Amelia Concourse

Community Development District

July 21, 2026

AGENDA

Amelia Concourse
Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092
www.AmeliaConcourseCDD.com

July 14, 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, July 21, 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

IV. Approval of Minutes of the May 19, 2026 Meeting

V. Update on Amenity Center Renovations

VI. Acceptance of the Fiscal Year 2025 Audit Report

VII. Public Hearings for the Purpose of Adopting the Fiscal Year 2027 Budget and Imposing Special Assessments
   A. Consideration of Resolution 2026-06, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2027

   B. Consideration of Resolution 2026-07, Imposing Special Assessments and Certifying the Assessment Roll

VIII. Discussion of Fishing in District Ponds

IX. Staff Reports (2)
   A. District Counsel

- B. District Manager – Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2027

- C. Field Operations Manager
  1. Report

  2. Proposals
     - a. Windflower Trail Drainage Easement Fence

     - b. Amelia Concourse Fence Repair

X. Financial Reports
- A. Financial Statements as of May 31, 2026

- B. Approval of Check Register

XI. Supervisors' Requests and Audience Comments

XII. Next Scheduled Meeting – September 15, 2026 at 11:00 a.m. at the Amelia Concourse Amenity Center

XIII. Adjournment

MINUTES

MINUTES OF MEETING
AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT

A regular meeting of the Board of Supervisors of the Amelia Concourse Community Development District was held Tuesday, May 19, 2026, at 11:00 a.m. at the Amelia Concourse Amenity Center, 85200 Amaryllis Court, Fernandina Beach, Florida 32034.

Present and constituting a quorum were:

Harvey Greenberg	Chairman
Bill Toohey	Vice Chairman
Kimberley Chamerda	Supervisor
William Busby	Supervisor
Khristen Snow	Supervisor

Also present were:

Daniel Laughlin	District Manager
Lauren Gentry	District Counsel
Mary Grace Henley *by phone*	District Counsel
Mike Yuro	District Engineer
Kelly Mullins	Operations Manager
Jim Lynch	The Greenery
Terry Glynn	GMS

The following is a summary of the discussions and actions taken at the May 19, 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 Dream Finders has asked him to proceed with the swale design and getting it submitted to the water management district. Amelia Walk would have to grant Dream Finders an easement to do the work.

Mr. Greenberg asked Mr. Yuro to forward the proposal from The Greenery to clear the underbrush to Dream Finders.

B. Landscape Maintenance

1. Report

Mr. Lynch reported there are currently watering restrictions in place due to a drought.

2. Proposal to Clear Underbrush

This proposal totaling $3,780 will be sent to Dream Finders.

FOURTH ORDER OF BUSINESS Approval of Minutes

A. March 17, 2026 Board of Supervisors Meeting

On MOTION by Ms. Chamerda seconded by Ms. Snow with all in favor, the March 17, 2026 Board of Supervisors meeting minutes were approved as presented.

B. March 17, 2026 Audit Committee Meeting

On MOTION by Ms. Chamerda seconded by Mr. Busby with all in favor, the March 17, 2026 Audit Committee meeting minutes were approved as presented.

C. April 21, 2026 Budget Workshop

On MOTION by Mr. Busby seconded by Ms. Chamerda with all in favor, the April 21, 2026 workshop minutes were approved as presented.

FIFTH ORDER OF BUSINESS Update on Amenity Center Renovations

A proposal from The Greenery to cover the current wading pool in pavers totaling $9,720 was presented to the Board. Mr. Laughlin stated that Urban Edge has not yet provided quotes for a shade structure, so staff will begin seeking proposals themselves. It was noted the shade structure would need to be installed prior to the pavers as it requires a footer.

SIXTH ORDER OF BUSINESS Consideration of Amenity Center Proposals

A. Roof

Mr. Greenberg presented two proposals for replacing the roof on the amenity center, totaling $26,500 and $25,995. It was noted Le Pierre provides a 50-year warranty included in the price, while All Weather provides a 20-year warranty at an additional cost. He recommended proceeding with Le Pierre.

> On MOTION by Mr. Busby seconded by Ms. Chamerda with four in favor and Mr. Toohey opposed, approving the proposal from Le Pierre Roofing totaling $26,500 was approved subject to the work beginning after the busy season.

B. Pressure Washing

Ms. Mullins presented a proposal from RMS totaling $3,500 to pressure wash all sidewalks, curbing, the pillars and pavers around the amenity center.

Ms. Snow suggested doing the pressure washing on a Monday while the facility is closed.

> On MOTION by Ms. Chamerda seconded by Mr. Busby with all in favor, the proposal from RMS totaling $3,500 was approved subject to water restrictions ending.

SEVENTH ORDER OF BUSINESS Ratification of Engagement Letter with Grau & Associates for the Fiscal Year 2026 Audit

Mr. Laughlin reminded the Board Grau & Associates was the firm selected during the request for proposals process. The engagement letter authorizes Grau & Associates to perform the fiscal year 2026 audit.

> On MOTION by Ms. Chamerda seconded by Ms. Snow with all in favor, the engagement letter with Grau & Associates for the fiscal year 2026 audit was ratified.

EIGHTH ORDER OF BUSINESS **Consideration of GMS Proposed Fees for Fiscal Year 2027**

Mr. Laughlin presented the proposal, noting the fees are included in the proposed budget and there is no increase in assessments.

On MOTION by Ms. Snow seconded by Mr. Busby with all in favor, GMS's fees for fiscal year 2027 were approved.

NINTH ORDER OF BUSINESS **Consideration of Resolution 2026-05, Approving the Proposed Budget for Fiscal Year 2027 and Setting a Public Hearing Date**

Mr. Laughlin presented the proposed budget. All changes discussed at the workshop were incorporated and there is no increase in assessments being proposed.

On MOTION by Mr. Toohey seconded by Mr. Busby with all in favor, Resolution 2026-05, approving the proposed budget for fiscal year 2027 and setting a public hearing date for July 21, 2026 at 11:00 a.m. was approved.

TENTH ORDER OF BUSINESS **Discussion of Fishing in District Ponds**

Mr. Laughlin stated that residents have reported people trespassing on their property to fish and trash being left around the pond banks.

Residents expressed concerns with storm grates being pulled up, fighting occurring, homeowner's dogs being fed by trespassers, etc.

Mr. Greenberg suggested establishing a working group to come up with solutions and volunteered to take charge of the group.

Ms. Gentry stated that there are enforcement challenges with the limitations in the CDD's jurisdiction and the information available. If the people causing the issues are residents and someone can report them to staff, their amenity privileges can be suspended. The District does not have any authority over private property, so homeowners need to call the police if someone is trespassing on their property.

Mr. Greenberg asked Ms. Mullins and Ms. Gentry to work on an e-blast to go out to homeowners recommending the Sheriff's Office be contacted if someone is trespassing on their property as the CDD cannot enforce that.

The Board's consensus was to form a working group to come up with solutions for the fishing issues with the working group to report back to the Board at a future meeting. Mr. Laughlin will work with the Sheriff's Office to ensure they will respond to trespassing complaints.

ELEVENTH ORDER OF BUSINESS Staff Reports (2)

A. District Counsel

Ms. Gentry reminded the board members to file their Form 1 by July1st and to complete four hours of ethics training by the end of the year. Lastly, Ms. Gentry stated that the qualifying period for the upcoming general election is June 8th through June 12th.

B. District Manager

1. Report on the Number of Registered Voters (927)

Mr. Laughlin informed the Board there are 927 registered voters reported to be residing within the Districts boundaries.

2. Reminder of the Upcoming General Election

This item was covered under District Counsel's report.

Next, Mr. Laughlin stated that there is a utility box just outside of Daisy Lane between the sidewalk and fence on District property that Comcast would like to access. He will get more information on the request and if any compensation will be provided for access and bring the information back to the Board at the next meeting.

C. Field Operations Manager – Report

A copy of the operations report was included in the agenda package for the Board's review. Ms. Mullins informed the Board that the permit for grass carp was approved, however the cutoff date was missed and the carp cannot be purchased until October.

TWELFTH ORDER OF BUSINESS Financial Reports

A. Financial Statements as of April 30, 2026

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

B. Approval of Check Register

A copy of the check register totaling $65,578.10 was included in the agenda package.

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

THIRTEENTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

Duane Rust commented that he is in favor of grass carp. Next, Mr. Rust recommended getting the roof replaced prior to hurricane season. The Board agreed that replacing the roof sooner would be preferable if it could be completed in two days and could be coordinated with other work to be performed.

On MOTION by Ms. Chamerda seconded by Mr. Busby with all in favor authorizing the Chairman to give permission to commence the roof replacement work sooner was approved.

A resident commented on the Dream Finders work needing to be completed as it has been five years. Next, he commented that there are five or six pine trees on the south side of the pond that appear to be dying.

Bob Zingle asked where the access easement is for the pond off Periwinkle.

Mr. Laughlin responded that he would have to confirm.

Bob Zingle stated that the landscapers are using his yard for access.

Mr. Laughlin stated that staff would speak with the landscapers.

FOURTEENTH ORDER OF BUSINESS Next Scheduled Meeting – July 21, 2026 at 11:00 a.m. at the Amelia Concourse Amenity Center

FIFTEENTH ORDER OF BUSINESS Adjournment

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

SIXTH ORDER OF BUSINESS

Amelia Concourse
Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2025

Amelia Concourse Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2025

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Berger, Toombs, Elam,
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REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Amelia Concourse Community Development District
Nassau County, Florida

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of Amelia Concourse Community Development District (the "District"), as of and for the year ended September 30, 2025, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards)*. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

To the Board of Supervisors
Amelia Concourse Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts, and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis be presented to supplement the basic financial statements.

To the Board of Supervisors
Amelia Concourse Community Development District

Such information is the responsibility of management and, 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. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about 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 obtained during our audit of the basic financial statements. We do 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.

Other Information

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with Florida Statutes 218.39(3)(c) but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued a report dated June 26, 2026 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts and grant agreements and other matters.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Berger Toombs Elam
Gaines + Frank

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 26, 2026

Amelia Concourse Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025

Management's discussion and analysis of Amelia Concourse Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements,* 2) *Fund financial statements,* and 3) *Notes to financial statements.* The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by the private-sector. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories: 1) net investment in capital assets, 2) restricted and 3) unrestricted. Assets, liabilities, and net position are reported for all governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities funded by the District include general government, physical environment, culture and recreation, and interest on long-term debt.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as balances of spendable resources available at the end of the year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the statement of revenues, expenditures, and changes in fund balances provide reconciliations to facilitate this comparison between governmental funds and governmental activities.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets, and long-term debt are some of the items included in the *notes to financial statements.*

Financial Highlights:

The following are the highlights of financial activity for the year ended September 30, 2025.

- The District's total assets exceeded total liabilities by $4,873,464 (net position). Unrestricted net position was $806,397. Restricted net position was $254,751. Net investment in capital assets was $3,812,316.

- Governmental activities revenues totaled $1,033,301 while governmental activities expenses totaled $882,321.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District.

Net Position

	Governmental Activities	
	2025	2024
Current assets	$ 825,677	$ 726,554
Restricted assets	1,286,677	1,220,828
Capital assets, net	7,883,145	8,056,847
Total Assets	9,995,499	10,004,229
Current liabilities	272,035	266,745
Non-current liabilities	4,850,000	5,015,000
Total Liabilities	5,122,035	5,281,745
Net investment in capital assets	3,812,316	3,800,223
Net position-restricted	254,751	210,693
Net position-unrestricted	806,397	711,568
Total Net Position	$ 4,873,464	$ 4,722,484

The increase in current and restricted assets is related to revenues exceeding expenditures at the fund level in the current year.

The decrease in capital assets is mainly related to current year depreciation.

The decrease in non-current liabilities is related to the debt service payments that were made in the current year.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District.

Change in Net Position

	Governmental Activities	
	2025	2024
Program Revenues		
Charges for services	$ 939,769	$ 893,443
General Revenues		
Investment earnings	92,262	98,138
Other revenues	1,270	3,700
Total Revenues	1,033,301	995,281
Expenses		
General government	159,075	154,679
Physical environment	260,149	232,902
Culture/recreation	169,243	172,527
Interest and other charges	293,854	303,152
Total Expenses	882,321	863,260
Change in Net Position	150,980	132,021
Net Position - Beginning of Year	4,722,484	4,590,463
Net Position - End of Year	$ 4,873,464	$ 4,722,484

The increase in charges for services is related to the increase in operations and maintenance levied special assessments and debt service assessment prepayments received in the current year.

The increase in physical environment is primarily related to the increase in landscape expenses in the current year.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2025 and 2024.

	Governmental Activities	
Description	**2025**	**2024**
Land and improvements	$ 719,533	$ 719,533
Construction in progress	5,116,775	5,115,833
Improvements other than buildings	423,490	423,490
Infrastructure	2,315,537	2,315,537
Recreation facilities and amenities	1,526,077	1,526,077
Accumulated depreciation	(2,218,267)	(2,043,623)
Total Capital Assets (Net)	$ 7,883,145	$ 8,056,847

During the year, depreciation was $174,644 and additions to construction in progress were $942.

General Fund Budgetary Highlights

Final budgeted expenditures exceeded actual expenditures primarily because attorney fees, landscape, and facility maintenance expenditures were less than anticipated.

The September 30, 2025 budget was amended to closely reflect actual revenues and expenditures.

Debt Management

Governmental Activities debt includes the following:

- In July 2007, the District issued $7,350,000 Series 2007 Capital Improvement Revenue Bonds. The bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. The balance outstanding at September 30, 2025 was $990,000.

- In June 2016, the District issued $3,385,000 Series 2016 Capital Improvement Revenue Bonds. The bonds were issued to finance the acquisition, construction, equipping and installation of certain improvements for the benefit of Phase II of the District improvements. The balance outstanding at September 30, 2025 was $1,705,000.

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Debt Management (Continued)

- In March 2019, the District issued $3,035,000 Series 2019A Capital Improvement Revenue Bonds. The bonds were issued to finance a portion of the cost of acquisition, construction, installation, and equipping of the Phase III Project. The balance outstanding at September 30, 2025 was $2,290,000.

Economic Factors and Next Year's Budget

Amelia Concourse Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2026.

Request for Information

The financial report is designed to provide a general overview of Amelia Concourse Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Amelia Concourse Community Development District, Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

Amelia Concourse Community Development District
STATEMENT OF NET POSITION
September 30, 2025

	Governmental Activities
ASSETS	
Current Assets	
Cash and cash equivalents	$ 53,102
Investments	722,498
Due from other governments	5,119
Deposits	4,590
Prepaid expenses	40,368
Total Current Assets	825,677
Non-current Assets	
Restricted assets	
Investments	1,286,677
Capital assets, not being depreciated	
Land and improvements	719,533
Construction in progress	5,116,775
Capital assets, being depreciated	
Improvements other than buildings	423,490
Recreation facilities and amenities	1,526,077
Infrastructure	2,315,537
Less: accumulated depreciation	(2,218,267)
Total Non-current Assets	9,169,822
Total Assets	9,995,499
LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	16,781
Accrued interest	120,254
Bonds payable	135,000
Total Current Liabilities	272,035
Non-current Liabilities	
Bonds payable	4,850,000
Total Liabilities	5,122,035
NET POSITION	
Net investment in capital assets	3,812,316
Restricted for debt service	254,751
Unrestricted	806,397
Total Net Position	$ 4,873,464

Amelia Concourse Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2025

Functions/Programs	Expenses	Program Revenues Charges for Services	Net (Expense) Revenues and Changes in Net Position Governmental Activities
Governmental Activities			
General government	$ (159,075)	$ 184,084	$ 25,009
Physical environment	(260,149)	173,095	(87,054)
Culture/recreation	(169,243)	110,628	(58,615)
Interest and other charges	(293,854)	471,962	178,108
Total Governmental Activities	$ (882,321)	$ 939,769	57,448
	General Revenues		
	Investment earnings		92,262
	Miscellaneous revenues		1,270
	Total General Revenues		93,532
	Change in Net Position		150,980
	Net Position - October 1, 2024		4,722,484
	Net Position - September 30, 2025		$ 4,873,464

See accompanying notes.

