8,076.57	
3/09/26	00005	3/01/26	374		202603	310-51300-34000		MAR MANAGEMENT FEES	*	4,427.92	
3/01/26	374	3/01/26	374		202603	310-51300-52000		MAR WEBSITE ADMIN	*	96.42	
3/01/26	374	3/01/26	374		202603	310-51300-35100		MAR INFO TECH	*	192.92	
3/01/26	374	3/01/26	374		202603	310-51300-32400		MAR DISSEM AGENT SRVCS	*	1,012.67	
3/01/26	374	3/01/26	374		202603	310-51300-51000		OFFICE SUPPLIES	*	.15	
3/01/26	374	3/01/26	374		202603	310-51300-42000		POSTAGE	*	3.70	
3/01/26	374	3/01/26	374		202603	310-51300-42500		COPIES	*	6.60	
3/01/26	374	3/01/26	374		202603	310-51300-41000		TELEPHONE	*	49.08	
3/01/26	374	3/01/26	374		202603	320-57200-45400		POOL CHEM-TRICHLOR	*	96.20	
3/01/26	374	3/01/26	374		202603	320-57200-45400		POOL CHEM-LIQUID BLEACH	*	78.38	

ACON AMELIA CONCOUR OKUZMIK

\*\*\* CHECK DATES 03/01/2026 - 04/30/2026 \*\*\* AMELIA CONCOURSE - GF  
 BANK A AMELIA CON - GENERAL

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... #
3/01/26	374	202603	320	57200	45400				*	48.93	
		POOL CHEM-MURIATIC ACID									
3/01/26	374	202603	320	57200	45400				*	18.32	
		POOL CHEM-PHOSPHATE RMVRL									
3/01/26	374	202603	320	57200	45400				*	2.98	
		POOL CHEM-GRANULAR TRICHL									
GOVERNMENTAL MANAGEMENT SERVICES											
3/09/26	00127	439091	202603	320	57200	34500			*	195.00	6,034.27 002718
		MAR CLOUD ACCESS CONTROL									
HI-TECH SYSTEM											
3/09/26	00011	26-00068	202603	310	51300	48000			*	109.25	195.00 002719
		3/17 AUDIT COMMIT/BOS MTG									
JACKSONVILLE DAILY RECORD											
3/09/26	00082	6574282	202602	320	53800	45513			*	81.00	109.25 002720
		FEB FIRE ANT SERVICE									
NADERS PEST CONTROL											
3/09/26	00157	805228	202603	320	57200	46200			*	3,241.00	81.00 002721
		MAR LANDSCAPE MAINT PH1&2									
THE GREENERY OF NORTH FLORIDA INC											
3/20/26	00005	3/12/26 376	202603	320	57200	62000			*	104.87	3,241.00 002722
		MAINTENANCE SUPPLIES									
GOVERNMENTAL MANAGEMENT SERVICES											
3/20/26	00005	3/01/26 375	202603	320	57200	35100			*	1,610.00	104.87 002723
		MAR CONTRACT ADMIN									
3/01/26	375	202603	320	57200	34000				*	1,610.00	
		MAR FACILITY MANAGEMENT									
3/01/26	375	202603	320	57200	46000				*	820.00	
		MAR JANITORIAL									
3/01/26	375	202603	320	57200	45300				*	1,630.42	
		MAR POOL MAINTENANCE									
GOVERNMENTAL MANAGEMENT SERVICES											
3/20/26	00082	66160174	202603	320	53800	45513			*	83.00	5,670.42 002724
		MAR FIRE ANT SERVICE									
NADERS PEST CONTROL											
3/20/26	00170	1011165	202603	300	13100	10101			*	2,500.00	83.00 002725
		FWC APPROVE CARP BARRIERS									
SUPERIOR WATERWAY SERVICES INC											
											2,500.00 002726

ACON AMELIA CONCOUR OKUZMUK

\*\*\* CHECK DATES 03/01/2026 - 04/30/2026 \*\*\* AMELIA CONCOURSE - GF  
 BANK A AMELIA CON - GENERAL

CHECK DATE	VEND#	INVOICE DATE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK....#
3/20/26	00112	3/13/26	4024	FEB	ENGINEERING SERVICES	202602	310-51300-31100	YURO & ASSOCIATES, LLC	*	185.00	185.00 002727
3/27/26	00118	3/18/26	33015	BACKFLOW TEST/CERTIFIED	202603	320-57200-62000	P3 SERVICES OF FL LLC	*	45.00	45.00 002728	
3/27/26	00135	3/18/26	14423	FEB	GENERAL SERVICE	202602	310-51300-31500	KILLINSKI VAN WYK PLLC	*	483.50	483.50 002729
3/27/26	00170	3/01/26	112605	MAR	LAKE MAINTENANCE	202603	320-57200-46800	SUPERIOR WATERWAY SERVICES INC	*	520.00	520.00 002730
4/03/26	00034	3/26/26	31840	ADDED	STORAGE BUILDING	202603	320-57200-45000	EGIS INSURANCE ADVISORS, LLC	*	440.00	440.00 002731
4/03/26	00170	4/01/26	1011293	APR	LAKE MAINTENANCE	202604	320-57200-46800	SUPERIOR WATERWAY SERVICES INC	*	520.00	520.00 002732
4/03/26	00157	3/25/26	806756	SEASONAL	COLOR PHI&2	202603	320-57200-46300	THE GREENERY OF NORTH FLORIDA INC	*	1,283.16	1,283.16 002733
4/01/26		4/01/26	807543	APR	LANDSCAPE MAINT	PH1&2			*	3,241.00	3,241.00 002734
4/10/26	00136	4/02/26	5900	POOL	PARTS	202604	300-13100-10101	C BUSS ENTERPRISES INC	*	3,157.59	3,157.59 002735
4/10/26	99999	4/10/26	VOID	VOID	CHECK	202604	000-00000-00000	*****INVALID VENDOR NUMBER*****	C	.00	.00 002735
4/10/26	00005	4/01/26	377	APR	MANAGEMENT FEES	202604	310-51300-34000		*	4,427.92	4,427.92 002736
4/01/26		4/01/26	377	APR	WEBSITE ADMIN	202604	310-51300-52000		*	96.42	96.42 002737
4/01/26		4/01/26	377	APR	INFO TECH	202604	310-51300-35100		*	192.92	192.92 002738
4/01/26		4/01/26	377	APR	DISSEM AGENT SRVCS	202604	310-51300-32400		*	1,012.67	1,012.67 002739