Amelia Concourse Community Development District
BALANCE SHEET -
GOVERNMENTAL FUNDS
September 30, 2025

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash and cash equivalents	$ 53,102	$ -	$ -	$ 53,102
Investments	421,473	-	301,025	722,498
Due from other governments	2,620	2,499	-	5,119
Deposits	4,590	-	-	4,590
Prepaid expenses	40,368	-	-	40,368
Restricted assets				
Investments	-	601,027	685,650	1,286,677
Total Assets	$ 522,153	$ 603,526	$ 986,675	$ 2,112,354
LIABILITIES AND FUND BALANCES				
Liabilities				
Accounts payable and accrued expenses	$ 16,781	$ -	$ -	$ 16,781
Fund Balances				
Nonspendable				
Deposits	4,590	-	-	4,590
Prepaid expenses	40,368	-	-	40,368
Restricted				
Debt service	-	603,526	-	603,526
Capital projects	-	-	685,650	685,650
Assigned-capital projects	-	-	301,025	301,025
Unassigned	460,414	-	-	460,414
Total Fund Balances	505,372	603,526	986,675	2,095,573
Total Liabilities and Fund Balances	$ 522,153	$ 603,526	$ 986,675	$ 2,112,354

See accompanying notes.

Amelia Concourse Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2025

Total Governmental Fund Balances	$ 2,095,573
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets not being depreciated, land and improvements, $719,533, and construction in progress, $5,116,775, used in governmental activities are not current financial resources and, therefore, are not reported at the fund level.	5,836,308
Capital assets being depreciated, infrastructure, $2,315,537, improvements other than buildings, $423,490, and recreation facilities and amenities, $1,526,077, net of accumulated depreciation, $(2,218,267), used in governmental activities are not current financial resources and therefore, are not reported at the fund level.	2,046,837
Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported at the fund level.	(4,985,000)
Accrued interest expense for long-term debt is not a current financial use and, therefore, is not reported at the fund level.	(120,254)
Net Position of Governmental Activities	$ 4,873,464

See accompanying notes.

Amelia Concourse Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS
For the Year Ended September 30, 2025

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Special assessments	$ 467,807	$ 471,962	$ -	$ 939,769
Investment earnings	24,189	29,762	38,311	92,262
Miscellaneous revenues	1,270	-	-	1,270
Total Revenues	493,266	501,724	38,311	1,033,301
Expenditures				
Current				
General government	154,651	4,424	-	159,075
Physical environment	145,418	-	16,391	161,809
Culture/recreation	92,939	-	-	92,939
Capital outlay	-	-	942	942
Debt service				
Principal	-	160,000	-	160,000
Interest	-	297,708	-	297,708
Total Expenditures	393,008	462,132	17,333	872,473
Excess of revenues over/(under) expenditures	100,258	39,592	20,978	160,828
Other financing sources/(uses)				
Transfers in	-	-	79,664	79,664
Transfers out	(75,000)	(4,664)	-	(79,664)
Total Other Financing Sources/(Uses)	(75,000)	(4,664)	79,664	-
Net change in fund balances	25,258	34,928	100,642	160,828
Fund Balances - October 1, 2024	480,114	568,598	886,033	1,934,745
Fund Balances - September 30, 2025	$ 505,372	$ 603,526	$ 986,675	$ 2,095,573

See accompanying notes.

Amelia Concourse Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2025

Net Change in Fund Balances - Total Governmental Funds	$ 160,828
Amounts reported for governmental activities in the Statement of Activities are different because:	
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets are allocated over their estimated useful lives as depreciation. This is the amount that depreciation, $(174,644), exceeded capital outlay, $942, in the current year.	(173,702)
Repayments of bond principal are expenditures at the fund level, but the repayments reduce long-term liabilities in the Statement of Net Position.	160,000
In the Statement of Activities, interest is accrued on outstanding bonds; whereas at the fund level, interest expenditures are reported when due. This is the change in accrued interest in the current period.	3,854
Change in Net Position of Governmental Activities	$ 150,980

See accompanying notes.

Amelia Concourse Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND
For the Year Ended September 30, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Special assessments	$ 459,139	$ 467,807	$ 467,807	$ -
Investment earnings	5,000	24,189	24,189	-
Miscellaneous revenues	500	1,270	1,270	-
Total Revenues	464,639	493,266	493,266	-
Expenditures				
Current				
General government	161,785	168,445	154,651	13,794
Physical environment	150,800	158,481	145,418	13,063
Culture/recreation	100,242	102,481	92,939	9,542
Total Expenditures	412,827	429,407	393,008	36,399
Excess of revenues over expenditures	51,812	63,859	100,258	36,399
Other Financing Sources/(Uses)				
Transfers out	(75,000)	(75,000)	(75,000)	-
Net change in fund balances	(23,188)	(11,141)	25,258	36,399
Fund Balances - October 1, 2024	23,188	11,141	480,114	468,973
Fund Balances - September 30, 2025	$ -	$ -	$ 505,372	$ 505,372

See accompanying notes.

Amelia Concourse Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on July 10, 2006, by Ordinance 2006-58 of Nassau County, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing or reconstructing, enlarging or extending, equipping, operating and maintaining water management, bridges or culverts, district roads, landscaping, streetlights and other basic infrastructure projects within or without the boundaries of the Amelia Concourse Community Development District. The District is governed by a five-member Board of Supervisors who are elected for four-year terms. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Amelia Concourse Community Development District (the primary government) as a local unit of special-purpose government. The reporting entity for the District includes all functions of government in which the District’s Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters. To be includable within the District’s financial statements, the component unit must be financially accountable or the exclusion of the nature and significance of their relationship with the District would cause the financial statements to be misleading or incomplete. Blended component units must be financially accountable to the District; there must be a financial burden/benefit relationship and the entity, although legally separate, must operate like a fund of the District.

Based upon the application of the above-mentioned criteria as set forth in Governmental Accounting Standards Board, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are primarily supported by special assessments and interest. Program revenues are netted with program expenses in the Statement of Activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

Governmental Funds

The District classifies fund balance in accordance with the Governmental Accounting Standards Board Statement 54 – *Fund Balance Reporting and Governmental Fund Type Definitions*. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent. The classifications include non-spendable, restricted, committed, assigned and unassigned.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

The District has various policies governing the fund balance classifications.

Non-spendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Committed Fund Balance – This classification consists of amounts that can only be used for specific purposes pursuant to the constraints imposed by a formal action of the government's highest level of decision-making authority.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – When restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter, to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of "available spendable resources". Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of "available spendable resources" during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. In addition, the proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Debt Service Fund – The Debt Service Fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund – Accounts for construction of infrastructure improvements within the District.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as capital assets, and non-current governmental liabilities, such as long-term debt, be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Liabilities, and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;

2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;

3. Interest bearing time deposits or savings accounts in authorized qualified public depositories;

4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash equivalents include time deposits, certificates of deposit and all highly liquid debt instruments with original maturities of three months or less, and held in a qualified public depository as defined by Section 280.02, Florida Statutes.

b. Restricted Net Position

Certain assets of the District and a corresponding liability or portion of net position is classified as restricted on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation, or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted assets, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity (Continued)

c. Capital Assets

Capital assets, which include land and improvements, construction in progress, improvements other than buildings, recreational facilities and amenities, and infrastructure, are reported in the governmental activities column in the government-wide statements.

The District defines capital assets as assets with an initial, individual cost of $5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Infrastructure	20 years
Improvements other than buildings	20 years
Recreational facilities and amenities	30 years

d. Budgets

Budgets are prepared and adopted after a public hearing for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds.

e. Use of Estimates

The preparation of the financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the financial statement date and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

"Total fund balances" of the District's governmental funds, $2,095,573, differs from "net position" of governmental activities, $4,873,464, reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the Governmental Fund Balance Sheet. The effect of the differences is illustrated below.

Capital related items

When capital assets (that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures at the governmental fund level. However, the Statement of Net Position includes those capital assets among the assets of the District as a whole.

Land	$ 719,533
Construction in progress	5,116,775
Improvements other than buildings	423,490
Infrastructure	2,315,537
Recreational facilities and amenities	1,526,077
Accumulated depreciation	(2,218,267)
Total	$ 7,883,145

Long-term debt transactions

Long-term liabilities applicable to the District's governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position.

Bonds payable	$ (4,985,000)

Accrued interest

Accrued liabilities in the Statement of Net Position differ from the amount reported at the governmental fund level due to the accrued interest on bonds.

Accrued interest	$ (120,254)

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The “net change in fund balances” for government funds, $160,828, differs from the “change in net position” for governmental activities, $150,980, reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below.

Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures at the governmental fund level. However, in the Statement of Activities, the costs of those assets are allocated over their estimated useful lives as depreciation. The following is the amount that capital outlay was exceeded by depreciation in the current year.

Depreciation	$ (174,644)
Capital outlay	942
Total	$ (173,702)

Long-term debt transactions

Repayments of bond principal are expenditures at the fund level but reduce liabilities in the Statement of Net Position. The issuance of new debt is an other financing source at the fund level but it increases long-term liabilities in the Statement of Net Position.

Principal payments	$ 160,000

Some expenses reported in the Statement of Activities do not require the use of current financial resources, therefore, are not reported as expenditures at the governmental fund level.

Change in accrued interest payable	$ 3,854

NOTE C – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet and statement of net position as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned. The investment policy of the District follows the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2025, the District's bank balance was $55,949 and the carrying value was $53,102. The District controls its exposure to custodial credit risk because it maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by the Federal Deposit Insurance Corporation or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2025, the District had the following investments and maturities:

Investment	Maturity	Fair Value
Florida PRIME	47 Days *	$ 364,854
First American Treasury Obligations Fund	48 Days *	671,073
First American Government Obligations Fund	45 Days *	14,577
U.S. Bank Money Market	N/A	958,671
Total		$ 2,009,175

* Weighted Average Maturity

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that use the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investments in First American Treasury Obligations Fund and First American Government Obligations Fund, are Level 1 assets.

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes. The investment in Florida PRIME is measured at amortized cost. Florida PRIME has established policies and guidelines regarding participant transactions and the authority to limit or restrict withdrawals or impose a penalty for an early withdrawal. As of September 30, 2025, there were no redemption fees, maximum transaction amounts, or any other requirement that would limit daily access to 100 percent of the account value.

Interest Rate Risk

The District monitors investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2025, the District's investments in the First American Treasury Obligations Fund, First American Government Obligations Fund, and Florida PRIME were rated AAAm by Standard & Poor's. The District's investments in U.S. Bank Money Market were not rated by Standard & Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one issuer. The investment in First American Treasury Obligations Fund represents 33% of the District's total investments. The investment in Florida PRIME represents 18% of the District's total investments. The investments in U.S. Bank Money Market represents 48% of the District's total investments. Less than 1% of the District's total investments are invested in First American Government Obligations Fund.

The types of deposits and investments and their level of risk exposure as of September 30, 2025 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary. In addition, the District has the ability to hold investments to maturity that have fair values less than cost. The District's investments are recorded at book value.

NOTE D – INTERFUND TRANSFERS

Interfund transfers for the year ended September 30, 2025, consisted of the following:

	Transfers Out		
Transfers In	General Fund	Debt Service Fund	Total
Capital Projects Fund	$ 75,000	$ 4,664	$ 79,664

Transfers from the General Fund to the Capital Projects Fund relate to budgeted capital reserve funding. Transfers from the Debt Service Fund to the Capital Projects Fund were made in accordance with the Trust Indenture.

NOTE E – SPECIAL ASSESSMENT REVENUES

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon adopted budget and levied annually. Debt Service Assessments are levied when bonds are issued and collected annually. The District may collect assessments directly or utilize the uniform method of collection (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the Debt Service Assessments on their property subject to various provisions in the bond documents.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

NOTE F – CAPITAL ASSETS

Capital asset activity for the year ended September 30, 2025 was as follows:

	Balance October 1, 2024	Additions	Deletions	Balance September 30, 2025
Governmental Activities:				
Capital assets, not being depreciated:				
Land and improvements	$ 719,533	$ -	$ -	$ 719,533
Construction in progress	5,115,833	942	-	5,116,775
Total Capital Assets, Not Being Depreciated	5,835,366	942	-	5,836,308
Capital assets, being depreciated:				
Improvements other than buildings	423,490	-	-	423,490
Infrastructure	2,315,537	-	-	2,315,537
Recreational facilities and amenities	1,526,077	-	-	1,526,077
Total Capital Assets, Being Depreciated	4,265,104	-	-	4,265,104
Less accumulated depreciation for:				
Improvements other than buildings	(148,225)	(21,175)	-	(169,400)
Infrastructure	(653,747)	(77,165)	-	(730,912)
Recreational facilities and amenities	(1,241,651)	(76,304)	-	(1,317,955)
Total Accumulated Depreciation	(2,043,623)	(174,644)	-	(2,218,267)
Total Capital Assets, Being Depreciated, Net	2,221,481	(174,644)	-	2,046,837
Governmental Activities Capital Assets	$ 8,056,847	$ (173,702)	$ -	$ 7,883,145

Depreciation of $174,644 was charged to physical environment, $98,340, and culture/recreation, $76,304.

NOTE G – LONG-TERM DEBT

The following is a summary of activity in the long-term debt of the District for the year ended September 30, 2025:

Long-term debt at October 1, 2024	$ 5,145,000
Principal payments	(160,000)
Long-term debt at September 30, 2025	$ 4,985,000

Long-term debt is comprised of the following:

Capital Improvement Revenue Bonds

$7,350,000 Series 2007 Capital Improvement Revenue Bonds due in annual principal installments beginning May 2009 and maturing May 1, 2038. Interest at a rate of 5.75% is due May and November beginning November 2007. Current portion is $50,000.	$ 990,000
$3,385,000 Series 2016 Capital Improvement Revenue Bonds due in annual principal installments beginning May 2018 and maturing May 1, 2047. Interest at a rate of 6.00% is due May and November beginning November 2016. Current portion is $40,000.	1,705,000
$3,035,000 Series 2019A Capital Improvement Revenue Bonds due in annual principal installments beginning May 2020 and maturing May 1, 2049. Interest at a rate of 5.65% is due May and November beginning November 2019. Current portion is $45,000.	2,290,000
Total Long-term Debt	$ 4,985,000

NOTE G – LONG-TERM DEBT (CONTINUED)

The annual requirements to amortize the principal and interest of long-term debt outstanding as of September 30, 2025 are as follows:

Year Ending September 30,	Principal	Interest	Total
2026	$ 135,000	$ 288,610	$ 423,610
2027	145,000	280,793	425,793
2028	155,000	272,406	427,406
2029	160,000	263,431	423,431
2030	175,000	254,173	429,173
2031-2035	1,035,000	1,107,677	2,142,677
2036-2040	1,150,000	776,565	1,926,565
2041-2045	1,145,000	461,831	1,606,831
2046-2049	885,000	114,383	999,383
Totals	$ 4,985,000	$ 3,819,869	$ 8,804,869

Summary of Significant Bond Resolution Terms and Covenants

Significant Bond Provisions

The District's bonds are subject to redemption at the option of the District prior to maturity and extraordinary mandatory redemption prior to maturity if certain events occurred as outlined in the Trust Indentures.

The Trust Indentures have certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

Depository Funds – The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

1. Reserve Fund – The 2007 Reserve Account is funded from the proceeds of the Bonds in an amount equal to the reserve percentage, 7.0264%, times the deemed outstanding amount. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.
2. Reserve Fund – The 2016 Reserve Account is funded from the proceeds of the Bonds in an amount equal to 50% of the maximum annual debt service requirement for the Series 2016 Bonds. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

NOTE G – LONG-TERM DEBT (CONTINUED)

Summary of Significant Bonds Resolution Terms and Covenants (Continued)

Significant Bond Provisions (Continued)

Reserve Fund – The 2019A Reserve Account is funded from the proceeds of the Bonds in an amount equal to 50% of the maximum annual debt service requirement for the Series 2019A Bonds. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

The following is a schedule for the reserve balances and requirements:

	Reserve Balance	Reserve Requirement
Series 2007 Capital Improvement Revenue Bonds	$ 112,263	$ 69,561
Series 2016 Capital Improvement Revenue Bonds	$ 72,548	$ 70,625
Series 2019A Capital Improvement Revenue Bonds	$ 106,301	$ 88,335

NOTE H – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. These risks are covered by commercial insurance from independent third parties. There have been no claims or settled claims from these risks exceeding commercial insurance coverage over the past three years.

NOTE I – SUBSEQUENT EVENT

In November 2025, the District made the following prepayments: $15,000 on the Capital Improvement Bonds, Series 2007, $5,000 on the Capital Improvement Revenue Bonds, Series 2016, and $5,000 on the Capital Improvement Revenue Bonds, Series 2019A.

In May 2026, the District made the following prepayments: $5,000 on the Capital Improvement Revenue Bonds, Series 2016, and $45,000 on the Capital Improvement Revenue Bonds, Series 2019A.

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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Supervisors
Amelia Concourse Community Development District
Nassau County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements, as listed in the table of contents, of Amelia Concourse Community Development District, as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated June 26, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered Amelia Concourse Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Amelia Concourse Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Amelia Concourse Community Development District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
Amelia Concourse Community Development District

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Amelia Concourse Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Berger Toombs Elam
Gaines + Frank

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 26, 2026

Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

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Fort Pierce, Florida 34950

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MANAGEMENT LETTER

To the Board of Supervisors
Amelia Concourse Community Development District
Nassau County, Florida

Report on the Financial Statements

We have audited the financial statements of Amelia Concourse Community Development District as of and for the year ended September 30, 2025, and have issued our report thereon dated June 26, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 26, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding financial audit report.

To the Board of Supervisors
Amelia Concourse Community Development District

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not Amelia Concourse Community Development District met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that Amelia Concourse Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for Amelia Concourse Community Development District. It is management's responsibility to monitor Amelia Concourse Community Development District's financial condition; and our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information below was provided by management and has not been audited by us; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, Amelia Concourse Community Development District reported:

1) The total number of District employees compensated in the last pay period of the District's fiscal year as: 5
2) The total number of independent contractors, to whom nonemployee compensation was paid in the last month of the District's fiscal year as: 10
3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as: $4,200
4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: $348,103.79
5) Each construction project with a total cost of at least $65,000 approved by the District that is scheduled to begin on or after October 1, 2024, together with the total expenditures for such project as: N/A
6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was amended by Resolution 2026-02. See Original Budget vs. Actual below:

To the Board of Supervisors
Amelia Concourse Community Development District

	Original Budget	Actual	Variance with Original Budget Positive (Negative)
Revenues			
Special assessments	$ 459,139	$ 467,807	$ 8,668
Investment income	5,000	24,189	19,189
Miscellaneous revenues	500	1,270	770
Total Revenues	464,639	493,266	28,627
Expenditures			
Current			
General government	161,785	154,651	7,134
Physical environment	150,800	145,418	5,382
Culture and recreation	100,242	92,939	7,303
Total Expenditures	412,827	393,008	19,819
Excess of revenues over(under) expenditures	51,812	100,258	48,446
Other Financing Sources/(Uses)			
Transfers out	(75,000)	(75,000)	-
Net changes in fund balance	(23,188)	25,258	48,446
Fund Balances - October 1, 2024	23,188	480,114	456,926
Fund Balances - September 30, 2025	$ -	$ 505,372	$ 505,372

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)9, Rules of the Auditor General, Amelia Concourse Community Development District reported:

1) The rate or rates of non-ad valorem special assessments imposed by the District: $1,077.94 for the General Fund and $103.74 - $1,729.57 for the Debt Service Fund
2) The amount of special assessments collected by or on behalf of the District: $913,894
3) The total amount of outstanding bonds issued by the District and the terms of such bonds are as follows: Series 2007 due May 1, 2038, $990,000; Series 2016 due May 1, 2047, $1,705,000; Series 2019A due May 1, 2049, $2,290,000

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or fraud, waste, or abuse, that has occurred or is likely to have occurred, that has an effect on the financial statements that is less than material, but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
Amelia Concourse Community Development District

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Berger Toombs Elam
Gaines + Frank

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 26, 2026

Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

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INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH SECTION 218.415, FLORIDA STATUTES

To the Board of Supervisors
Amelia Concourse Community Development District
Nassau County, Florida

We have examined Amelia Concourse Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2025. Management is responsible for Amelia Concourse Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Amelia Concourse Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Amelia Concourse Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Amelia Concourse Community Development District's compliance with the specified requirements.

In our opinion, Amelia Concourse Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2025.

Berger Toombs Elam
Gaines + Frank

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 26, 2026

SEVENTH ORDER OF BUSINESS

Amelia Concourse

Community Development District

Approved Budget

FY 2027

Presented by:

Table of Contents

Amelia Concourse

Community Development District

Approved Budget

General Fund

Description	Adopted Budget FY 2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments - Tax Roll	$ 477,433	$ 483,528	$ -	$ 483,528	$ 477,432
Interest income	5,000	15,436	2,500	17,936	5,000
Rental Revenue/Miscellaneous Revenue	1,000	25,920	1,000	26,920	1,000
Carry Forward Surplus	29,296	-	29,296	29,296	50,000
TOTAL REVENUES	**$ 512,729**	**$ 524,885**	**$ 32,796**	**$ 557,681**	**$ 533,432**
EXPENDITURES:					
Administrative					
Supervisors	$ 3,600	$ 2,600	$ 1,800	$ 4,400	$ 3,600
FICA Expense	275	199	138	337	275
Travel	300	-	300	300	300
Engineering	7,500	8,218	1,783	10,000	7,500
Attorney Fees	20,000	17,255	10,403	27,658	20,000
Annual Audit	4,500	-	4,500	4,500	3,800
Dissemination	12,152	9,614	2,538	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	39,851	13,284	53,135	54,729
Information Technology	2,315	1,736	578	2,315	2,384
Website Maintenance	1,157	868	290	1,157	1,192
Telephone	500	186	314	500	250
Postage	1,000	252	748	1,000	750
Insurance General Liability	12,672	11,939	-	11,939	13,133
Printing & Binding	750	333	50	383	500
Legal Advertising	2,500	924	1,576	2,500	2,500
Other Current Charges	1,000	1,105	450	1,555	1,500
Office Supplies	100	3	97	100	100
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	**$ 154,057**	**$ 121,422**	**$ 42,956**	**$ 164,378**	**$ 157,229**

Amelia Concourse

Community Development District

Approved Budget

General Fund

Description	Adopted Budget FY 2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Budget FY 2027
Operations & Maintenance					
Contract Services:					
Landscape Maintenance	$ 58,250	$ 29,169	$ 9,531	$ 38,700	$ 59,415
Lake Maintenance	9,400	4,528	1,560	6,088	9,400
Field Operations Management	19,320	14,490	4,830	19,320	22,218
Repairs & Maintenance					
Repairs & Maintenance	$ 18,000	$ 11,041	$ 6,959	$ 18,000	$ 16,000
Irrigation Repairs	4,000	2,250	1,750	4,000	4,000
Landscape Contingency	10,000	12,184	8,500	20,684	17,000
Utilities					
Electric	$ 35,000	$ 24,145	$ 8,700	$ 32,845	$ 37,240
Water & Sewer	23,000	6,608	15,892	22,500	25,300
TOTAL OPERATIONS & MAINTENANCE	**$ 176,970**	**$ 104,415**	**$ 57,722**	**$ 162,137**	**$ 190,573**
Amenity Center					
Insurance	$ 22,361	$ 19,890	$ -	$ 19,890	$ 18,478
Facility Management	19,320	14,490	4,830	19,320	22,218
Pool Maintenance	19,565	15,844	3,721	19,565	20,739
Pool Chemicals	13,500	9,428	4,072	13,500	13,500
Pool Permits	530	515	-	515	530
Cable	2,200	1,705	495	2,200	2,200
Janitorial	9,840	7,380	2,460	9,840	10,430
Facility Maintenance	15,635	1,560	14,075	15,635	15,635
Pest Control	1,000	1,015	243	1,258	1,000
Refuse	750	634	212	846	900
Holiday Decorations	2,000	4,230	-	4,230	5,000
TOTAL AMENITY CENTER	**$ 106,701**	**$ 76,690**	**$ 30,109**	**$ 106,800**	**$ 110,630**
Reserves					
Capital Reserve Fund	$ 75,000	$ -	$ 75,000	$ 75,000	$ 75,000
TOTAL RESERVES	**$ 75,000**	**$ -**	**$ 75,000**	**$ 75,000**	**$ 75,000**
TOTAL EXPENDITURES	**$ 512,729**	**$ 302,527**	**$ 205,787**	**$ 508,315**	**$ 533,432**
Other Sources/(Uses)					
Interlocal Transfer In/(Out)	$ -	$ -	$ -	$ -	$ -
TOTAL OTHER SOURCES/(USES)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
EXCESS REVENUES (EXPENDITURES)	**$ -**	**$ 222,357**	**$ (172,991)**	**$ 49,366**	**$ -**

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	Approved Budget FY 2027
REVENUES:					
Special Assessments - Tax Roll	$ 467,807	$ 467,807	$ 477,433	$ 483,528	$ 477,432
Interest income	24,189	24,189	5,000	17,936	5,000
Rental Revenue/Miscellaneous Revenue	1,270	1,270	1,000	26,920	1,000
Carry Forward Surplus	11,141	-	29,296	-	50,000
TOTAL REVENUES	**$ 504,408**	**$ 493,267**	**$ 512,729**	**$ 528,385**	**$ 533,432**
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	27,658	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	383	500
Legal Advertising	2,500	1,132	2,500	2,500	2,500
Other Current Charges	1,000	889	1,000	1,555	1,500
Office Supplies	100	4	100	100	100
Dues, Licenses & Subscriptions	175	175	175	175	175
TOTAL ADMINISTRATIVE	**$ 168,446**	**$ 153,201**	**$ 154,057**	**$ 164,378**	**$ 157,229**

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	Approved Budget FY 2027
Operations & Maintenance					
Contract Services:					
Landscape Maintenance	$ 45,000	$ 38,188	$ 58,250	$ 38,700	$ 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
Repairs & Maintenance					
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	20,684	17,000
Utilities					
Electric	$ 35,000	$ 32,842	$ 35,000	$ 32,845	$ 37,240
Water & Sewer	17,977	17,977	23,000	22,500	25,300
TOTAL OPERATIONS & MAINTENANCE	**$ 158,481**	**$ 142,403**	**$ 176,970**	**$ 162,137**	**$ 190,573**
Amenity Center					
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	1,258	1,000
Refuse	759	759	750	846	900
Holiday Decorations	2,000	-	2,000	4,230	5,000
TOTAL AMENITY CENTER	**$ 102,481**	**$ 95,953**	**$ 106,701**	**$ 106,800**	**$ 110,630**
Reserves					
Capital Reserve Fund	$ 75,000	$ 75,000	$ 75,000	$ 75,000	$ 75,000
TOTAL RESERVES	**$ 75,000**	**$ 75,000**	**$ 75,000**	**$ 75,000**	**$ 75,000**
TOTAL EXPENDITURES	**$ 504,408**	**$ 466,558**	**$ 512,729**	**$ 508,315**	**$ 533,432**
EXCESS REVENUES (EXPENDITURES)	**$ -**	**$ 26,709**	**$ -**	**$ 20,070**	**$ -**

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.

Vendor	Description	Monthly	Annual
GMS	Dissemination Agent	$ 1,000	$ 12,000
Disclosure Services	Revised Amortization Schedules		500
	Total		**$ 12,500**

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.

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.

Vendor	Description	Monthly	Annual
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.

Vendor	Description	Monthly	Annual
Sitex Aquatics	Lake Maintenance	$ 700	$ 8,400
	Contingency	-	1,000
	Total		**$ 9,400**

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.

Vendor	Description	Monthly	Annual
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:

Location	Meter Number	Monthly	Annual
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
	Total		**$ 37,240**

Water & Sewer

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

Location	Meter Number	Monthly	Annual
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
	Total		**$ 25,300**

Expenditures – Amenity Center

Insurance

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

Facility Management

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

Vendor	Description	Monthly	Annual
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.

Vendor	Description	Monthly	Annual
GMS, LLC	Pool Maintenance	$ 1,728	$ 20,739

Expenditures – Amenity Center (Continued)

Pool Chemicals

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

Vendor	Description	Monthly	Annual
Hawkins Inc.	Pool Chemicals	$ 1,125	$ 13,500

Pool Permits

Represents the estimated cost for pool permits.

Cable

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

Vendor	Description	Monthly	Annual
AT&T	Cable & Internet	$ 183	$ 2,200

Janitorial

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

Vendor	Description	Monthly	Annual
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.

Vendor	Description	Monthly	Annual
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

Approved Budget

Debt Service Series 2007 Capital Improvement Revenue Bonds

Description	Adopted Budget FY 2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments-On Roll	$ 111,295	$ 111,575	$ -	$ 111,575	$ 111,295
Interest Earnings	5,000	7,516	1,500	9,016	5,000
Carry Forward Surplus (1)	133,469	134,219	-	134,219	132,197
TOTAL REVENUES	**$ 249,764**	**$ 253,310**	**$ 1,500**	**$ 254,810**	**$ 248,493**
EXPENDITURES:					
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
TOTAL EXPENDITURES	**$ 106,925**	**$ 121,494**	**$ -**	**$ 121,494**	**$ 108,188**
Other Sources/(Uses)					
Interfund transfer (Out)	$ -	$ -	$ -	$ -	$ -
Interfund transfer In	-	-	-	-	-
Property Appraiser	(1,200)	(1,118)	-	(1,118)	(1,200)
TOTAL OTHER SOURCES/(USES)	**$ (1,200)**	**$ (1,118)**	**$ -**	**$ (1,118)**	**$ (1,200)**
TOTAL EXPENDITURES	**$ 108,125**	**$ 122,612**	**$ -**	**$ 122,612**	**$ 109,388**
EXCESS REVENUES (EXPENDITURES)	**$ 141,639**	**$ 130,697**	**$ 1,500**	**$ 132,197**	**$ 139,105**

(1) 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
Total			**$ 925,000**	**$ 381,800**	**$ 1,306,800**

Amelia Concourse

Community Development District

Approved Budget

Debt Service Series 2016 Capital Improvement Revenue Bonds

Description	Adopted Budget FY 2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments-On Roll	$ 146,859	$ 148,734	$ -	$ 148,734	$ 146,859
Special Assessments - Prepayment	-	32,643	-	32,643	-
Interest Earnings	5,000	5,711	500	6,211	5,000
Carry Forward Surplus (1)	97,921	98,681	-	98,681	132,628
TOTAL REVENUES	**$ 249,780**	**$ 285,769**	**$ 500**	**$ 286,269**	**$ 284,487**
EXPENDITURES:					
Interest - 11/1	$ 51,150	$ 51,150	$ -	$ 51,150	$ 49,650
Principal Prepayment - 11/1	-	5,000	-	5,000	-
Interest - 5/1	51,150	51,000	-	51,000	49,650
Principal - 5/1	40,000	40,000	-	40,000	40,000
Principal Prepayment - 5/1	-	5,000	-	5,000	-
TOTAL EXPENDITURES	**$ 142,300**	**$ 152,150**	**$ -**	**$ 152,150**	**$ 139,300**
Other Sources/(Uses)					
Interfund transfer (Out)	$ -	$ -	$ -	$ -	$ -
Interfund transfer In	-	-	-	-	-
Property Appraiser	(1,500)	(1,491)	-	(1,491)	(1,500)
TOTAL OTHER SOURCES/(USES)	**$ (1,500)**	**$ (1,491)**	**$ -**	**$ (1,491)**	**$ (1,500)**
TOTAL EXPENDITURES	**$ 143,800**	**$ 153,641**	**$ -**	**$ 153,641**	**$ 140,800**
EXCESS REVENUES (EXPENDITURES)	**$ 105,980**	**$ 132,128**	**$ 500**	**$ 132,628**	**$ 143,687**

(1) 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
Total			**$ 1,655,000**	**$ 1,305,000**	**$ 2,960,000**