ACON AMELIA CONCOUR OKUZMUK

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT
4/01/26	00005	377	202604	310	51300	51000			OFFICE SUPPLIES	*	.42	
4/01/26		377	202604	310	51300	42000			POSTAGE	*	10.36	
4/01/26		377	202604	310	51300	42500			COPIES	*	34.05	
4/01/26		377	202604	310	51300	41000			TELEPHONE	*	17.84	
4/01/26		377	202604	320	57200	45400			POOL CHEM-TRICHLOR	*	131.18	
4/01/26		377	202604	320	57200	45400			POOL CHEM-LIQUID BLEACH	*	117.57	
4/01/26		377	202604	320	57200	45400			POOL CHEM-MURIATIC ACID	*	73.39	
4/01/26		377	202604	320	57200	62000			POOL PARTS-FLOWMETER	*	19.76	
4/01/26		377	202604	320	57200	45400			POOL CHEM-NATURAL ENZYMES	*	37.32	
4/01/26		377	202604	320	57200	45400			POOL CHEM-TILE SOAP	*	42.16	
GOVERNMENTAL MANAGEMENT SERVICES												
4/10/26	00127	378	202604	320	57200	35100			APR CONTRACT ADMIN	*	1,610.00	6,213.98 002736
4/01/26		378	202604	320	57200	34000			APR FACILITY MANAGEMENT	*	1,610.00	
4/01/26		378	202604	320	57200	46000			APR JANITORIAL	*	820.00	
4/01/26		378	202604	320	57200	45300			APR POOL MAINTENANCE	*	1,630.42	
GOVERNMENTAL MANAGEMENT SERVICES												
4/10/26	00127	46254	202604	320	57200	34500			APR CLOUD ACCESS CONTROL	*	195.00	5,670.42 002737
HI-TECH SYSTEM												
4/10/26	00157	807196	202602	320	57200	46400			FEB IRRIGATION SRVC CALL	*	991.35	195.00 002738
THE GREENERY OF NORTH FLORIDA INC												
4/10/26	00173	46254	202604	320	57200	62000			AWNING CANVAS REPLACEMENT	*	2,920.50	991.35 002739
TOPSTITCH OF FLORIDA INC												
4/16/26	00118	33954	202604	320	57200	62000			BACKFLOW PREVENTER/RISERS	*	477.71	2,920.50 002740
P3 SERVICES OF FL LLC												
ACON AMELIA CONCOUR OKUZMUK												

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
4/16/26	00016	4/13/26	29226	202604	310	51300	32100		GRAU AND ASSOCIATES	*	600.00	600.00 002742
4/16/26	00112	4/10/26	4048	202603	310	51300	31100		GRAU AND ASSOCIATES	*	555.00	555.00 002742
4/24/26	00005	4/14/26	380	202603	320	57200	62000		YURO & ASSOCIATES, LLC	*	570.28	570.28 002743
4/24/26	00135	4/20/26	14669	202603	310	51300	31500		GOVERNMENTAL MANAGEMENT SERVICES	*	2,729.81	570.28 002744
									KILINSKI VAN WYK PLLC			2,729.81 002745
TOTAL FOR BANK A											64,654.60	
TOTAL FOR REGISTER											64,654.60	

ACON AMELIA CONCOUR OKUZMUK

# INVOICE

**C Buss Enterprises Inc**  
152 Lipizzan Trl  
Saint Augustine, FL 32095-8512

clayton@cbussenterprises.com  
+1 (904) 710-8161  
www.cbussenterprises.com



## Bill to

Amelia Concourse CDD  
85200 Amaryllis Court  
Fernandina Beach, FL 32034

## Invoice details

Invoice no.: 5591  
Terms: Net 30  
Invoice date: 02/20/2026  
Due date: 03/22/2026

#	Product or service	Description	Qty	Rate	Amount
1.	<b>POOL REPAIR</b>	PERFORM UNDERWATER ACID WASH TO REMOVE STAINING AROUND POOL RETURNS, PER RETURN	26	\$45.00	\$1,170.00

**Total** **\$1,170.00**

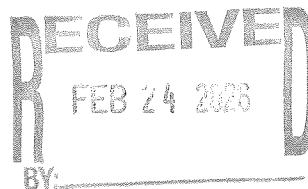
## Ways to pay

BANK

THANK YOU FOR YOUR BUSINESS! PLEASE MAKE CHECKS  
PAYABLE TO C BUSS ENTERPRISES AND MAIL TO 152 LIPIZZAN  
TRAIL, ST. AUGUSTINE, FL 32095

[View and pay](#)

Approved  
Kelly Mullins, Operations Manager  
Governmental Management Services  
On behalf of Amelia Concourse CDD  
Date: 2-23-26  
Acct. # 1-320-57200-45300





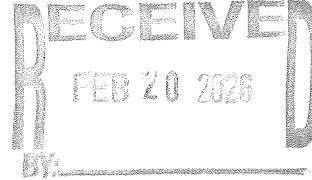
# INVOICE

**KILINSKI | VAN WYK**

Invoice # 14115  
Date: 02/16/2026  
Due On: 03/18/2026

## 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

### Statement of Account

Outstanding Balance	New Charges	Payments Received	<b>Total Amount Outstanding</b>
( \$0.00	+ \$3,579.42	) - ( \$0.00	) = <b>\$3,579.42</b>

### ACCDD-01

#### Amelia Concourse CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	MGH	01/02/2026	Review draft agenda for upcoming Board meeting and identify legal items and input needed.	0.20	\$315.00	-	\$63.00
Service	LG	01/05/2026	Follow up on status of AT&T easement; review draft agenda; attend agenda planning call; review response letter from County re traffic concerns.	1.10	\$385.00	-	\$423.50
Service	MGH	01/05/2026	Prepare for and attend agenda planning call with District staff and chairperson; review County response regarding traffic study for Phase 3 exit onto Amelia Concourse.	0.60	\$315.00	-	\$189.00
Service	SH	01/05/2026	Monitor and report on bills affecting special districts.	0.20	\$300.00	-	\$60.00

Service	LG	01/09/2026	Receive execute AT&T payment agreement; update files regarding same; transmit same to district manager.	0.30	\$385.00	-	\$115.50
Service	LG	01/12/2026	Transmit executed easement and W-9 to AT&T counsel.	0.30	\$385.00	-	\$115.50
Service	MGH	01/13/2026	Review auditor request for attorney response letter.	0.10	\$315.00	-	\$31.50
Service	LG	01/14/2026	Respond to auditor request letter.	0.20	\$385.00	-	\$77.00
Service	SD	01/14/2026	Draft Auditor Letter Response FY2025 and transmit to auditor.	1.00	\$190.00	-	\$190.00
Service	LG	01/15/2026	Review agenda and prepare for board meeting.	0.40	\$385.00	-	\$154.00
Service	LG	01/19/2026	Coordinate payment with AT&T counsel.	0.10	\$385.00	-	\$38.50
Service	MGH	01/19/2026	Review and analyze agenda package and materials for Board consideration in preparation for Board meeting.	0.90	\$315.00	-	\$283.50
Service	MGH	01/20/2026	Prepare for and attend Board meeting.	3.00	\$315.00	100.0%	\$0.00
Service	LG	01/20/2026	Travel to and attend Board meeting.	4.10	\$385.00	-	\$1,578.50
Expense	KB	01/20/2026	Travel: Mileage - LG.	93.20	\$0.725	-	\$67.57
Expense	KB	01/20/2026	Travel: Hotel - LG.	1.00	\$33.28	-	\$33.28
Expense	KB	01/20/2026	Travel: Meals - LG.	1.00	\$6.57	-	\$6.57
Expense	KB	01/20/2026	Travel: Mileage - MGH.	39.00	\$0.725	100.0%	\$0.00
Expense	KB	01/20/2026	Travel: Meals - MGH.	1.00	\$9.89	100.0%	\$0.00
Service	LG	01/22/2026	Advise regarding reporting of ethics training completion.	0.10	\$385.00	-	\$38.50
Service	CD	01/29/2026	Analyze Proposal from CBUSS; Prepare Short form Addendum relating to Pool Services for	0.60	\$190.00	-	\$114.00

CBUSS; Email same to  
District Staff.

<b>Line Item Discount Subtotal</b>	<b>-\$983.17</b>
<b>Total</b>	<b>\$3,579.42</b>

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

Please pay within 30 days.