Amelia Concourse

Community Development District

Approved Budget

Debt Service Series 2019A Capital Improvement Revenue Bonds

Description	Adopted Budget FY 2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments - Tax Roll	$ 179,916	$ 180,962	$ -	$ 180,962	$ 179,916
Interest Earnings	5,000	6,267	500	6,767	5,000
Carry Forward Surplus (1)	57,789	79,839	-	79,839	78,604
TOTAL REVENUES	**$ 242,705**	**$ 267,068**	**$ 500**	**$ 267,568**	**$ 263,520**
EXPENDITURES:					
Interest - 11/1	$ 64,693	$ 64,693	$ -	$ 64,693	$ 63,139
Principal Prepayment - 11/1	-	5,000	-	5,000	-
Interest - 5/1	64,693	64,551	-	64,551	63,139
Principal - 5/1	45,000	45,000	-	45,000	50,000
Principal Prepayment - 5/1	-	5,000	-	5,000	-
TOTAL EXPENDITURES	**$ 174,385**	**$ 184,244**	**$ -**	**$ 184,244**	**$ 176,278**
Other Sources/(Uses)					
Interfund transfer (Out)	$ -	$ (2,906)	$ -	$ (2,906)	$ -
Interfund transfer In	-	-	-	-	-
Property Appraiser	(1,900)	(1,814)	-	(1,814)	(1,900)
TOTAL OTHER SOURCES/(USES)	**$ (1,900)**	**$ (4,720)**	**$ -**	**$ (4,720)**	**$ (1,900)**
TOTAL EXPENDITURES	**$ 176,285**	**$ 188,964**	**$ -**	**$ 188,964**	**$ 178,178**
EXCESS REVENUES (EXPENDITURES)	**$ 66,420**	**$ 78,104**	**$ 500**	**$ 78,604**	**$ 85,342**

Interest Due 11/1/27	$ 61,726

(1) Carry Forward is Net of Reserve Requirement

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
Total			**$ 2,235,000**	**$ 1,818,453**	**$ 4,053,453**

Amelia Concourse

Community Development District

Approved Budget

Capital Reserve Fund

Description	Adopted Budget FY 2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Interest Income	$ 5,000	$ 7,490	$ 500	$ 7,990	$ 5,000
Capital Reserve Funding - Transfer In	75,000	-	75,000	75,000	75,000
Carry Forward Balance	239,061	301,025	-	301,025	285,836
TOTAL REVENUES	**$ 319,061**	**$ 308,515**	**$ 75,500**	**$ 384,015**	**$ 365,836**
EXPENDITURES:					
Capital Outlay	$ 20,000	$ -	$ 10,000	$ 10,000	$ 10,000
Repair and Replacements	50,000	73,180	15,000	88,180	100,000
TOTAL EXPENDITURES	**$ 70,000**	**$ 73,180**	**$ 25,000**	**$ 98,180**	**$ 110,000**
Other Sources/(Uses)					
Transfer in/(Out)	$ -	$ -	$ -	$ -	$ -
TOTAL OTHER SOURCES/(USES)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
TOTAL EXPENDITURES	**$ 70,000**	**$ 73,180**	**$ 25,000**	**$ 98,180**	**$ 110,000**
EXCESS REVENUES (EXPENDITURES)	**$ 249,061**	**$ 235,336**	**$ 50,500**	**$ 285,836**	**$ 255,836**

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	**$1,120.89**	$1,120.89	**$0.00**	**0.00%**
Total	458	**$1,120.89**	$1,120.89	**$0.00**	**$0.00**

A.

RESOLUTION 2026-06

THE ANNUAL APPROPRIATION RESOLUTION OF THE AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June 2026, 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**"), along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statute*s; and

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

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

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

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

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

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

SECTION 1. BUDGET

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

b. The Proposed Budget, attached hereto as **Exhibit A,** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Amelia Concourse Community Development District for the Fiscal Year Ending September 30, 2027."

d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2027, the sum of $_________ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	$__________
DEBT SERVICE FUND – SERIES 2007	$__________
DEBT SERVICE FUND – SERIES 2016	$__________
DEBT SERVICE FUND – SERIES 2019A	$__________
CAPITAL RESERVE FUND	$__________
TOTAL ALL FUNDS	$__________

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2027 or within sixty (60) days following the end of the Fiscal Year 2027 may amend its Adopted Budget for that fiscal year as follows:

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

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

c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

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

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

PASSED AND ADOPTED THIS 21st DAY OF JULY 2026.

ATTEST:	**AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT**
____________________________	By:____________________________
Secretary/Assistant Secretary	Its:____________________________

Exhibit A: Adopted Budget for Fiscal Year 2027

B.

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**Fiscal Year 2027**"), attached hereto as **Exhibit A** and incorporated by reference herein; and

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

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

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

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

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2027; and

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

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

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

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

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

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

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

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

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

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

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

PASSED AND ADOPTED THIS 21st DAY OF JULY 2026.

ATTEST:

AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT

____
Secretary / Assistant Secretary

By: ___________________________

Its: ____________________________

Exhibit A: Adopted Budget for Fiscal Year 2027
Exhibit B: Assessment Roll

NINTH ORDER OF BUSINESS

B.

Notice of Meetings
Amelia Concourse
Community Development District

The Board of Supervisors of the **Amelia Concourse Community Development District** will hold their regular meetings for **Fiscal Year 2027** at 11:00 a.m. at the Amelia Concourse Amenity Center, 85200 Amaryllis Court, Fernandina Beach, Florida 32034 on the third Tuesday of each month listed (*unless notated otherwise) as follows:

November 17, 2026
January 19, 2027
March 16, 2027
April 20, 2027 (Budget Workshop Only)
May 18, 2027
July 20, 2027
September 21, 2027

The meetings are open to the public and will be conducted in accordance with the provision 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 the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or by calling (904) 940-5850.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least 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 Office.

A person who decides to appeal any decision made at the meetings with respect to any matter considered at the meetings is advised that person will need a record of the 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

C.

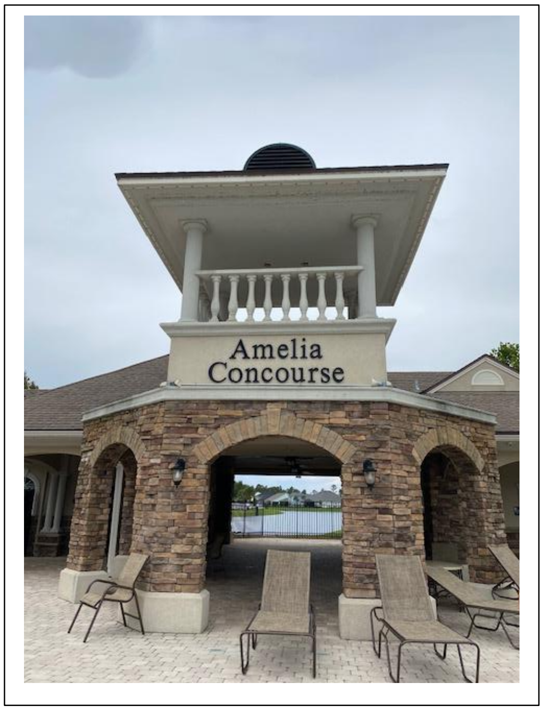
1.

7/21/2026

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

July 21, 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
  - 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.

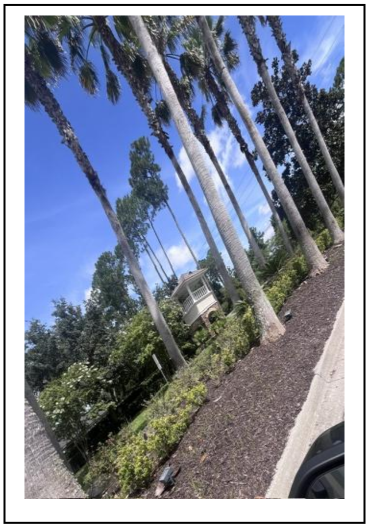
Operations Updates

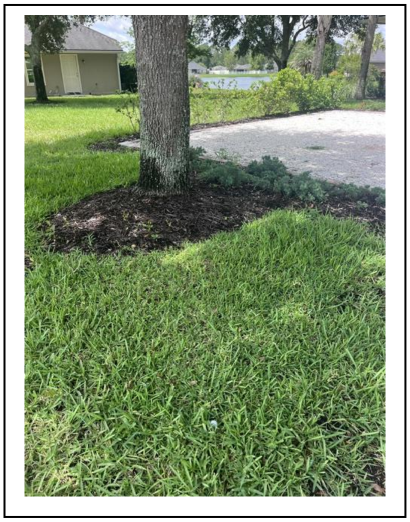
- GMS staff is monitoring the security system and cameras, making necessary corrections, and notifying the security company when any technical issues arise.
- All amenity center rental requests are being scheduled and coordinated by GMS.
- New resident and replacement cards are being coordinated and 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.

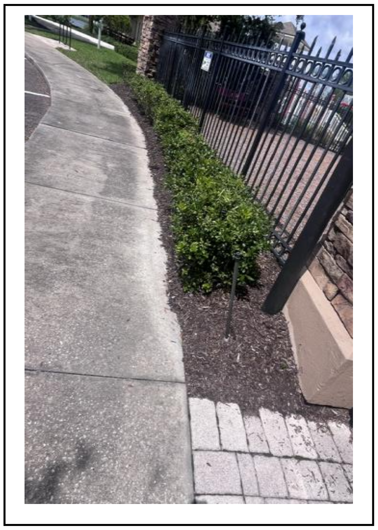
Pool Usage

- May - Approximately 615 patrons accessed the main gate. The daily average was 20 patrons.
- June – Approximately 816 patrons accessed the main gate. The daily average was 27 patrons.
  These numbers do not include children and guests, only those with an access fob.

Completed Projects – Landscaping

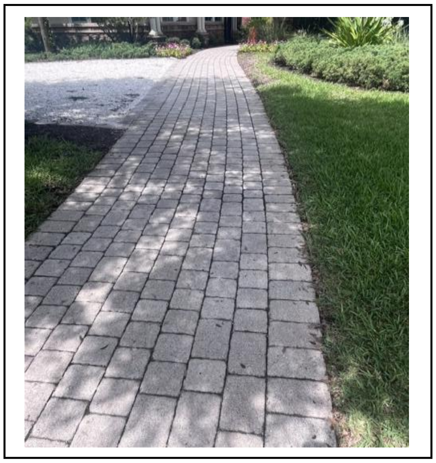






- New mulch has been installed in all common areas.
- We have a new account manager with The Greenery. Staff met with him in June to go over expectations and areas needing improvement.

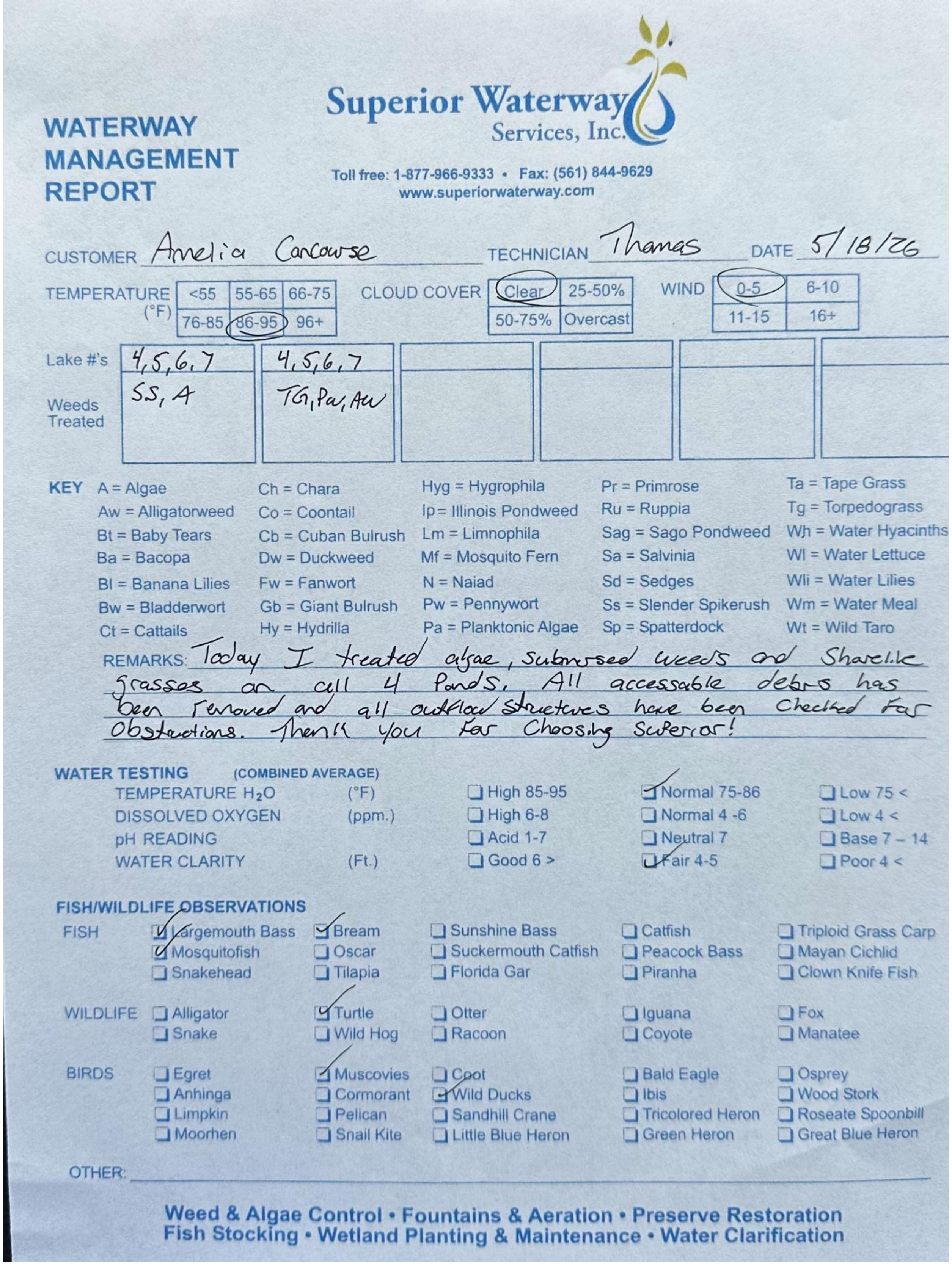
In Progress Projects



- At the May CDD meeting, the Board approved a proposal to replace the amenity center roof. The agreement has been signed. The permit application has been submitted. Once the permit is issued, the materials will be ordered, and the work will be scheduled.
- The Board also approved a proposal to pressure wash the parking lot sidewalk, curbing, paver stone walkway, amenity building pillars, pool deck, playground, and splash park. This work will commence once the water restrictions are lifted.

Community Update – Ponds

- Superior Waterways completed the necessary steps to stock ponds 4 through 7 with carp. A new carp barrier was installed on Pond 7, and three barriers were replaced on Pond 4. An amendment to the current carp permit with Florida Wildlife Commission (FWC) was filed. The FWC inspected the barriers and issued a permit for the carp stocking. However, the next time when carp can be stocked is October. The ponds should be stocked in early October.
- Monthly pond treatment reports are being sent with a summary of the work performed. Please see May and June 2026 reports below.



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 5/18/26

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	4,5,6,7	4,5,6,7				
Weeds Treated	SS, A	TG, Pa, Aw				

KEY

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

REMARKS: Today I treated algae, submersed weeds and Shoreline grasses on all 4 Ponds. All accessable debris has been removed and all outflow structures have been checked for obstructions. Thank you for choosing Superior!

WATER TESTING (COMBINED AVERAGE)

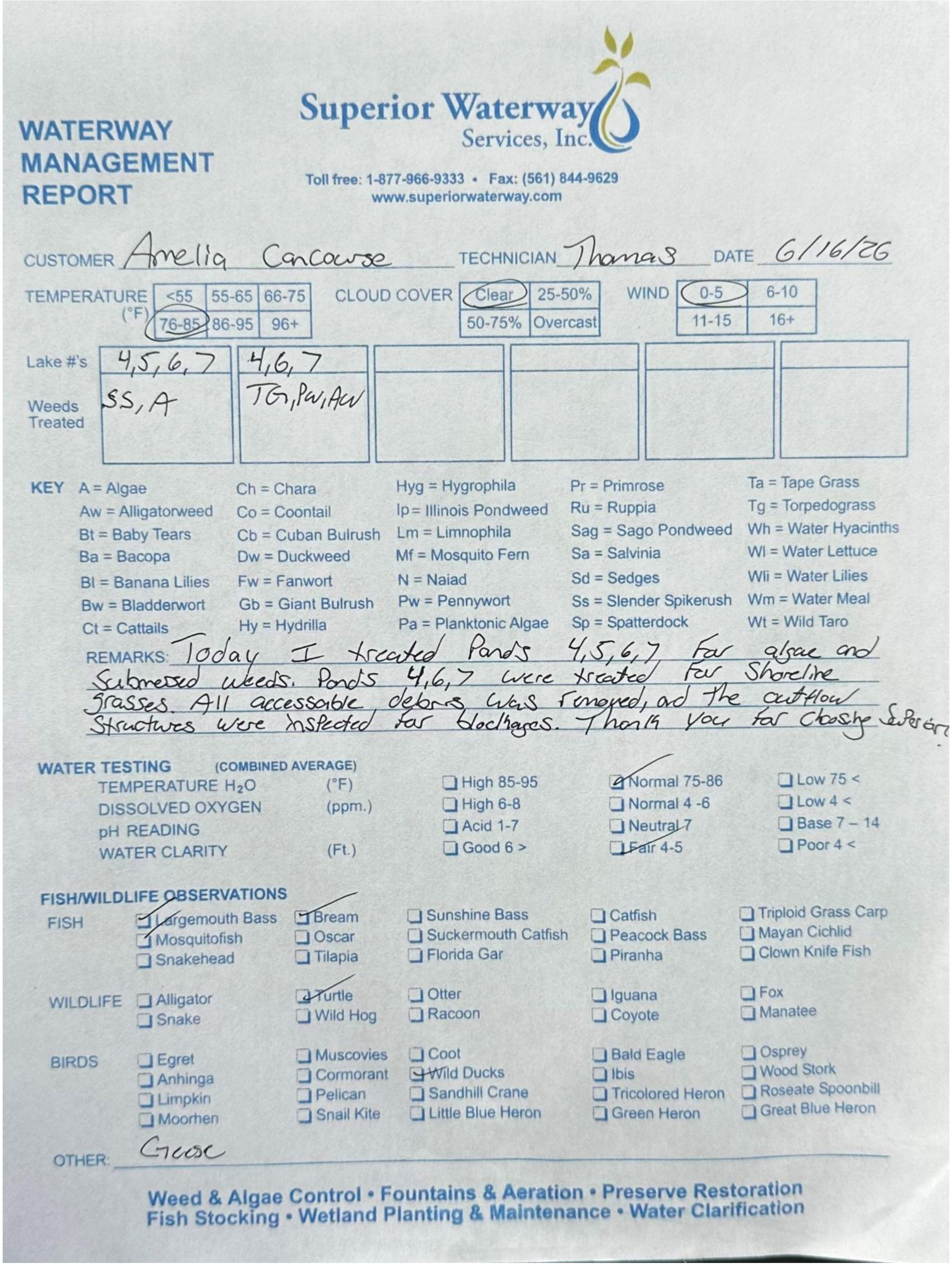
TEMPERATURE H_2O	(°F)	☐ High 85-95	☑ Normal 75-86	☐ Low 75 <
DISSOLVED OXYGEN	(ppm.)	☐ High 6-8	☐ Normal 4 -6	☐ Low 4 <
pH READING		☐ Acid 1-7	☐ Neutral 7	☐ Base 7 – 14
WATER CLARITY	(Ft.)	☐ Good 6 >	☑ Fair 4-5	☐ Poor 4 <

FISH/WILDLIFE OBSERVATIONS

FISH	☑ Largemouth Bass	☑ Bream	☐ Sunshine Bass	☐ Catfish	☐ Triploid Grass Carp
	☑ Mosquitofish	☐ Oscar	☐ Suckermouth Catfish	☐ Peacock Bass	☐ Mayan Cichlid
	☐ Snakehead	☐ Tilapia	☐ Florida Gar	☐ Piranha	☐ Clown Knife Fish
WILDLIFE	☐ Alligator	☑ Turtle	☐ Otter	☐ Iguana	☐ Fox
	☐ Snake	☐ Wild Hog	☐ Racoon	☐ Coyote	☐ Manatee
BIRDS	☐ Egret	☑ Muscovies	☐ Coot	☐ Bald Eagle	☐ Osprey
	☐ Anhinga	☐ Cormorant	☑ Wild Ducks	☐ Ibis	☐ Wood Stork
	☐ Limpkin	☐ Pelican	☐ Sandhill Crane	☐ Tricolored Heron	☐ Roseate Spoonbill
	☐ Moorhen	☐ Snail Kite	☐ Little Blue Heron	☐ Green Heron	☐ 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 6/16/26

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	4,5,6,7	4,6,7				
Weeds Treated	SS, A	TG, Pw, Aw				

KEY

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

REMARKS: Today I treated Ponds 4,5,6,7 For algae and Submersed weeds. Ponds 4,6,7 were treated For Shoreline grasses. All accessable debris was removed, and the outflow Structures were inspected for blockages. Thank you for choosing Superior.

WATER TESTING (COMBINED AVERAGE)

TEMPERATURE H_2O	(°F)	☐ High 85-95	☑ Normal 75-86	☐ Low 75 <
DISSOLVED OXYGEN	(ppm.)	☐ High 6-8	☐ Normal 4 -6	☐ Low 4 <
pH READING		☐ Acid 1-7	☐ Neutral 7	☐ Base 7 – 14
WATER CLARITY	(Ft.)	☐ Good 6 >	☑ Fair 4-5	☐ Poor 4 <

FISH/WILDLIFE OBSERVATIONS

FISH
☑ Largemouth Bass
☑ Mosquitofish
☐ Snakehead
☑ Bream
☐ Oscar
☐ Tilapia
☐ Sunshine Bass
☐ Suckermouth Catfish
☐ Florida Gar
☐ Catfish
☐ Peacock Bass
☐ Piranha
☐ Triploid Grass Carp
☐ Mayan Cichlid
☐ Clown Knife Fish

WILDLIFE
☐ Alligator
☐ Snake
☑ Turtle
☐ Wild Hog
☐ Otter
☐ Racoon
☐ Iguana
☐ Coyote
☐ Fox
☐ Manatee

BIRDS
☐ Egret
☐ Anhinga
☐ Limpkin
☐ Moorhen
☐ Muscovies
☐ Cormorant
☐ Pelican
☐ Snail Kite
☐ Coot
☑ Wild Ducks
☐ Sandhill Crane
☐ Little Blue Heron
☐ Bald Eagle
☐ Ibis
☐ Tricolored Heron
☐ Green Heron
☐ Osprey
☐ Wood Stork
☐ Roseate Spoonbill
☐ Great Blue Heron

OTHER: Geese

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

Conclusion

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

Respectfully,
Kelly Mullins, LCAM

2.

Amelia Concourse CDD
Proposal Summaries
July 21, 2026

	Windflower Trl Drainage Easement	
Vendor	**Price**	**Notes**
Gaines Fence	**$ 1,475.00**	4' Black Aluminum
LV Fence	**$ 1,750.00**	4' Black Aluminum
	$ 1,900.00	4' Black Chainlink, Black Slats are addtl $400
	Amelia Concourse Repair	
Gaines Fence	**$225**	Proposal is to repair exsiting panel
LV Fence	**$500**	Proposal is to replace panel

a.

Kelly Mullins <kmullins@gmsnf.com>

Fence

1 message

James Gaines <gtsboys@icloud.com>
To: Kmullins@gmsnf.com

Sun, Jul 12, 2026 at 7:47 AM

Good morning. Let me know how you want these sent over to you

[redacted]

Amelia concourse 94998 windflower trail
Drainage easement
2 rail aluminum
24' with a4' gate
2 panels cantilevered in water
$1475

Concourse
Repair /replace 2 white vinyl panels
$225

Cliff Gaines
Gaines Fence
9047534530
Gainesfence@gmail.com

ESTIMATE

LV Fence & Gates, LLC
PO Box 915364
Longwood, FL 32791-5364

LVFencesandGates@gmail.com
+1 (407) 383-6443
http://www.lvfenceandgates.com

FENCE & GATES
LV
"Fenced up for the Perfect Price"

Bill to
Kelly Mullins
Amelia Concourse CDD
475 West Town Place
Suite #114
St. Augustine
FL
32092
St. Johns

Estimate details
Estimate no.: 2299
Estimate date: 06/22/2026
Expiration date: 07/06/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**4' Black Aluminum**	Residential 2 Rail 18’ With 1, 4’ gate Gate post will have 160 pounds of concrete. Latch post will have 80-120 pounds of concrete. All post will have concrete. Self closing hinges. Gravity latch.	1	$825.00	$825.00
2.		**Services**		1	$925.00	$925.00

Subtotal	$1,750.00
Sales tax	$57.75
Total	**$1,807.75**
Expiry date	07/06/2026

Note to customer

*LV FENCE & GATES TERMS AND CONDITIONS ARE INCORPORATED INTO THIS DOCUMENT BY REFERENCE AND TOGETHER REPRESENT THE ENTIRE AGREEMENT. CUSTOMER’S SIGNATURE ON THE INVOICE OR QUOTE/ESTIMATE SHALL BE CONSIDERED ACCEPTANCE OF THE REFERENCED TERMS AND CONDITIONS AND COMMITMENT TO PAY FOR THE SERVICES AND MATERIALS BEING PROVIDED UNDER THOSE TERMS AND CONDITIONS.

Feel free to contact us if you have any questions. We look forward to working with you!
Lake 386-916-4837 or Toby 407-383-6443

Have a great day!
LV Fence & Gates

Thank you for your business!

Signature_______________________________________

Date________________

Accepted date	Accepted by

ESTIMATE

LV Fence & Gates, LLC
PO Box 915364
Longwood, FL 32791-5364

LVFencesandGates@gmail.com
+1 (407) 383-6443
http://www.lvfenceandgates.com

FENCE & GATES LV
"Fenced up for the Perfect Price"

Bill to
Kelly Mullins
Amelia Concourse CDD
475 West Town Place
Suite #114
St. Augustine
FL
32092
St. Johns

Estimate details
Estimate no.: 2300
Estimate date: 06/22/2026
Expiration date: 07/06/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**4' Chain Link**	Commercial Black coated 18’ With 1, 4’ gate Gate post will have 160 pounds of concrete. Latch post will have 80-120 pounds of concrete. All post will have concrete. Non Self closing hinges. Fork latch. EXTRAS Black slats $400.00* (*=WITHOUT TAX)	1	$900.00	$900.00
2.		**Services**		1	$1,000.00	$1,000.00

Subtotal	$1,900.00
Sales tax	$63.00
Total	**$1,963.00**

Note to customer

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Expiry date	07/06/2026

COMMITMENT TO PAY FOR THE SERVICES AND MATERIALS BEING PROVIDED UNDER THOSE TERMS AND CONDITIONS.

Feel free to contact us if you have any questions. We look forward to working with you!
Lake 386-916-4837 or Toby 407-383-6443

Have a great day!
LV Fence & Gates

Thank you for your business!

Signature_______________________________________

Date________________

Accepted date **Accepted by**

b.

ESTIMATE

LV Fence & Gates, LLC
PO Box 915364
Longwood, FL 32791-5364

LVFencesandGates@gmail.com
+1 (407) 383-6443
http://www.lvfenceandgates.com

"Fenced up for the Perfect Price"

Bill to
Kelly Mullins
Amelia Concourse CDD
475 West Town Place
Suite #114
St. Augustine
FL
32092
St. Johns

Estimate details
Estimate no.: 2301
Estimate date: 06/22/2026
Expiration date: 07/06/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**6' White PVC**	PANEL FALLING APART Replace 1, 8' panel Tear out and haul away old panel. EXTRAS 1, Re- level post $250.00* (If both post, double) (*=WITHOUT TAX)	1	$150.00	$150.00
2.		**Services**		1	$350.00	$350.00

Subtotal	$500.00
Sales tax	$10.50
Total	**$510.50**
Expiry date	07/06/2026

Note to customer

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Lake 386-916-4837 or Toby 407-383-6443

Have a great day!
LV Fence & Gates

Thank you for your business!

Signature_______________________________________

Date________________

Accepted date	**Accepted by**

TENTH ORDER OF BUSINESS

A.

Amelia Concourse

Community Development District

Unaudited Financial Reporting

June 30, 2026

Amelia Concourse

Community Development District

Combined Balance Sheet

June 30, 2026

	General Fund	*Debt Service Fund*	*Capital Reserve Fund*	*Capital Project Fund*	*Totals Governmental Funds*
Assets:					
Cash:					
Operating Account	$ 96,884	$ -	$ -	$ -	$ 96,884
Investments:					
State Board of Administration (SBA)	65,735	-	235,336	-	301,070
Custody (US Bank)	561,747	-	-	-	561,747
Series 2007					
Reserve	-	112,263	-	-	112,263
Revenue	-	130,697	-	-	130,697
Cost of Issuance	-	-	-	1	1
Series 2016					
Reserve	-	70,907	-	-	70,907
Revenue	-	100,386	-	-	100,386
Prepayment	-	32,793	-	-	32,793
Series 2019A					
Reserve	-	106,301	-	-	106,301
Revenue	-	78,104	-	-	78,104
Construction	-	-	-	17,896	17,896
Series 2019B					
Prepayment	-	274	-	-	274
Construction	-	-	-	688,509	688,509
Prepaid Expenses	1,375	-	-	-	1,375
Deposits	2,475	-	-	-	2,475
Total Assets	**$ 728,216**	**$ 631,724**	**$ 235,336**	**$ 706,406**	**$ 2,301,681**
Liabilities:					
Accounts Payable	$ 486	$ -	$ -	$ -	$ 486
Total Liabilites	**$ 486**	**$ -**	**$ -**	**$ -**	**$ 486**
Fund Balance:					
Nonspendable:					
Prepaid Items	$ 1,375	$ -	$ -	$ -	$ 1,375
Deposits	2,475	-	-	-	2,475
Restricted for:					
Debt Service - Series	-	631,724	-	-	631,724
Capital Project - Series	-	-	-	706,406	706,406
Assigned for:					
Capital Reserve Fund	-	-	235,336	-	235,336
Unassigned	723,880	-	-	-	723,880
Total Fund Balances	**$ 727,730**	**$ 631,724**	**$ 235,336**	**$ 706,406**	**$ 2,301,195**
Total Liabilities & Fund Balance	$ 728,216	$ 631,724	$ 235,336	$ 706,406	$ 2,301,681

Amelia Concourse

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 477,433	$ 477,433	$ 483,528	$ 6,096
Interest Income	5,000	5,000	15,436	10,436
Other Income	1,000	1,000	25,920	24,920
Total Revenues	**$ 483,433**	**$ 483,433**	**$ 524,885**	**$ 41,452**
Expenditures:				
General & Administrative:				
Supervisors	$ 3,600	$ 2,700	$ 2,600	$ 100
FICA Expense	275	207	199	8
Travel	300	225	-	225
Engineering	7,500	7,500	8,218	(718)
Attorney Fees	20,000	15,000	17,255	(2,255)
Annual Audit	4,500	3,375	-	3,375
Dissemination	12,152	9,114	9,614	(500)
Assessment Roll	8,680	8,680	8,680	-
Property Appraiser	5,000	5,000	4,847	153
Trustee Fees	14,946	12,039	12,039	-
Arbitrage	1,800	1,350	600	750
Management Fees	53,135	39,851	39,851	-
Information Technology	2,315	1,736	1,736	-
Website Maintenance	1,157	868	868	-
Telephone	500	375	186	189
Postage	1,000	750	252	498
Insurance	12,672	11,939	11,939	-
Printing and Binding	750	563	333	230
Legal Advertising	2,500	1,875	924	951
Other Current Charges	1,000	1,000	1,105	(105)
Office Supplies	100	75	3	72
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	**$ 154,057**	**$ 124,396**	**$ 121,422**	**$ 2,973**
Operations & Maintenance				
Field:				
Contract Services:				
Landscape Maintenance	$ 58,250	$ 43,688	$ 29,169	$ 14,519
Lake Maintenance	9,400	7,050	4,528	2,522
Field Operations Management	19,320	14,490	14,490	-
Repairs & Maintenance:				
Repairs & Maintenance	18,000	13,500	11,041	2,459
Irrigation Repairs	4,000	3,000	2,250	750
Landscape Contingency	10,000	10,000	12,184	(2,184)
Utilities:				
Electric	35,000	26,250	24,145	2,105
Water & Sewer	23,000	17,250	6,608	10,642
Subtotal Field	**$ 176,970**	**$ 135,228**	**$ 104,415**	**$ 30,813**