# TOPSTITCH CUSTOM CANVAS & UPHOLSTERY

2250 South 8th Street  
Fernandina Beach, FL 32034

## INVOICE

Date | INVOICE  
1/5/2026 | 96655

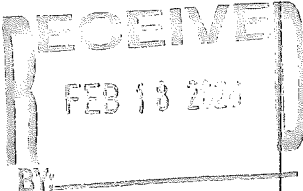
www.topstitchcanvas.com

904-491-9979

info@topstitchcanvas.com

Name / Address  
Amelia Concourse Comm.  
COMMUNITY POOL

Job Location/Ship To  
AMELIA CONCOURSE POOL  
@ Community Pool  
85200 Amaryllis CT  
Fernandina Beach, FL 32034

Description	Total				
AWNING CANVAS REPLACEMENTS (120"x24"hx180"d) LACED ON - QTY: 2~ - Material: Sunbrella Marine / Stripe - KIAWAH SPA - Rope: 1/8' - - #0 Grommets - CHROME - Skirt / Valance Style: NONE - Sign Band Height: 6 - Lacing Rod Height: 3 - Custom Patterned & Installed - Laced-On **Sunbrella Mayfield / Stripes Collection - ADDITIONAL Charge *** UPGRADE OPTIONS - Soltis Proof 502	5,841.00				
FINAL BALANCE DUE UPON INSTALLATION / INVOICING	-2,920.50				
Approved Kelly Mullins, Amenity & Operations Manager Governmental Management Services On behalf of Amelia Concourse CDD Date: 2/18/2026 Acct. # 1-320-57200-62000					
	<table border="1"> <tr> <td data-bbox="1128 1680 1331 1743">Sales Tax (0.0%)</td> <td data-bbox="1331 1680 1505 1743">\$0.00</td> </tr> <tr> <td data-bbox="1128 1743 1331 1848"><b>Total</b></td> <td data-bbox="1331 1743 1505 1848"><b>\$2,920.50</b></td> </tr> </table>	Sales Tax (0.0%)	\$0.00	<b>Total</b>	<b>\$2,920.50</b>
Sales Tax (0.0%)	\$0.00				
<b>Total</b>	<b>\$2,920.50</b>				

# Bob's Backflow & Plumbing Services

4640 Subchaser Ct., Ste 113  
 Jacksonville, FL 32244

Phone # (904) 268-8009

Fax # (904) 292-4403

# INVOICE

32020

Invoice Date

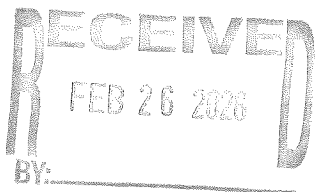
2/26/2026

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

Job Location
Amelia Concourse Community 85200 Amaryllis Ct Fernandina Beach, FL 32034



P.O. Number	Terms	Due Date
	Net 30	3/28/2026

Serviced	Description	Quantity	Price Each	Amount
2/21/2026	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider 1-1/2" Wilkins 975XL2 Serial# ACR3484 - PASSED 1-1/2" Wilkins 975XL2 Serial# ACR4344 - PASSED  <div style="text-align: center;">  </div> Approved Kelly Mullins, Operations Manager Governmental Management Services On behalf of Amelia Concourse CDD Date: 2.26.2026 Acct. # 1-320-57200-62000 Repairs and Maintenance	2	45.00	90.00

<b>Total</b>	\$90.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$90.00

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

# INVOICE

C Buss Enterprises Inc  
152 Lipizzan Trl  
Saint Augustine, FL 32095-8512

clayton@cbussenterprises.com  
+1 (904) 710-8161  
www.cbussenterprises.com



**Bill to**  
Amelia Concourse CDD  
85200 Amaryllis Court  
Fernandina Beach, FL 32034

### Invoice details

Invoice no.: 5629  
Terms: Net 30  
Invoice date: 02/26/2026  
Due date: 03/28/2026

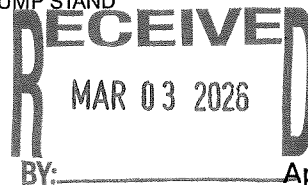
PO: ACTIVITY POOL

#	Product or service	Description	Qty	Rate	Amount
1.	<b>POOL REPAIR</b>	REPLUMB SUCTION SIDE OF VACUUM PUMP WITH HIGH-HEAT UNION	1	\$267.86	\$267.86
2.	<b>LABOR</b>	INSTALLATION/REPAIR LABOR, PER HOUR	1	\$125.00	\$125.00
3.	<b>POOL PUMP</b>	Jandy Jandy Stealth Series Pump 5HP 208/230/460V 3PH *1-Year Manufacturer warranty	1	\$4,638.30	\$4,638.30
4.	<b>POOL PARTS</b>	MISC. PVC FITTINGS, FLANGES, GLUE/PRIMER, PVC PIPE	1	\$2,324.56	\$2,324.56
5.	<b>LABOR</b>	INSTALLATION/REPAIR LABOR, REOVAL AND HAUL-OFF OF OLD PUMP/MOTOR & PUMP STAND	1	\$720.85	\$720.85

### Ways to pay

BANK

THANK YOU FOR YOUR BUSINESS! PLEASE MAKE CHECKS PAYABLE TO C BUSS ENTERPRISES AND MAIL TO 152 LIPIZZAN TRAIL, ST. AUGUSTINE, FL 32095



Total

**\$8,076.57**

Approved  
Kelly Mullins, Operations Manager  
Governmental Management Services  
On behalf of Amelia Concourse CDD  
Date: 3-3-26  
Due from Capital Reserve,  
GL code 1.300.13100.10101

View and pay

**Governmental Management Services, LLC**

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

**Invoice**

Invoice #: 374

Invoice Date: 3/1/26

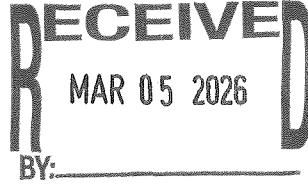
Due Date: 3/1/26

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 -March 2026		4,427.92	4,427.92
Website Administration - March 2026		96.42	96.42
Information Technology - March 2026		192.92	192.92
Dissemination Agent Services - March 2026		1,012.67	1,012.67
Office Supplies		0.15	0.15
Postage		3.70	3.70
Copies		6.60	6.60
Telephone		49.08	49.08
Pool Chemicals - Trichlor		96.20	96.20
Pool Chemicals - Liquid Bleach		78.38	78.38
Pool Chemicals - Muriatic Acid		48.93	48.93
Pool Chemicals - Phosphate Remover		18.32	18.32
Pool Chemicals - Granular Trichlor		2.98	2.98
<b>Total</b>			<b>\$6,034.27</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$6,034.27</b>

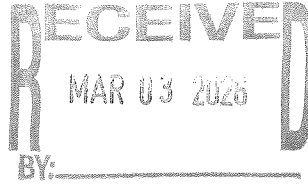


Tallahassee, FL 32308  
2498 Centerville Rd.

**Invoice**

**Invoice #:** 439091  
**Invoice Date:** 03/01/2026  
**Completed:** 03/02/2026  
**Terms:** Due On Receipt  
**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**

<b>Total</b>	\$195.00
<b>Payments</b>	\$0.00
<b>Balance Due</b>	\$195.00

# Jacksonville Daily Record

*A Division of*

**DAILY RECORD & OBSERVER, LLC**

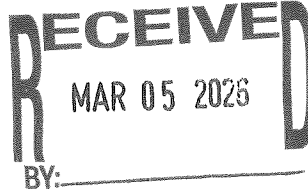
P.O. Box 2177  
Jacksonville, FL 32203  
(904) 356-2466

## INVOICE

March 5, 2026

Date

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



---

Serial #	<u>26-00068N</u>	PO/File #	_____	\$109.25
				<b>Payment Due</b>

Notice of Audit Committee Meeting and Notice of Meeting of the Board of Supervisors

\$109.25

**Publication Fee**

Amelia Concourse Community Development District

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Case Number	_____	<b>Amount Paid</b>
-------------	-------	--------------------

Publication Dates 3/5

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

County Nassau

If your payment is being mailed, please reference Serial # 26-00068N on your check or remittance advice.