Amelia Concourse

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Amenity Center:				
Insurance	$ 22,361	$ 19,890	19,890	$ -
Facility Management	19,320	14,490	14,490	-
Pool Maintenance	19,565	14,674	15,844	(1,170)
Pool Chemicals	13,500	10,125	9,428	697
Pool Permits	530	398	515	(118)
Cable	2,200	1,650	1,705	(55)
Janitorial	9,840	7,380	7,380	-
Facility Maintenance	15,635	11,727	1,560	10,167
Pest Control	1,000	1,000	1,015	(15)
Refuse	750	563	634	(71)
Holiday Decorations	2,000	2,000	4,230	(2,230)
Reserves:				
Capital Reserve Funding	75,000	-	-	-
Subtotal Amenity Center:	**$ 181,701**	**$ 83,895**	**$ 76,690**	**$ 7,205**
Total Operations & Maintenance	**$ 358,672**	**$ 219,123**	**$ 181,105**	**$ 38,018**
Total Expenditures	**$ 512,729**	**$ 343,518**	**$ 302,527**	**$ 40,991**
Excess (Deficiency) of Revenues over Expenditures	$ (29,296)	$ 139,914	$ 222,357	$ 82,443
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	**$ -**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ (29,296)**	**$ 139,914**	**$ 222,357**	**$ 82,443**
Fund Balance - Beginning	$ 29,296		$ 505,373	
Fund Balance - Ending	$ -		$ 727,730	

Amelia Concourse

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	$ 1,738	$ 39,939	$ 426,807	$ -	$ 2,965	$ 2,985	$ 9,095	$ -	$ -	$ -	$ -	$ -	$ 483,528
Interest Income	1,457	1,116	1,069	1,824	2,086	1,932	2,126	1,957	1,869	-	-	-	15,436
Other Income	-	-	-	-	-	25,000	50	-	870	-	-	-	25,920
Total Revenues	**$ 3,195**	**$ 41,055**	**$ 427,875**	**$ 1,824**	**$ 5,051**	**$ 29,917**	**$ 11,271**	**$ 1,957**	**$ 2,739**	**$ -**	**$ -**	**$ -**	**$ 524,885**
Expenditures:													
General & Administrative:													
Supervisors	$ -	$ 400	$ -	$ 600	$ -	$ 600	$ 400	$ 600	$ -	$ -	$ -	$ -	$ 2,600
FICA Expense	-	31	-	46	-	46	31	46	-	-	-	-	199
Travel	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering	3,130	2,220	1,018	-	-	185	555	1,110	-	-	-	-	8,218
Attorney Fees	2,129	2,926	318	3,579	-	484	2,730	1,082	4,009	-	-	-	17,255
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination	1,013	1,313	1,013	1,013	1,013	1,013	1,013	1,213	1,013	-	-	-	9,614
Assessment Roll	8,680	-	-	-	-	-	-	-	-	-	-	-	8,680
Property Appraiser	-	4,847	-	-	-	-	-	-	-	-	-	-	4,847
Trustee Fees	8,979	-	-	-	-	-	3,059	-	-	-	-	-	12,039
Arbitrage	-	-	-	-	-	-	600	-	-	-	-	-	600
Management Fees	4,428	4,428	4,428	4,428	4,428	4,428	4,428	4,428	4,428	-	-	-	39,851
Information Technology	193	193	193	193	193	193	193	193	193	-	-	-	1,736
Website Maintenance	96	96	96	96	96	96	96	96	96	-	-	-	868
Telephone	-	46	-	48	-	49	18	24	-	-	-	-	186
Postage	30	36	42	31	43	4	10	45	12	-	-	-	252
Insurance	11,939	-	-	-	-	-	-	-	-	-	-	-	11,939
Printing and Binding	21	23	87	9	52	7	34	9	90	-	-	-	333
Legal Advertising	300	-	-	109	96	109	-	74	236	-	-	-	924
Other Current Charges	50	1	823	33	38	35	40	52	32	-	-	-	1,105
Office Supplies	-	0	0	0	0	0	0	0	0	-	-	-	3
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	**$ 41,164**	**$ 16,559**	**$ 8,018**	**$ 10,186**	**$ 5,960**	**$ 7,248**	**$ 13,208**	**$ 8,971**	**$ 10,110**	**$ -**	**$ -**	**$ -**	**$ 121,422**
Operations & Maintenance													
Field:													
Contract Services:													
Landscape Maintenance	$ 3,241	$ 3,241	$ 3,241	$ 3,241	$ 3,241	$ 3,241	$ 3,241	$ 3,241	$ 3,241	$ -	$ -	$ -	$ 29,169
Lake Maintenance	368	520	520	520	520	520	520	520	520	-	-	-	4,528
Field Operations Management	1,610	1,610	1,610	1,610	1,610	1,610	1,610	1,610	1,610	-	-	-	14,490
Repairs & Maintenance:													
Repairs & Maintenance	150	788	654	4,041	-	-	4,098	886	424	-	-	-	11,041
Irrigation Repairs	-	841	-	418	-	-	991	-	-	-	-	-	2,250
Landscape Contingency	4,793	-	991	1,283	-	1,283	-	2,550	1,283	-	-	-	12,184
Utilities:													
Electric	1,660	2,789	2,682	2,654	2,764	2,843	2,882	2,846	3,025	-	-	-	24,145
Water & Sewer	855	581	809	715	567	718	1,074	463	825	-	-	-	6,608
Subtotal Field Expenditures	**$ 12,678**	**$ 10,370**	**$ 10,507**	**$ 14,481**	**$ 8,703**	**$ 10,214**	**$ 14,417**	**$ 12,116**	**$ 10,928**	**$ -**	**$ -**	**$ -**	**$ 104,415**

Amelia Concourse

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Center:													
Insurance	$ 19,450	$ -	$ -	$ -	$ -	$ 440	$ -	$ -	$ -	$ -	$ -	$ -	$ 19,890
Facility Management	1,610	1,610	1,610	1,610	1,610	1,610	1,610	1,610	1,610	-	-	-	14,490
Pool Maintenance	1,630	1,630	1,630	1,630	2,800	1,630	1,630	1,630	1,630	-	-	-	15,844
Pool Chemicals	2,212	1,094	657	196	550	245	402	2,013	2,060	-	-	-	9,428
Pool Permits	-	-	-	-	-	515	-	-	-	-	-	-	515
Cable	184	184	184	184	184	184	184	184	231	-	-	-	1,705
Janitorial	820	820	820	820	820	820	820	820	820	-	-	-	7,380
Facility Maintenance	195	195	195	195	195	195	195	-	195	-	-	-	1,560
Pest Control	81	81	81	81	-	164	166	-	361	-	-	-	1,015
Refuse	68	71	71	71	71	71	71	71	71	-	-	-	634
Holiday Decorations	2,115	2,115	-	-	-	-	-	-	-	-	-	-	4,230
Reserves:													
Capital Reserve Fund	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Amenity Center:	**$ 28,366**	**$ 7,801**	**$ 5,248**	**$ 4,787**	**$ 6,230**	**$ 5,875**	**$ 5,078**	**$ 6,328**	**$ 6,978**	**$ -**	**$ -**	**$ -**	**$ 76,690**
Total Operations & Maintenance	**$ 41,044**	**$ 18,170**	**$ 15,755**	**$ 19,268**	**$ 14,933**	**$ 16,089**	**$ 19,495**	**$ 18,444**	**$ 17,907**	**$ -**	**$ -**	**$ -**	**$ 181,105**
Total Expenditures	**$ 82,208**	**$ 34,729**	**$ 23,773**	**$ 29,454**	**$ 20,893**	**$ 23,337**	**$ 32,703**	**$ 27,415**	**$ 28,016**	**$ -**	**$ -**	**$ -**	**$ 302,527**
Excess (Deficiency) of Revenues over Expenditures	$ (79,012)	$ 6,326	$ 404,102	$ (27,630)	$ (15,842)	$ 6,580	$ (21,432)	$ (25,458)	$ (25,277)	$ -	$ -	$ -	$ 222,357
Other Financing Sources/Uses:													
Transfer In/(Out)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Other Financing Sources/Uses	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ (79,012)**	**$ 6,326**	**$ 404,102**	**$ (27,630)**	**$ (15,842)**	**$ 6,580**	**$ (21,432)**	**$ (25,458)**	**$ (25,277)**	**$ -**	**$ -**	**$ -**	**$ 222,357**

Amelia Concourse

Community Development District

Debt Service Fund Series 2007

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 111,295	$ 111,295	$ 111,575	$ 279
Interest Income	5,000	5,000	7,516	2,516
Total Revenues	**$ 116,295**	**$ 116,295**	**$ 119,091**	**$ 2,796**
Expenditures:				
Interest - 11/1	$ 28,463	$ 28,463	$ 28,463	$ -
Principal Prepayment - 11/1	-	-	15,000	(15,000)
Interest - 5/1	28,463	28,463	28,031	431
Principal - 5/1	50,000	50,000	50,000	-
Total Expenditures	**$ 106,925**	**$ 106,925**	**$ 121,494**	**$ (14,569)**
Excess (Deficiency) of Revenues over Expenditures	$ 9,370	$ 9,370	$ (2,403)	$ (11,773)
Other Financing Sources/(Uses):				
Property Appraiser	$ (1,200)	$ (1,118)	$ (1,118)	$ -
Transfer (Out)	-	-	-	-
Transfer In	-	-	-	-
Total Other Financing Sources/(Uses)	$ (1,200)	$ (1,118)	$ (1,118)	$ -
Net Change in Fund Balance	**$ 8,170**	**$ 8,252**	**$ (3,521)**	**$ (11,773)**
Fund Balance - Beginning	$ 133,469		$ 246,481	
Fund Balance - Ending	$ 141,639		$ 242,960	

Amelia Concourse

Community Development District

Debt Service Fund Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 146,859	$ 146,859	$ 148,734	$ 1,875
Special Assessments - Prepayment	-	-	32,643	32,643
Interest Income	5,000	5,000	5,711	711
Total Revenues	**$ 151,859**	**$ 151,859**	**$ 187,088**	**$ 35,229**
Expenditures:				
Interest - 11/1	$ 51,150	$ 51,150	$ 51,150	$ -
Principal Prepayment - 11/1	-	-	5,000	(5,000)
Interest - 5/1	51,150	51,150	51,000	150
Principal - 5/1	40,000	40,000	40,000	-
Principal Prepayment - 5/1	-	-	5,000	(5,000)
Total Expenditures	**$ 142,300**	**$ 142,300**	**$ 152,150**	**$ (9,850)**
Excess (Deficiency) of Revenues over Expenditures	$ 9,559	$ 9,559	$ 34,938	$ 25,379
Other Financing Sources/(Uses):				
Property Appraiser	$ (1,500)	$ (1,491)	$ (1,491)	$ -
Transfer In/(Out)	-	-	-	-
Total Other Financing Sources/(Uses)	$ (1,500)	$ (1,491)	$ (1,491)	$ -
Net Change in Fund Balance	**$ 8,059**	**$ 8,068**	**$ 33,447**	**$ 25,379**
Fund Balance - Beginning	$ 97,921		$ 170,638	
Fund Balance - Ending	$ 105,980		$ 204,085	

Amelia Concourse

Community Development District

Debt Service Fund Series 2019A

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 179,916	$ 179,916	$ 180,962	$ 1,046
Interest Income	5,000	5,000	6,267	1,267
Total Revenues	**$ 184,916**	**$ 184,916**	**$ 187,229**	**$ 2,313**
Expenditures:				
Interest - 11/1	$ 64,693	$ 64,693	$ 64,693	$ -
Principal Prepayment - 11/1	-	$ -	5,000	(5,000)
Interest - 5/1	64,693	64,693	64,551	141
Principal - 5/1	45,000	45,000	45,000	-
Principal Prepayment - 5/1	-	-	5,000	(5,000)
Total Expenditures	**$ 174,385**	**$ 174,385**	**$ 184,244**	**$ (9,859)**
Excess (Deficiency) of Revenues over Expenditures	$ 10,531	$ 10,531	$ 2,985	$ (7,546)
Other Financing Sources/(Uses):				
Property Appraiser	$ (1,900)	$ (1,814)	$ (1,814)	$ -
Transfer In/(Out)	-	-	(2,906)	(2,906)
Total Other Financing Sources/(Uses)	$ (1,900)	$ (1,814)	$ (4,720)	$ (2,906)
Net Change in Fund Balance	**$ 8,631**	**$ 8,717**	**$ (1,735)**	**$ (10,453)**
Fund Balance - Beginning	$ 79,678		$ 186,140	
Fund Balance - Ending	$ 88,309		$ 184,405	

Amelia Concourse

Community Development District

Debt Service Fund Series 2019B

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ -	$ -	$ -	$ -
Interest Income	-	-	7	7
Total Revenues	**$ -**	**$ -**	**$ 7**	**$ 7**
Expenditures:				
Interest - 11/1	$ -	$ -	$ -	$ -
Principal Prepayment - 11/1	-	-	-	-
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ -	$ -	$ 7	$ 7
Other Financing Sources/(Uses):				
Transfer In	$ -	$ -	$ -	$ -
Transfer (Out)	-	-	-	-
Total Other Financing Sources/(Uses)	$ -	$ -	$ -	$ -
Net Change in Fund Balance	**$ -**	**$ -**	**$ 7**	**$ 7**
Fund Balance - Beginning	$ -		$ 266	
Fund Balance - Ending	$ -		$ 274	

Amelia Concourse

Community Development District

Statement of Revenues and Expenditures

Capital Projects Funds

For The Period Ending June 30, 2026

Description	SE 2007	SE 2019A	SE 2019B
Revenues			
Interest Income	$ -	$ 413	$17,436
Transfer In	-	2,906	-
Total Revenues	$ -	$ 3,319	$ 17,436
Expenditures			
Capital Outlay	$ -	$ -	$ -
Total Expenditures	$ -	$ -	$ -
Excess Revenues (Expenditures)	$ -	$ 3,319	$ 17,436
Beginning Fund Balance	$ 1	$ 14,577	$ 671,073
Ending Fund Balance	$ 1	$ 17,896	$ 688,509

Amelia Concourse

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2026

	Adopted Budget	Prorated Budget Thru 06/30/26	Actual Thru 06/30/26	Variance
Revenues				
Capital Reserve Funding	$ 75,000	$ -	$ -	$ -
Interest	5,000	5,000	7,490	2,490
Total Revenues	**$ 80,000**	**$ 5,000**	**$ 7,490**	**$ 2,490**
Expenditures:				
Capital Outlay	$ 20,000	$ 15,000	$ -	$ 15,000
Repair and Replacements	50,000	50,000	73,180	(23,180)
Total Expenditures	**$ 70,000**	**$ 65,000**	**$ 73,180**	**$ (8,180)**
Excess (Deficiency) of Revenues over Expenditures	**$ 10,000**		**$ (65,690)**	
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources (Uses)	**$ -**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ 10,000**		**$ (65,690)**	
Fund Balance - Beginning	$ 309,218		$ 301,025	
Fund Balance - Ending	$ 319,218		$ 235,336	

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)
Less: May 1, 2026 (Mandatory)		(50,000)
Current Bonds Outstanding		**$ 925,000**

Series 2016, Capital Improvement Revenue Bonds

Optional Redemption Date	5/1/2026	
Interest Rate	6.00%	
Maturity Date	5/1/2047	
Reserve Fund Definition	50% of MADS	
Reserve Fund Requirement	$ 70,907	
Reserve Fund Balance	70,907	
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)
Less: May 1, 2026 (Prepayment)		(40,000)
Less: May 1, 2026 (Mandatory)		(5,000)
Current Bonds Outstanding		**$ 1,655,000**

Amelia Concourse

Community Development District

Long Term Debt Report

Series 2019A, Capital Improvement Revenue Bonds			
Optional Redemption Date	5/1/2029		
Interest Rate	5.65%		
Maturity Date	5/1/2049		
Reserve Fund Definition	50% of MADS		
Reserve Fund Requirement	$ 106,301		
Reserve Fund Balance	106,301		
Excess Funds Revenue Acc 11/2	Any lawful Purpose		
Bonds outstanding - 03/20/2019		$	3,035,000
Less: May 1, 2020 (Mandatory)			(40,000)
Less: February 1, 2021 (Prepayment)			(40,000)
Less: May 1, 2021 (Prepayment)			(40,000)
Less: May 1, 2021 (Mandatory)			(40,000)
Less: August 1, 2021 (Prepayment)			(55,000)
Less: November 1, 2021 (Prepayment)			(85,000)
Less: February 1, 2022 (Prepayment)			(85,000)
Less: May 1, 2022 (Prepayment)			(35,000)
Less: May 1, 2022 (Mandatory)			(40,000)
Less: August 1, 2022 (Prepayment)			(55,000)
Less: November 1, 2022 (Prepayment)			(20,000)
Less: May 1, 2023 (Prepayment)			(35,000)
Less: May 1, 2023 (Mandatory)			(40,000)
Less: August 1, 2023 (Prepayment)			(20,000)
Less: November 1, 2023 (Prepayment)			(5,000)
Less: May 1, 2024 (Prepayment)			(5,000)
Less: May 1, 2024 (Mandatory)			(40,000)
Less: May 1, 2025 (Prepayment)			(20,000)
Less: May 1, 2025 (Mandatory)			(45,000)
Less: November 1, 2025 (Prepayment)			(5,000)
Less: May 1, 2026 (Mandatory)			(45,000)
Less: May 1, 2026 (Prepayment)			(5,000)
Current Bonds Outstanding		**$**	**2,235,000**

AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026 ASSESSMENT RECEIPTS SUMMARY

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

DUE / RECEIVED	BALANCE DUE	SERIES 2007 DEBT SERVICE PAID	SERIES 2016 DEBT SERVICE PAID	SERIES 2019A DEBT SERVICE PAID	O&M PAID	TOTAL PAID
TAX ROLL DUE / RECEIPTS	(11,661.25)	111,574.62	148,734.63	180,961.89	483,528.94	924,800.08
TOTAL DUE / RECEIVED	(11,661.25)	111,574.62	148,734.63	180,961.89	483,528.94	924,800.08

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
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
TOTAL TAX ROLL RECEIPTS		924,800.08	111,574.62	148,734.63	180,961.89	483,528.94

PERCENT COLLECTED TAX ROLL		101.28%	101.28%	101.28%	101.28%	101.28%

B.

Amelia Concourse

Community Development District

Check Register Summary

5/1/2026 - 6/30/2026

Fund	Date	Check #'s		Amount
Payroll	5/20/26	50261-50263	$	554.10
		Sub-Total	$	554.10
General Fund				
	5/1/26	2746-2747	$	4,544.47
	5/11/26	2748-2750		3,691.00
	5/18/26	2751-2755		13,904.46
	5/28/26	2756-2761		2,600.96
	6/9/26	2762-2765		4,317.00
	6/17/26	2766-2773		17,437.27
	6/26/26	2774-2778		5,714.44
		Sub-Total	$	52,209.60
Total			**$**	**52,763.70**

```
PR300R            PAYROLL CHECK REGISTER                 RUN  5/20/26  PAGE   1
  CHECK    EMP #        EMPLOYEE NAME                  CHECK       CHECK
      #                                               AMOUNT        DATE
  50261       16        KHRISTEN R SNOW               184.70   5/20/2026
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
  50262       13        KIMBERLY CHAMERDA             184.70   5/20/2026
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
  50263       15        WILLIAM T BUSBY               184.70   5/20/2026
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -

                 TOTAL FOR REGISTER                   554.10
```

```
                                                   ACON AMELIA CONCOUR DLAUGHLIN
```

Attendance Sheet

District Name: Amelia Concourse CDD

Board Meeting Date: May 19, 2026

	Name	**In Attendance**	**Fee**
1	William Busby	☑	$200
2	Harvey Greenberg	☑	N/A
3	Bill Toohey	☑	N/A
4	Kimberly Chamerda	☑	$200
5	Khristen Snow	☑	$200

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

Approved for Payment:

District Manager Signature

5/19/26
Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

RECEIVED
APR 28 2026
BY:

Amelia Concourse
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By
April 28, 2026	$ 110.09	Daniel Laughlin

Payable to:

Ralph Sweatt

Date Check Needed:	Budget Category:
ASAP	001.320.57200.6200

Intended Use of Funds Requested:

To reimburse the folowing:

Tool Rental (450LB Material Lift 12')	$	78.08
Handy Link Chain	$	32.01
TOTAL	$	110.09

Mail Check To: 94982 Windflower Trl, Fernandina Beach, FL 32034.

(Attach supporting documentation for request.)

STORE 6921 Yulee
463785 State Road
Yulee, FL 32097
(904)548-1208

CONTRACT #: **123229**
Status: CLOSED

RALPH SWEATT
94982 WINDFLOWER TRL
FERNANDINA BEACH, FL 32034
(618) 791-2385

Rental Center Hours

MON 6A- 8P **TUE** 6A- 8P **WED** 6A- 8P **THU** 6A- 8P **FRI** 6A- 8P **SAT** 6A- 8P **SUN** 8A- 8P

ACTUAL DURATION

1 Hour, 12 Minutes

Deposit Trans	Register #: 90	Transaction #: 13327	Date. 04/25/26	eDeposit #: 6921260425073280112322991
Refund Trans:	Register #: 90	Transaction #: 13442	Date: 04/25/26	eDeposit #: 6921260425073280112322991

Customer Name: RALPH SWEATT

Date Out: 04/25/2026 - 2:28 PM
Date Due: 04/25/2026 - 6:31 PM
Date In: 04/25/2026 - 3:40 PM

Tool Description	Charges	Amount
450LB Material Lift 12' (10-333-02342)	Tool Rental Fee	$64.00
	SubTotal	$64.00

Rental Subtotal	$64.00
Damage Protection*	$9.60
Sales Tax	$4.48
Contract Total	**$78.08**
Deposit - PAID 04/25/26 (VISA ending 4417)	$150.00
Balance Returned (VISA ending 4417)	**-$71.92**
Outstanding Balance	$0.00

* 15% of Rental Subtotal if applicable.

RENTAL FEE CALCULATOR DISCLAIMER

Home Depot uses a Rental Calculator to ensure our customers to get the lowest rates possible for the time they had the tool.

TERMS & CONDITIONS

I agree that no representative of The Home Depot is authorized to make any promise, warranty, or representation to me other than those reflected in writing in the Agreement. I agree to the Terms & Conditions and understand that the Agreement cannot be modified or changed except in writing signed by both parties. With respect to equipment I am renting, I have received the equipment referenced in the Agreement. In the event that I am returning equipment, I acknowledge and agree that I am returning the listed rental equipment, the total charges are correct, and additional charges may apply if the equipment is returned damaged.

How doers
get more done.

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

6921 00005 02419 04/25/26 09:53 AM
SALE CASHIER MARTHA

0000-268-517 HANDY LINK <A>
HANDY LINK CHAIN ZINC #135X1'
10@1.36 13.60

SUBTOTAL 13.60
SALES TAX 0.95
TOTAL $14.55
XXXXXXXXXXXX4417 VISA
USD$ 14.55
TA
AUTH CODE 025890/1051161
AUTH MODE - ISSUER
Contactless
AID A0000000031010 VISA CREDIT

6921 04/25/26 09:53 AM
6921 05 02419 04/25/2026 0366

RETURN POLICY DEFINITIONS

	POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90	07/24/2026

How doers
get more done.

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

6921 00005 03813 04/25/26 04:41 PM
SALE CASHIER MARK

0000-268-517 HANDY LINK <A>
HANDY LINK CHAIN ZINC #135X1'
12@1.36 16.32

SUBTOTAL 16.32
SALES TAX 1.14
TOTAL $17.46
XXXXXXXXXXXX4417 VISA
USD$ 17.46
TA
AUTH CODE 025158/1051213
AUTH MODE - ISSUER
Contactless
AID A0000000031010 VISA CREDIT

6921 04/25/26 04:41 PM
6921 05 03813 04/25/2026 0366

RETURN POLICY DEFINITIONS

	POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90	07/24/2026

usbank
Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number:	8149981
Invoice Date:	04/20/2026
Direct Inquiries To:	Schuhle, Scott A
Phone:	(954)-938-2476

Amelia Concourse CDD
c/o GMS - North Florida, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092
United States

Amelia Concourse Community Development District Capital Improvement Revenue Bonds, Series 2019A (Tax-Exempt)

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE	$4,434.38

All invoices are due upon receipt.

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

Amelia Concourse Community Development District Capital Improvement Revenue Bonds, Series 2019A (Tax-Exempt)

Invoice Number:	8149981
Current Due:	$4,434.38
Direct Inquiries To:	Schuhle, Scott A
Phone:	(954)-938-2476

Wire Instructions:

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

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

Invoice Number:	8149981
Invoice Date:	04/20/2026
Direct Inquiries To:	Schuhle, Scott A
Phone:	(954)-938-2476

Amelia Concourse Community Development District
Capital Improvement Revenue Bonds, Series 2019A
(Tax-Exempt)

In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	4,125.00	100.00%	$4,125.00
Subtotal Administration Fees - In Advance 04/01/2026 - 03/31/2027				**$4,125.00**
Incidental Expenses 04/01/2026 to 03/31/2027	4,125.00	0.075		$309.38
Subtotal Incidental Expenses				**$309.38**
TOTAL AMOUNT DUE				**$4,434.38**

The fees shown on this invoice are reflective of the most recent fee schedule or notice of fee adjustment provided by U.S. Bank.

usbank
MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

8149981

000000010 02 SP 106481835413425 P

Amelia Concourse CDD
c/o GMS - North Florida, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092
United States

RECEIVED
MAY 05 2026
BY:

Amelia Concourse
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By
May 5, 2026	$250.00	Kelly Mullins

Payable to:
Austin Turner

Date Check Needed:	Budget Category:
ASAP	001.300.36900.10100

Intended Use of Funds Requested:

Rental Deposit Refund

Mailing Address 85078 Amaryllis Ct., Fernandina Beach, 32034.

(Attach supporting documentation for request.)

Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
4/14/2026	23

Bill To
Amelia Concourse CDD C/O GMS

Terms	Due Date
Net 30	5/14/2026

Description	Amount
Amortization Schedule Series 2016 5-1-26 Prepay $5,000	100.00
Amortization Schedule Series 2019A 5-1-26 Prepay $5,000	100.00

Total	$200.00
Payments/Credits	$0.00
Balance Due	$200.00

Phone #	E-mail
865-717-0976	tcarter@disclosureservices.info

Celebrating 50 years
the greenery, inc.
1973 2023 — EMPLOYEE OWNED —
PO Box 6569
Hilton Head Island, SC 29938

Invoice 809677

Date	PO/Contract#
05/04/26	
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 May 2026	**$3,241.00**
Total	**$3,241.00**

Approved
Kelly Mullins
Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Date: 5-4-26
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 #: 381
Invoice Date: 5/1/26
Due Date: 5/1/26
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 - May 2026		4,427.92	4,427.92
Website Administration - May 2026		96.42	96.42
Information Technology - May 2026		192.92	192.92
Dissemination Agent Services - May 2026		1,012.67	1,012.67
Office Supplies		0.36	0.36
Postage		44.79	44.79
Copies		8.85	8.85
Telephone		24.29	24.29

Total	$5,808.22
Payments/Credits	$0.00
Balance Due	$5,808.22

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

Invoice

Invoice #: 382
Invoice Date: 5/1/26
Due Date: 5/1/26
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 - May 2026		1,610.00	1,610.00
Facility Management- May 2026		1,610.00	1,610.00
Janitorial - May 2026		820.00	820.00
Pool Maintenance - May 2026		1,630.42	1,630.42
Pool Chemicals - Trichlor		17.49	17.49
Pool Chemicals - Liquid Bleach		65.32	65.32
Pool Chemicals - Granular 90 Trichlor		23.87	23.87
Pool Chemicals - Tile Soap		84.32	84.32

Alison Mossing
5-6-26

Total	$5,861.42
Payments/Credits	$0.00
Balance Due	$5,861.42

Original

HAWKINS

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

INVOICE

Total Invoice	**$1,344.82**
Invoice Number	7413078
Invoice Date	5/5/26
Sales Order Number/Type	5140326 SL
Branch Plant	74
Shipment Number	6184416

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

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

Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#	P.O. Release	Sales Agent #
6/4/26	Net 30	PPD Origin	HWTG			382

Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	41930	Azone - EPA Reg. No. 7870-1	N	225.0000	GA	$3.0000	GA	2,175.8 LB	$675.00
		1 LB BLK (Mini-Bulk)		225.0000	GA			2,175.8 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	$12.0000			$12.00
2.000	14420	Sodium Bicarbonate	N	6.0000	BG	$47.9700	BG	300.0 LB	$287.82
		50 LB BG (Pool Grade)		6.0000	BG			306.0 GW	
3.000	60259	NuClo Quick Kill	N	1.0000	PA	$370.0000	PA	50.0 LB	$370.00
		50 LB PA		1.0000	PA			52.5 GW	

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

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

Approved
Kelly Mullins, Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Date: 5-7-26
Acct. # 1-320-57200-45400

RECEIVED
MAY 07 2026
BY:

Page 1 of 1	Tax Rate	Sales Tax	**Invoice Total**	**$1,344.82**
	0 %	$0.00		

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

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

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

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

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

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

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

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

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

INVOICE

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

DATE	INVOICE #
5/1/2026	1012115

BILL TO

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

P.O. No.	Terms
May 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: 5-8-26
Acct. # 1-320-57200-46800

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

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

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

Yuro
&
Associates, LLC

Civil Engineering
Land Surveying & Mapping
Permitting
ADA Consulting

Invoice

Date	Invoice #
5/12/26	**4069**

Bill To

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

P.O. No

Yuro & Asssoc. - Job No.
Y20-910

Item	Date	Description	Hours	Rate	Amount
		Amelia Concourse - April Engineering			
CDD Amelia ...	4/7/26	review comcast plans	0.5	185.00	92.50
CDD Amelia ...	4/8/26	review comcast plans	0.5	185.00	92.50
CDD Amelia ...	4/16/26	staff emails	0.5	185.00	92.50
CDD Amelia ...	4/17/26	staff emails	0.5	185.00	92.50

Total	**$370.00**

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

Invoice

Invoice #: 383
Invoice Date: 5/14/26
Due Date: 5/14/26
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 April 1 - April 30, 2026	0.5	40.00	20.00
Maintenance Supplies		15.96	15.96

Total	$35.96
Payments/Credits	$0.00
Balance Due	$35.96

Approved
Kelly Mullins, Amenity & Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Date: 5/18/2026
Acct. # 1-320-57200-62000

Alison Mossing
5-18-26

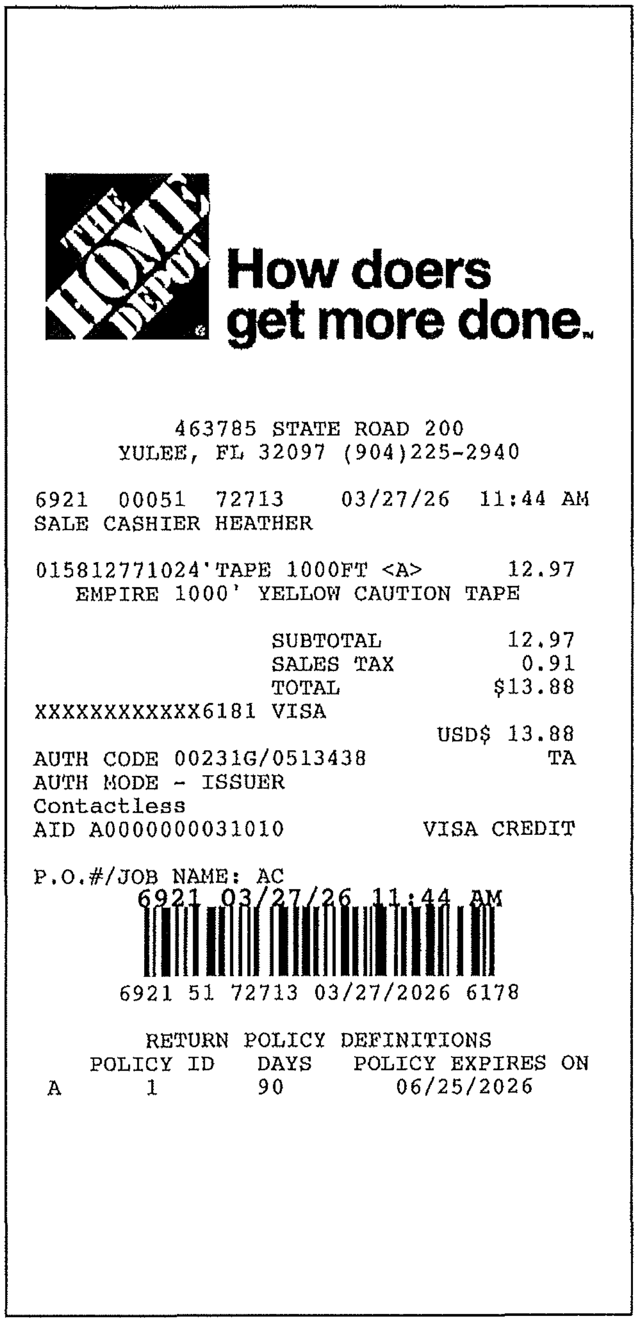
AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF APRIL 2026

Date	Hours	Employee	Description
4/14/26	0.5	T.M.	Fixed pool rope fence that had come un-done from the post
TOTAL	0.5		
MILES	0		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 5/05/26

DISTRICT	DATE	SUPPLIES	PRICE	EMPLOYEE
Amelia Concourse	3/27/26	Caution Tape	15.96	K.M.
		TOTAL	$15.96	



How doers
get more done.