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

**Your notice was published on both [jaxdailyrecord.com](http://jaxdailyrecord.com) and [floridapublicnotices.com](http://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, March 17, 2026 at 11:00 a.m. at the Amelia Concourse Amenity Center, 85200 Anaryllis Court, Fernandina Beach, Florida 32034 to review and rank proposals for audit services. 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](http://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

Mar. 5 00 (26-00068N)



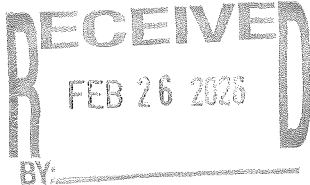
Fernandina Office 904-225-9425  
PO Box 1330  
Yulee, FL 32041-1330  
[www.naderspestraiders.com](http://www.naderspestraiders.com)

**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: 02/10/26    Payment Due Upon Receipt

Date	Invoice #	Description	Amount	Tax	Balance
Service Address: 85200 Amaryllis Ct, Fernandina Beach, FL 32034-9716					
02/03/26	65742882	Fire Ant Service	\$81.00	\$0.00	\$81.00

Approved  
Kelly Mullins, Date 2-26-26  
Amenity & Operations Manager  
Governmental Management Services  
On behalf of Amelia Concourse CDD  
Acct. # 1-320-53800-45513



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](http://www.naderspestraiders.com)

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



AMELIA CONCOURSE AMENITIES CENTER 9  
TONY SHIVER 1796  
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"/>	65742882	\$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: 02/10/26  
Customer Number: 1328696

Balance Forward: \$0.00  
Amount: \_\_\_\_\_

Amount Due: \$81.00  
Check # \_\_\_\_\_



PO Box 6569  
Hilton Head Island, SC 29938

**Invoice 805228**

<b>Date</b>	<b>PO/Contract#</b>
03/02/26	
<b>Account Manager</b>	<b>Terms</b>
JAMES LYNCH	Net 30
<b>Total Amount</b>	<b>\$3,241.00</b>

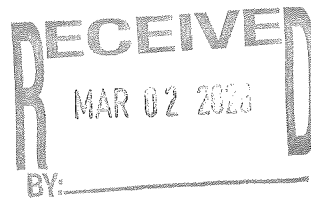
<b>Bill To</b>
Amelia Concourse CDD 475 w Town PL Ste 114 St Augustine , FL 32092

<b>Property Address</b>
Amelia Concourse CDD 85200 Amaryllis Ct Fernandina Beach, FL 32034

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

Description	Amount
#80204 - Maintenance Contract Services - Amelia Concourse CDD Phase 1 & 2 March 2026	\$3,241.00
<b>Total</b>	<b>\$3,241.00</b>

Approved  
Kelly Mullins  
Operations Manager  
Governmental Management Services  
On behalf of Amelia Concourse CDD  
Date: 3-2-26  
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
\$3,241.00	\$0.00	\$0.00	\$0.00	\$0.00

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

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

# Invoice

Invoice #: 376  
Invoice Date: 3/12/26  
Due Date: 3/12/26  
Case:  
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Maintenance Supples		104.87	104.87
<i>Alison Moring</i> 3-17-26			

Approved  
Kelly Mullins, Amenity & Operations Manager  
Governmental Management Services  
On behalf of Amelia Concourse CDD  
Date: 3/13/2026  
Acct. # 1-320-57200-62000

<b>Total</b>	<b>\$104.87</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$104.87</b>

**MAINTENANCE BILLABLE PURCHASES**

Period Ending 3/05/26

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
Amella Concourse	2/17/26	Print Ink	72.32	K.M.
	2/17/26	Toilet Paper	32.55	K.M.
		<b>TOTAL</b>	<b><u>\$104.87</u></b>	

Order Placed: February 17, 2026  
 Amazon.com order number: 112-3678599-0325021  
 Order Total: \$91.19

Not Yet Shipped	
<b>Items Ordered</b>	<b>Price</b>
1 of: HP 902XL Black High-Yield Ink Cartridge Printers   Works with Printer Series: OfficeJet 6954, 6958, 6962, OfficeJet Pro 6968, 6975, 6978   Eligible for Instant Ink   T6M14AN	\$62.89
Sold by: Amazon (seller profile)	
Business Price	
Condition: New	
<b>Shipping Address:</b> Kelly Mullins	
<b>Shipping Speed:</b> FREE Shipping	

Not Yet Shipped																			
<b>Items Ordered</b>	<b>Price</b>																		
1 of: Amazon Basics Soft and Strong 2-Ply Toilet Paper, 30 Ultra Rolls = 120 Regular Rolls, Unscented, 340 Sheets, FSC Certified	\$28.30																		
Sold by: Amazon (seller profile)																			
Business Price																			
Condition: New																			
<b>Shipping Address:</b> Kelly Mullins	<table border="0"> <tr> <td>Item(s) Subtotal:</td> <td style="text-align: right;">\$28.30</td> </tr> <tr> <td>Shipping &amp; Handling:</td> <td style="text-align: right;">\$6.90</td> </tr> <tr> <td>Free Shipping:</td> <td style="text-align: right;">-\$6.90</td> </tr> <tr> <td colspan="2" style="text-align: right;">-----</td> </tr> <tr> <td>Total before tax:</td> <td style="text-align: right;">\$28.30</td> </tr> <tr> <td>Sales Tax:</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td colspan="2" style="text-align: right;">-----</td> </tr> <tr> <td><b>Total for This Shipment:</b></td> <td style="text-align: right;"><b>\$28.30</b></td> </tr> <tr> <td colspan="2" style="text-align: right;">-----</td> </tr> </table>	Item(s) Subtotal:	\$28.30	Shipping & Handling:	\$6.90	Free Shipping:	-\$6.90	-----		Total before tax:	\$28.30	Sales Tax:	\$0.00	-----		<b>Total for This Shipment:</b>	<b>\$28.30</b>	-----	
Item(s) Subtotal:	\$28.30																		
Shipping & Handling:	\$6.90																		
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Sales Tax:	\$0.00																		
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<b>Total for This Shipment:</b>	<b>\$28.30</b>																		
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<b>Shipping Speed:</b> FREE Shipping																			

Payment Information																	
<b>Payment Method:</b> Visa   Last digits: 6181	<table border="0"> <tr> <td>Item(s) Subtotal:</td> <td style="text-align: right;">\$91.19</td> </tr> <tr> <td>Shipping &amp; Handling:</td> <td style="text-align: right;">\$6.99</td> </tr> <tr> <td>Promotion applied:</td> <td style="text-align: right;">-\$6.99</td> </tr> <tr> <td colspan="2" style="text-align: right;">-----</td> </tr> <tr> <td>Total before tax:</td> <td style="text-align: right;">\$91.19</td> </tr> <tr> <td>Estimated Tax:</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td colspan="2" style="text-align: right;">-----</td> </tr> <tr> <td><b>Grand Total:</b></td> <td style="text-align: right;"><b>\$91.19</b></td> </tr> </table>	Item(s) Subtotal:	\$91.19	Shipping & Handling:	\$6.99	Promotion applied:	-\$6.99	-----		Total before tax:	\$91.19	Estimated Tax:	\$0.00	-----		<b>Grand Total:</b>	<b>\$91.19</b>
Item(s) Subtotal:	\$91.19																
Shipping & Handling:	\$6.99																
Promotion applied:	-\$6.99																
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Total before tax:	\$91.19																
Estimated Tax:	\$0.00																
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<b>Grand Total:</b>	<b>\$91.19</b>																
<b>Billing address</b> Kelly Mullins																	

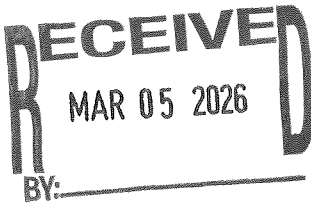
To view the status of your order, return to [Order Summary](#).

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

# Invoice

Invoice #: 375  
 Invoice Date: 3/1/26  
 Due Date: 3/1/26  
 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 - March 2026		1,610.00	1,610.00
Facility Management- March 2026		1,610.00	1,610.00
Janitorial - March 2026		820.00	820.00
Pool Maintenance - March 2026		1,630.42	1,630.42
 <i>Alison Mossing</i> 3-5-26			

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



Fernandina Office 904-225-9425  
 PO Box 1330  
 Yulee, FL 32041-1330  
[www.naderspestraiders.com](http://www.naderspestraiders.com)

**IS YOUR HOME PROTECTED FROM TERMITES?**

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

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

**Customer Number:** 1328696    **Statement Date:** 03/05/26    **Payment Due Upon Receipt**

Date	Invoice #	Description	Amount	Tax	Balance
Service Address: 85200 Amaryllis Ct, Fernandina Beach, FL 32034-9716					
02/03/26	65742882	Fire Ant Service	\$81.00	\$0.00	\$81.00
03/02/26	66160174	Fire Ant Service	\$83.00	\$0.00	\$83.00

Approved  
 Kelly Mullins, Date 3-16-26  
 Amenity & Operations Manager  
 Governmental Management Services  
 On behalf of Amelia Concourse CDD  
 Acct. # 1-320-53800-45513

**RECEIVED**  
 MAR 16 2026  
 BY: \_\_\_\_\_

**Current: \$83.00                      Past Due: \$81.00                      Total Amount Due: \$164.00**

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](http://www.naderspestraiders.com)

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

AMELIA CONCOURSE AMENITIES CENTER 8  
 TONY SHIVER 1600  
 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"/>	65742882	\$81.00	<input type="checkbox"/>
<input type="checkbox"/>	66160174	\$83.00	<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



Balance Forward: \$81.00                      Amount Due: \$164.00  
 Amount: \_\_\_\_\_                      Check # \_\_\_\_\_

Statement Date: 03/05/26  
 Customer Number: 1328696



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

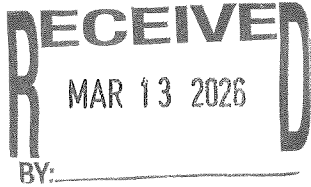
# INVOICE

DATE 3/13/2026 INVOICE # 1011165

**BILL TO**

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

P.O. No.	Terms
	Due on receipt

QTY	DESCRIPTION	RATE	AMOUNT
	Install FWC approved Carp barriers to the outflow structures at ponds 6 & 7. Replace the (3) old carp barriers at pond 4. - Service Completed 2/19/2026	2,500.00	2,500.00
	Nassau County Sales Tax	7.00%	0.00
Approved Kelly Mullins, Operations Manager Governmental Management Services On behalf of Amelia Concourse CDD Date: 3-13-26 Due from Capital Reserve, GL code 1.300.13100.10101			

<b>Subtotal</b>	<b>\$2,500.00</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$2,500.00</b>

Office: (561) 844-0248 Fax: (561) 844-9629  
[www.superiorwaterway.com](http://www.superiorwaterway.com)

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



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

# Invoice

Date	Invoice #
3/13/26	4024

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

**RECEIVED**  
MAR 16 2026  
BY: \_\_\_\_\_

P.O. No

Yuro & Asssoc. - Job No.
Y20-910

Item	Date	Description	Hours	Rate	Amount
		AMELIA CONCOURSE - FEBRUARY ENGINEERING			
CDD Amelia ...	2/4/26	pond control structure barrier emails	0.5	185.00	92.50
CDD Amelia ...	2/25/26	staff emails/coord	0.5	185.00	92.50

<b>Total</b>	<b>\$185.00</b>
--------------	-----------------

# Bob's Backflow & Plumbing Services

4640 Subchaser Ct., Ste 113  
 Jacksonville, FL 32244

Phone # (904) 268-8009

Fax # (904) 292-4403

# INVOICE

33015

Invoice Date

3/18/2026

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

<b>Job Location</b>
Amelia Concourse 85190 Amaryllis Ct Fernandina Beach, FL 32034



P.O. Number	Terms	Due Date
	Net 30	4/17/2026

Serviced	Description	Quantity	Price Each	Amount
3/11/2026	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider	1	45.00	45.00
	1-1/2" Wilkins 975XL Serial # ACC4219 - FAILED			
	Proposal will follow for repairs needed to be in compliance with water utility provider.	1	0.00	0.00

Approved  
 Kelly Mullins, Operations Manager  
 Governmental Management Services  
 On behalf of Amelia Concourse CDD  
 Date: 3.18.2026  
 Acct. # 1-320-57200-62000  
 Repairs and Maintenance

<b>Total</b>	\$45.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$45.00

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



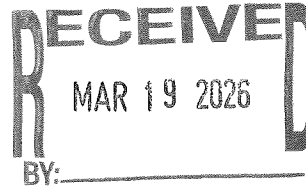
# INVOICE

**KILINSKI | VAN WYK**

Invoice # 14423  
Date: 03/18/2026  
Due On: 04/17/2026

## 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

### Statement of Account

Outstanding Balance	New Charges	Payments Received	<b>Total Amount Outstanding</b>
( \$0.00	+ \$483.50	) - ( \$0.00	) = <b>\$483.50</b>

### ACCDD-01

#### Amelia Concourse CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	LG	02/02/2026	Confirm status of items necessary for Phase 3 turnover.	0.30	\$385.00	\$115.50
Service	LG	02/04/2026	Send 2026 ethics reminder.	0.30	\$385.00	\$115.50
Service	LG	02/06/2026	Review and revise January minutes.	0.40	\$385.00	\$154.00
Service	SH	02/23/2026	Monitor and report on bills affecting special districts.	0.20	\$300.00	\$60.00
Service	LG	02/27/2026	Analyze legislative updates for bills affecting special district clients.	0.10	\$385.00	\$38.50
					<b>Total</b>	<b>\$483.50</b>

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

Please pay within 30 days.

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

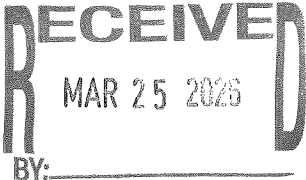
# INVOICE

DATE                      INVOICE #  
 3/1/2026                      112605

**BILL TO**

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

P.O. No.	Terms
March 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
			
	Approved Kelly Mullins Amenity & Operations Manager Governmental Management Services On behalf of Amelia Concourse CDD Date: 3-25-26 Acct. # 1-320-57200-46800		

<b>Subtotal</b>	<b>\$520.00</b>
Payments/Credits	\$0.00
<b>Balance Due</b>	<b>\$520.00</b>

Office: (561) 844-0248 Fax: (561) 844-9629  
[www.superiorwaterway.com](http://www.superiorwaterway.com)

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

# INVOICE



<b>Customer</b>	Amelia Concourse Community Development District
<b>Acct #</b>	276
<b>Date</b>	03/26/2026
<b>Customer Service</b>	Kristina Rudez
<b>Page</b>	1 of 1

Amelia Concourse Community Development District  
 c/o Governmental Management Services  
 475 West Town Place, Suite 114  
 St. Augustine, FL 32092

Payment Information	
<b>Invoice Summary</b>	\$ 440.00
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#31840
100125539	

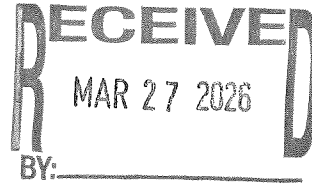
Thank You

Please detach and return with payment



Customer: Amelia Concourse Community Development District

Invoice	Effective	Transaction	Description	Amount
31840	03/26/2026	Policy change	Policy #100125539 10/01/2025-10/01/2026 Florida Insurance Alliance  Package - Added Storage Building Due Date: 3/26/2026	440.00



Please Remit Payment To:  
 Egis Insurance and Risk Advisors  
 P.O. Box 748555

<b>Total</b>
\$ 440.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349  
 TO PAY VIA ACH: Accretive Global Insurance Services LLC  
 Routing ACH: 121000358 Account: 1291776914

<b>Remit Payment To: Egis Insurance Advisors</b>	(321)233-9939	<b>Date</b>
P.O. Box 748555 Atlanta, GA 30374-8555	accounting@egisadvisors.com	03/26/2026

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

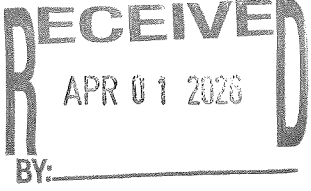
# INVOICE

DATE                      INVOICE #  
 4/1/2026                      1011293

**BILL TO**

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

P.O. No.	Terms
April 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
			
Approved Kelly Mullins Amenity & Operations Manager Governmental Management Services On behalf of Amelia Concourse CDD Date: 4-1-26 Acct. # 1-320-57200-46800			

<b>Subtotal</b>	<b>\$520.00</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$520.00</b>

Office: (561) 844-0248 Fax: (561) 844-9629  
[www.superiorwaterway.com](http://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

<b>Invoice 806756</b>	
<b>Date</b>	<b>PO/Contract#</b>
03/25/26	
<b>Account Manager</b>	<b>Terms</b>
JAMES LYNCH	Net 30
<b>Total Amount</b>	<b>\$1,283.16</b>

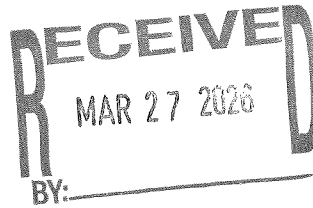
<b>Bill To</b>
Amelia Concourse CDD 475 w Town PL Ste 114 St Augustine , FL 32092

<b>Property Address</b>
Amelia Concourse CDD 85200 Amaryllis Ct Fernandina Beach, FL 32034

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

Description	Amount
<b>#80204 - Maintenance Contract Services - Amelia Concourse CDD Phase 1 &amp; 2</b>	
<i>Seasonal Color - 03/24/2026</i>	\$1,283.16
<b>Total</b>	<b>\$1,283.16</b>

Approved  
Kelly Mullins, Operations Manager  
Governmental Management Services  
On behalf of Amelia Concourse CDD  
Date: 3.27.2026  
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
\$1,283.16	\$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 807543	
Date	PO/Contract#
04/01/26	
Account Manager	Terms
JAMES LYNCH	Net 30
Total Amount	\$3,241.00

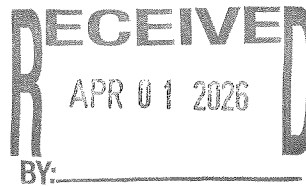
Bill To
Amelia Concourse CDD 475 w Town PL Ste 114 St Augustine , FL 32092

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	Amount
#80204 - Maintenance Contract Services - Amelia Concourse CDD Phase 1 & 2 April 2026	\$3,241.00
<b>Total</b>	<b>\$3,241.00</b>

Approved  
Kelly Mullins  
Operations Manager  
Governmental Management Services  
On behalf of Amelia Concourse CDD  
Date: 4-1-26  
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
\$5,515.51	\$0.00	\$0.00	\$0.00	\$0.00

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

# INVOICE

C Buss Enterprises Inc  
152 Lipizzan Trl  
Saint Augustine, FL 32095-8512

clayton@cbussenterprises.com  
+1 (904) 710-8161  
www.cbussenterprises.com



**Bill to**  
Amelia Concourse CDD  
85200 Amaryllis Court  
Fernandina Beach, FL 32034

## Invoice details

Invoice no.: 5900  
Terms: Net 30  
Invoice date: 04/02/2026  
Due date: 05/02/2026

PO: MAIN POOL

#	Product or service	Description	Qty	Rate	Amount
1.	<b>POOL PARTS</b>	10HP 3-PHASE (5HP 1-PHASE) VFD 230VAC PREPROGRAMMED AND TESTED INSTALLATION/LABOR INCLUDED	1	\$3,157.59	\$3,157.59

**Total** **\$3,157.59**

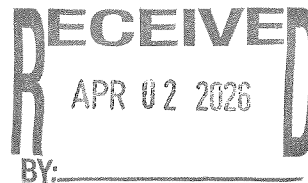
## Ways to pay

BANK

THANK YOU FOR YOUR BUSINESS! PLEASE MAKE CHECKS  
PAYABLE TO C BUSS ENTERPRISES AND MAIL TO 152 LIPIZZAN  
TRAIL, ST. AUGUSTINE, FL 32095

Approved  
Kelly Mullins, Operations Manager  
Governmental Management Services  
On behalf of Amelia Concourse CDD  
Date: 4-2-26  
Due from Capital Reserve,  
GL code 1.300.13100.10101

[View and pay](#)

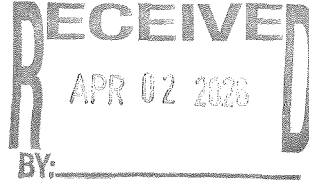


**Governmental Management Services, LLC**  
 475 West Town Place, Suite 114  
 St. Augustine, FL 32092

# Invoice

**Invoice #:** 377  
**Invoice Date:** 4/1/26  
**Due Date:** 4/1/26  
**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 - April 2026		4,427.92	4,427.92
Website Administration - April 2026		96.42	96.42
Information Technology - April 2026		192.92	192.92
Dissemination Agent Services - April 2026		1,012.67	1,012.67
Office Supplies		0.42	0.42
Postage		10.36	10.36
Copies		34.05	34.05
Telephone		17.84	17.84
Pool Chemicals - Trichlor		131.18	131.18
Pool Chemicals - Liquid Bleach		117.57	117.57
Pool Chemicals - Muriatic Acid		73.39	73.39
Pool Parts- 3" Band Clamp for Flowmeter		19.76	19.76
Pool Chemicals - Natural Pool Enzymes		37.32	37.32
Pool Chemicals - Tile Soap		42.16	42.16
		<b>Total</b>	<b>\$6,213.98</b>
		<b>Payments/Credits</b>	<b>\$0.00</b>
		<b>Balance Due</b>	<b>\$6,213.98</b>

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

# Invoice

Invoice #: 378  
 Invoice Date: 4/1/26  
 Due Date: 4/1/26  
 Case:  
 P.O. Number:

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

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

**RECEIVED**  
 APR 03 2026  
 BY: \_\_\_\_\_

*Alison Moxing*  
 4-3-26

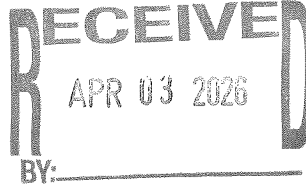
<b>Total</b>	<b>\$5,670.42</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$5,670.42</b>



Tallahassee, FL 32308  
2498 Centerville Rd.

**Bill to:**

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



**Invoice**

**Invoice #:** 440589  
**Invoice Date:** 04/01/2026  
**Completed:** 04/02/2026  
**Terms:** Due On Receipt  
**Bid#:**

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**

<b>Total</b>	\$195.00
<b>Payments</b>	\$0.00
<b>Balance Due</b>	\$195.00



PO Box 6569  
Hilton Head Island, SC 29938

<b>Invoice 807196</b>	
<b>Date</b>	<b>PO/Contract#</b>
03/31/26	
<b>Account Manager</b>	<b>Terms</b>
JAMES LYNCH	Net 30
<b>Total Amount</b>	<b>\$991.35</b>
<b>Property Address</b>	
Amelia Concourse CDD 85200 Amaryllis Ct Fernandina Beach, FL 32034	

<b>Bill To</b>
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	Qty/UOM	Rate	Amount
-------------	---------	------	--------

#89201 - Amelia Concourse CDD February 2026 Irrigation Service Call- JAX



Irrigation Systems I

Site Name:	Amelia Concourse CDD clod
Technician:	Karen
Date of Inspection:	2/28/2026

Program A	Start Time:	12:30am	Run Days:	M	W		
Program B	Start Time:		Run Days:				
Program C	Start Time:		Run Days:				

					NECESSARY REPAIRS									
Zone #	Zone Name	Run Time	Type	Plant Type	Pipe Type			Valves			Rotors		Sprays	
					Pipes	1"	1.5"	2"	6"	12"	4"	6"		
1	Sprays exit sidewalk	20m	Spray	Turf				Pass						
2	Rotors roadway	45m	Rotor	Turf				Pass						
3	Rotors roadway	45m	Rotor	Turf				Pass						
4	Rotors roadway	45m	Rotor	Turf				Pass	1					
5	Rotors roadway	45m	Rotor	Turf				Pass						



Irrigation Systems I

Site Name:	Amelia Concourse CDD clod
Technician:	Karen
Date of Inspection:	2/28/2026

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

					NECESSARY REPAIRS									
Zone #	Zone Name	Run Time	Type	Plant Type	Pipe Type			Valves			Rotors		Sprays	
					Pipes	1"	1.5"	2"	6"	12"	4"	6"		
1	Sprays center island	15m	Spray	Annuals				Pass						
2	Rotors entrance side	45m	Rotor	Turf				Pass						
3	Rotors roadway	45m	Rotor	Turf				Pass						
4	Rotors roadway	45m	Rotor	Turf				Pass	1					
5	Rotors roadway	45m	Rotor	Turf				Fail						
6	Rotors roadway	45m	Rotor	Turf				Fail						

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



**Irrigation Systems I**

Site Name:	Amelia Concourse CDD
Technician:	Karen
Date of Inspection:	2/28/2026

Program A	Start Time:	12:00am	Run Days:	M	W	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					
5	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					

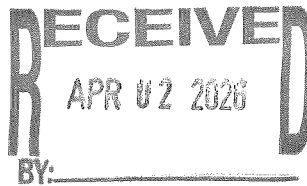
**Irrigation REPAIR - 03/26/2026**

**\$991.35**

Labor - 03/25/26	1.30	\$85.00
Labor - 03/26/26	2.59	\$85.00
PVC Slip FIX 1 1/4" (Material)	1.00 EA	\$29.64
Rainbird 4" Rotor PC W/2.0 (Material)	2.00 EA	\$17.22
1.25" PVC Coupling (Material)	2.00 EA	\$1.54
1.5" PVC Elbow (Material)	1.00 EA	\$2.70
1/2" Flex Tubing - FT (Material)	1.00 FT	\$1.05
1/2" PVC Coupling (Material)	1.00 EA	\$0.47
Poly Nipple (Material)	1.00 EA	\$2.23
1.25" PVC Pipe SCH 40 (Material)	1.00 FT	\$1.06
1 1/2" female adapter (Material)	1.00 EA	\$3.97

**Total \$991.35**

Approved  
 Kelly Mullins  
 Operations Manager  
 Governmental Management Services  
 On behalf of Amelia Concourse CDD  
 Date: 4-2-26  
 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
\$2,274.51	\$0.00	\$0.00	\$0.00	\$0.00

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



Topstitch of Florida Inc  
 2250 South 8th Street  
 Fernandina Beach FL 32034 US

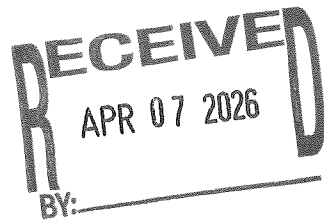
**BILL TO**  
 Amelia Concourse Comm.  
 COMMUNITY POOL

# INVOICE

<b>DATE</b>	<b>DUE</b>	<b>INVOICE #</b>
4/6/2026	4/6/2026	46254

**JOB SITE**  
 AMELIA CONCOURSE POOL  
 @ Community Pool  
 85200 Amaryllis CT  
 Fernandina Beach FL 32034

DESCRIPTION	AMOUNT
AWNING CANVAS REPLACEMENTS (120"x24"hx180"d) LACED ON - QTY: 2~ - Material: Sunbrella Marine / Stripe - KIAWAH SPA - Rope: 1/8' - WHITE - #0 Grommets - CHROME - Skirt / Valance Style: NONE - Sign Band Height: 6 - Lacing Rod Height: 3 - Custom Patterned & Installed - Laced-On **Sunbrella Mayfield / Stripes Collection - ADDITIONAL Charge *** UPGRADE OPTIONS - Soltis Proof 502	5,841.00



Approved  
 Kelly Mullins, Amenity & Operations Manager  
 Governmental Management Services  
 On behalf of Amelia Concourse CDD  
 Date: 4/7/2026  
 Acct. # 1-320-57200-62000

TOTAL USD	5,841.00
APPLIED PAYMENTS/CREDITS USD	-2,920.50
BALANCE REMAINING USD	2,920.50

# Bob's Backflow & Plumbing Services

4640 Subchaser Ct., Ste 113  
 Jacksonville, FL 32244

Phone # (904) 268-8009

Fax # (904) 292-4403

# INVOICE

33954

Invoice Date

4/9/2026

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

<b>Job Location</b>
Amelia Concourse Community 85190 Amaryllis Ct Fernandina Beach, FL 32034



P.O. Number	Terms	Due Date
	Net 30	5/9/2026

Serviced	Description	Quantity	Price Each	Amount
4/8/2026	1-1/2" Wilkins 975XL S#:ACC4219 - Irrigation Labor to replace #1 & #2 check rubber, clean, flush, test, and certify. Re-insulate the backflow preventer and risers. Wilkins RK114-950XLR 950/975 Double Check Kit 1.25'-2' 2 Each Insulation to protect the device against future freeze damage. Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider - PASSED	3	100.00	300.00
		1	107.71	107.71
		1	70.00	70.00
		1	0.00	0.00

Approved  
 Kelly Mullins, Operations Manager  
 Governmental Management Services  
 On behalf of Amelia Concourse CDD  
 Date: 4.9.2026  
 Acct. # 1-320-57200-62000  
 Repairs and Maintenance

<b>Total</b>	\$477.71
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$477.71

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

# Grau and Associates

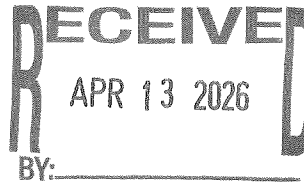
1001 W. Yamato Road, Suite 301  
Boca Raton, FL 33431  
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 29226  
Date 04/13/2026



---

SERVICE	AMOUNT
<b>Project: Arbitrage - Series 2019 FYE 2/28/2026</b>	
<b>Arbitrage Services</b>	
Arbitrage	\$ <u>600.00</u>
	<b>Subtotal:</b> <u>600.00</u>
	Total 600.00
	Current Amount Due \$ <u>600.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
600.00	0.00	0.00	0.00	0.00	600.00

Payment due upon receipt.



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

# Invoice

Date	Invoice #
4/10/26	4048

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

**RECEIVED**  
APR 13 2026  
BY: \_\_\_\_\_

<b>P.O. No</b>

<b>Yuro &amp; Asssoc. - Job No.</b>
Y20-910

Item	Date	Description	Hours	Rate	Amount
		AMELIA CONCOURSE - MARCH ENGINEERING			
CDD Amelia ...	3/17/26	CDD meeting	1.5	185.00	277.50
CDD Amelia ...	3/18/26	send info to Daniel re: houses impacted by wetland popoff	0.5	185.00	92.50
CDD Amelia ...	3/19/26	wetland encroachment emails	0.5	185.00	92.50
CDD Amelia ...	3/30/26	public facilities report research	0.5	185.00	92.50

<b>Total</b>	<b>\$555.00</b>
--------------	-----------------

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

# Invoice

Invoice #: 380  
 Invoice Date: 4/14/26  
 Due Date: 4/14/26  
 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 March 1 - March 31, 2026	1	40.00	40.00
Maintenance Supplies		530.28	530.28

**RECEIVED**  
 APR 20 2026  
 BY: \_\_\_\_\_

Approved  
 Kelly Mullins, Amenity & Operations Manager  
 Governmental Management Services  
 On behalf of Amelia Concourse CDD  
 Date: 4/20/2026  
 Acct. # 1-320-57200-62000

*Alison Mossing*  
 4-20-26

<b>Total</b>	<b>\$570.28</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$570.28</b>

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

---

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
3/3/26	1	T.M.	Fixed pool rope fence that was undone, straightened and organized pool deck furniture, removed debris in playground
<b>TOTAL</b>	1		
<b>MILES</b>	0		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

**MAINTENANCE BILLABLE PURCHASES**

Period Ending 4/05/26

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
Amelia Concourse	3/18/26	Constant Contact Yearly Membership	498.73	K.M.
	3/19/26	Custom Sign for Pond	31.54	K.M.
		<b>TOTAL</b>	<b><u>\$530.28</u></b>	



[Print](#)

**Billing Activity - Payments**

*Riverside Management Services  
Attn: Chip Dellinger  
1001 Bradford Way  
Kingston TN 37763  
US  
P.: 904-631-5135*

*Today's Date: 04/07/2026  
User Name: amossing@gmstnn.com*

**Payments from 10/01/2025 to 04/07/2026**

Date	Description	Charge Amount	Credit Amount
03-18-2026 04:14:49 AM	Payment - Credit Card (Visa) *****0244		\$433.68

**Billing questions?** [Contact Support](#)  
Constant Contact - 890 Winter St - Waltham, MA 02451 US



Details for Order #114-6348095-8754612

Order Placed: March 19, 2026

Amazon.com order number: 114-6348095-8754612

Order Total: \$27.43

Not Yet Shipped	
<b>Items Ordered</b>	<b>Price</b>
1 of: Custom Decorative Sign, Personalized Metal Sign for Business, Driveway, Home, Airbnb, Office Door Plaque, Green Background d, 12x12 Inches, ACM, Fade Resistant, Made in USA Sold by: SIGO SIGNS (seller profile) Business Price Condition: New	\$27.43
<b>Shipping Address:</b> Kelly Mullins	Item(s) Subtotal: \$27.43 Shipping & Handling: \$0.00 ----- Total before tax: \$27.43 Sales Tax: \$0.00 -----
<b>Shipping Speed:</b> Standard Shipping	<b>Total for This Shipment: \$27.43</b> -----

Payment information	
<b>Payment Method:</b> Visa   Last digits: 6181	Item(s) Subtotal: \$27.43 Shipping & Handling: \$0.00 -----
<b>Billing address</b> Kelly Mullins	Total before tax: \$27.43 Estimated Tax: \$0.00 ----- <b>Grand Total: \$27.43</b>

To view the status of your order, return to [Order Summary](#).



# INVOICE

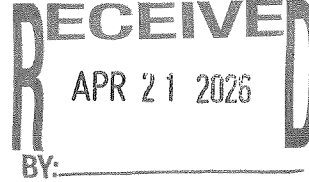
**KILINSKI | VAN WYK**

Invoice # 14669  
Date: 04/20/2026  
Due On: 05/20/2026

## 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



### Statement of Account

Outstanding Balance	New Charges	Payments Received	<b>Total Amount Outstanding</b>
( \$0.00	+ \$2,729.81	) - ( \$0.00	) = <b>\$2,729.81</b>

### ACCDD-01

#### Amelia Concourse CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	MGH	03/03/2026	Review draft agenda for upcoming Board meeting and analyze timeline for budget presentation and support materials.	0.10	\$315.00	\$31.50
Service	LG	03/05/2026	Review draft agenda and attend agenda planning call; prepare 2026 general election resolution.	0.70	\$385.00	\$269.50
Service	CD	03/08/2026	Research District Website and Prepare FY 2027 Budget resolutions, letter, Affidavit and Budget Appropriation Resolution.	0.30	\$190.00	\$57.00
Service	MGH	03/13/2026	Review and analyze agenda package and materials for Board consideration in preparation for Board meeting.	0.80	\$315.00	\$252.00
Service	LG	03/16/2026	Review agenda and prepare for Board meeting.	0.40	\$385.00	\$154.00
Service	CD	03/16/2026	Revise Fiscal Year 2027 Budget Resolutions, Notices, Affidavits and Notices of Mailings and Appropriation	0.20	\$190.00	\$38.00

			Resolution. Research Nassau County Supervisors of Election and District Website; Update election tracking chart.			
Service	LG	03/17/2026	Travel to and attend Board meeting.	3.60	\$385.00	\$1,386.00
Service	CD	03/17/2026	Analyze Email and information from Audit Committee Meeting, including proposals; Draft Notices of Intent to Award Audit Services; Transmit Draft to District Staff for review.	0.60	\$190.00	\$114.00
Service	LG	03/17/2026	Provide language for stormwater pond warning sign.	0.20	\$385.00	\$77.00
Expense	KB	03/17/2026	Travel: Mileage - LG.	114.20	\$0.725	\$82.80
Expense	KB	03/17/2026	Travel: Hotel - LG.	1.00	\$94.51	\$94.51
Expense	KB	03/17/2026	Travel: Meals - LG.	1.00	\$7.00	\$7.00
Service	CD	03/18/2026	Email Notices of Intent to Award Auditing Services to District Manager for transmission	0.20	\$190.00	\$38.00
Service	SH	03/20/2026	Monitor and report on bills affecting special districts, including final bill passage analysis and final distribution of the newsletter.	0.30	\$300.00	\$90.00
Service	LG	03/29/2026	Review and analyze bills passed in 2026 legislative session and impacts on District operations.	0.10	\$385.00	\$38.50
					<b>Total</b>	<b>\$2,729.81</b>

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

Please pay within 30 days.