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

6921 00051 72713 03/27/26 11:44 AM
SALE CASHIER HEATHER

015812771024'TAPE 1000FT <A> EMPIRE 1000' YELLOW CAUTION TAPE	12.97
SUBTOTAL	12.97
SALES TAX	0.91
TOTAL	$13.88

XXXXXXXXXXXX6181 VISA
USD$ 13.88
AUTH CODE 00231G/0513438 TA
AUTH MODE - ISSUER
Contactless
AID A0000000031010 VISA CREDIT

P.O.#/JOB NAME: AC
6921 03/27/26 11:44 AM
6921 51 72713 03/27/2026 6178

RETURN POLICY DEFINITIONS

	POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90	06/25/2026

Original

INVOICE

HAWKINS

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

Total Invoice	**$477.00**
Invoice Number	7430397
Invoice Date	5/19/26
Sales Order Number/Type	5155641 SL
Branch Plant	74
Shipment Number	6204780

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

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

Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#	P.O. Release	Sales Agent #
6/18/26	Net 30	PPD Origin	HWTG			382

Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	41930	Azone - EPA Reg. No. 7870-1	N	155.0000	GA	$3.0000	GA	1,498.9 LB	$465.00
		1 LB BLK (Mini-Bulk)		155.0000	GA			1,498.9 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	$12.0000			$12.00

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

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

Approved
Kelly Mullins, Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Date: 5-21-26
Acct. # 1-320-57200-45400

RECEIVED
MAY 21 2026
BY:

Tax Rate	Sales Tax	Invoice Total
0 %	$0.00	**$477.00**

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

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

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

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

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

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

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

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

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

www.hawkinsinc.com

Job# 2788868

Jacksonville Daily Record
A Division of
DAILY RECORD & OBSERVER, LLC
P.O. Box 2177
Jacksonville, FL 32203
(904) 356-2466

INVOICE

May 14, 2026
Date

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

Serial # 26-00141N **PO/File #**

$73.50
Payment Due

Notice of Qualifying Period for Candidates for the Board of Supervisors

$73.50
Publication Fee

Amelia Concourse Community Development District

Amount Paid

Case Number

Publication Dates 5/14

County Nassau

Payment is due before the Proof of Publication is released.

Payment Due Upon Receipt

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

If your payment is being mailed, please reference Serial # 26-00141N on your check or remittance advice.

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

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

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

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

NOTICE OF 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.

May 14 00 (26-00141N)

KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

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

INVOICE

Invoice # 14832
Date: 05/15/2026
Due On: 06/14/2026

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

RECEIVED
MAY 17 2026
BY:

Statement of Account

	Outstanding Balance		New Charges		Payments Received		Total Amount Outstanding
(	$0.00	+	$1,081.50	) - (	$0.00	) =	**$1,081.50**

ACCDD-01

Amelia Concourse CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	LG	04/06/2026	Review March meeting and audit committee meeting minutes.	0.40	$385.00	$154.00
Service	LG	04/08/2026	Review Comcast installation request.	0.20	$385.00	$77.00
Service	MGH	04/14/2026	Review Board workshop agenda and preliminary draft FY27 budget.	0.30	$315.00	$94.50
Service	MGH	04/15/2026	Review revisions to preliminary draft FY27 budget.	0.10	$315.00	$31.50
Service	LG	04/17/2026	Research golf cart restrictions in Nassau County.	0.30	$385.00	$115.50
Service	MGH	04/17/2026	Analyze Nassau County golf cart ordinance and applicability to District property and roadways; prepare draft e-blast language regarding golf cart use throughout the District; review updates on alleged conservation area dumping/clearing.	1.10	$315.00	$346.50
Service	MGH	04/22/2026	Analyze report regarding tampering with stormwater grating.	0.10	$315.00	$31.50

Service	LG	04/23/2026	Prepare FY27 budget approval resolutions.	0.40	$385.00	$154.00
Service	LG	04/30/2026	Prepare Q2 updates and deadlines for board.	0.20	$385.00	$77.00
					Total	**$1,081.50**

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

Please pay within 30 days.

NADER'S Pest Raiders
an Arrow Exterminators® Brand

INVOICE

Bill To [1328696]
Amelia Concourse Amenities Center
Tony Shiver
85200 Amaryllis Ct
Fernandina Beach, FL 32034-9716

Service Address [1328696]
Amelia Concourse Amenities Center
Tony Shiver
85200 Amaryllis Ct
Fernandina Beach, FL 32034-9716

Invoice #	66623960
Invoice Date	04/01/26
Service Date	04/01/26

Technician	Joseph Emory
License #	JE225335
Target Pest	
Purchase Order	

Service	Description	Price
RPC-FIRE ANT	Fire Ant Service	$83.00
	Subtotal	$83.00
	Tax	$0.00
	Total	$83.00
	Amount Paid	$0.00
	Balance	$83.00

Approved
Kelly Mullins, Date 5-22-26
Amenity & Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Acct. # 1-320-53800-45513

Click this link to pay your bill online.

Please note: Link will expire after 60 days.

Thank you for your business! If you have any questions, please call us.

Order/Service Instructions	Access Code to Pool Area- 7946# Performed a fire ant treatment around exterior perimeter of home. You may see dead or dying pests following service. This is normal. Thank you for choosing Naders Pest Raiders as your service provider. We truly appreciate your business. Thanks, Joseph.

Riverside Management Services, Inc
475 West Town Place
Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 22
Invoice Date: 5/15/2026
Due Date: 5/15/2026
Case:
P.O. Number:

Bill To:

Amelia Concourse CDD
9655 Florida Mining Blvd West
Suite 305
Jacksonville, FL 32257

Description	Hours/Qty	Rate	Amount
Pressure Washing Service - May 2026 Pressure washed both entryway monuments (Includes outside and inside of structure).		850.00	850.00

RECEIVED
MAY 19 2026
BY:

Total	$850.00
Payments/Credits	$0.00
Balance Due	$850.00

Approved
Kelly Mullins, Amenity & Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Date: 5/18/2026
Acct. # 1-320-57200-62000

Alison Mossing
5-18-26

Riverside Management Services, Inc.

475 West Town Place, Suite 114, Saint Augustine, Florida 32092

Service Detail

Bill To:	Amelia Concourse CDD	Invoice Date:	5/14/26
		Due Date:	Upon Receipt
Amount Due:	$ 850.00		

Date	Description	Amount
	Pressure washed both entryway monuments. This includes the outside and inside of the structure	$850.00

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

TOTAL AMOUNT DUE: $850.00

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

Remit Payment

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  CHECK  VEND#  .....INVOICE..... ...EXPENSED TO...              VENDOR NAME             STATUS              AMOUNT    ....CHECK.....
   DATE           DATE   INVOICE   YRMO  DPT ACCT# SUB  SUBCLASS                                                      AMOUNT     #

 5/01/26 00174   4/28/26 04282026 202604 320-57200-62000                                      *              78.08
                          TOOL RENTAL
                 4/28/26 04282026 202604 320-57200-62000                                      *              32.01
                          HANDY LINK CHAIN
                                                     RALPH SWEATT                                                       110.09 002746
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 5/01/26 00022   4/20/26 8149981  202604 310-51300-32300                                      *           2,750.00
                          FY26 TRUSTEE FEES SE2019A
                 4/20/26 8149981  202604 300-15500-10100                                      *           1,375.00
                          FY27 TRUSTEE FEES SE2019A
                 4/20/26 8149981  202604 310-51300-32300                                      *             309.38
                          INCIDENTAL EXPENSES
                                                     U.S. BANK                                                        4,434.38 002747
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 5/11/26 00175   5/05/26 05052026 202605 300-36900-10100                                      *             250.00
                          RENTAL DEPOSIT REFUND
                                                     AUSTIN TURNER                                                      250.00 002748
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 5/11/26 00081   4/14/26 23       202604 310-51300-32400                                      *             100.00
                          AMORT SE2016 SCHEDULE
                 4/14/26 23       202604 310-51300-32400                                      *             100.00
                          AMORT SE2019A SCHEDULE
                                                     DISCLOSURE SERVICES, LLC                                           200.00 002749
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 5/11/26 00157   5/04/26 809677   202605 320-57200-46200                                      *           3,241.00
                          MAY LANDSCAPE MAINT PH1&2
                                                     THE GREENERY OF NORTH FLORIDA INC                                3,241.00 002750
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 5/18/26 00005   5/01/26 381      202605 310-51300-34000                                      *           4,427.92
                          MAY MANAGEMENT FEES
                 5/01/26 381      202605 310-51300-52000                                      *              96.42
                          MAY WEBSITE ADMIN
                 5/01/26 381      202605 310-51300-35100                                      *             192.92
                          MAY INFO TECH
                 5/01/26 381      202605 310-51300-32400                                      *           1,012.67
                          MAY DISSEM AGENT SRVCS
                 5/01/26 381      202605 310-51300-51000                                      *                .36
                          OFFICE SUPPLIES
                 5/01/26 381      202605 310-51300-42000                                      *              44.79
                          POSTAGE
                 5/01/26 381      202605 310-51300-42500                                      *               8.85
                          COPIES
                 5/01/26 381      202605 310-51300-41000                                      *              24.29
                          TELEPHONE
                                                     GOVERNMENTAL MANAGEMENT SERVICES                                 5,808.22 002751
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
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  CHECK  VEND#  .....INVOICE..... ...EXPENSED TO...              VENDOR NAME             STATUS             AMOUNT    ....CHECK.....
   DATE           DATE   INVOICE   YRMO  DPT ACCT# SUB  SUBCLASS                                                      AMOUNT     #

 5/18/26 00005   5/01/26 382      202605 320-57200-35100                                     *            1,610.00
                          MAY CONTRACT ADMIN
                 5/01/26 382      202605 320-57200-34000                                     *            1,610.00
                          MAY FACILITY MANAGEMENT
                 5/01/26 382      202605 320-57200-46000                                     *              820.00
                          MAY JANITORIAL
                 5/01/26 382      202605 320-57200-45300                                     *            1,630.42
                          MAY POOL MAINTENANCE
                 5/01/26 382      202605 320-57200-45400                                     *               17.49
                          POOL CHEM-TRICHLOR
                 5/01/26 382      202605 320-57200-45400                                     *               65.32
                          POOL CHEM-LIQUID BLEACH
                 5/01/26 382      202605 320-57200-45400                                     *               23.87
                          POOL CHEM-GRAN 90 TRICHLO
                 5/01/26 382      202605 320-57200-45400                                     *               84.32
                          POOL CHEM-TILE SOAP
                                                     GOVERNMENTAL MANAGEMENT SERVICES                                5,861.42 002752
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 5/18/26 00142   5/05/26 7413078  202605 320-57200-45400                                     *            1,344.82
                          POOL CHEMICALS
                                                     HAWKINS INC                                                     1,344.82 002753
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 5/18/26 00170   5/01/26 1012115  202605 320-57200-46800                                     *              520.00
                          MAY LAKE MAINTENANCE
                                                     SUPERIOR WATERWAY SERVICES INC                                    520.00 002754
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 5/18/26 00112   5/12/26 4069     202604 310-51300-31100                                     *              370.00
                          APR ENGINEERING SERVICES
                                                     YURO & ASSOCIATES, LLC                                            370.00 002755
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 5/28/26 00005   5/14/26 383      202604 320-57200-62000                                     *               35.96
                          APR FACILITY MAINTENANCE
                                                     GOVERNMENTAL MANAGEMENT SERVICES                                   35.96 002756
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 5/28/26 00142   5/19/26 7430397  202605 320-57200-45400                                     *              477.00
                          POOL CHEMICALS
                                                     HAWKINS INC                                                       477.00 002757
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 5/28/26 00011   5/14/26 26-00141 202605 310-51300-48000                                     *               73.50
                          6/12 QUAL CANDIDATES BOS
                                                     JACKSONVILLE DAILY RECORD                                          73.50 002758
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 5/28/26 00135   5/15/26 14832    202604 310-51300-31500                                     *            1,081.50
                          APR GENERAL SERVICE
                                                     KILINSKI VAN WYK PLLC                                           1,081.50 002759
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
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*** CHECK DATES 05/01/2026 - 06/30/2026 ***       AMELIA CONCOURSE - GF
                                                  BANK A AMELIA CON - GENERAL

  CHECK  VEND#  .....INVOICE..... ...EXPENSED TO...            VENDOR NAME            STATUS            AMOUNT    ....CHECK.....
   DATE           DATE   INVOICE   YRMO  DPT ACCT# SUB  SUBCLASS                                                   AMOUNT     #

 5/28/26 00082   4/01/26 66623960 202604 320-53800-45513                                   *             83.00
                          APR FIRE ANT SERVICE
                                                NADERS PEST CONTROL                                                   83.00 002760
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 5/28/26 00045   5/15/26 22       202605 320-57200-62000                                   *            850.00
                          MAY PRESSURE WASH SRVCS
                                                RIVERSIDE MANAGEMENT SERVICES INC                                    850.00 002761
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 6/09/26 00127   6/01/26 443675   202606 320-57200-34500                                   *            195.00
                          JUN CLOUD ACCESS CONTROL
                                                HI-TECH SYSTEM                                                       195.00 002762
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 6/09/26 00082   6/01/26 67286580 202606 320-53800-45513                                   *            361.00
                          SENTRICON GUARANTEE/CVRGE
                                                NADERS PEST CONTROL                                                  361.00 002763
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 6/09/26 00170   6/01/26 1013109  202606 320-57200-46800                                   *            520.00
                          JUN LAEK MAINTENANCE
                                                SUPERIOR WATERWAY SERVICES INC                                       520.00 002764
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 6/09/26 00157   6/01/26 811647   202606 320-57200-46200                                   *          3,241.00
                          JUN LANDSCAPE MAINT PH1&2
                                                THE GREENERY OF NORTH FLORIDA INC                                  3,241.00 002765
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 6/17/26 00005   6/01/26 385      202606 320-57200-35100                                   *          1,610.00
                          MAY CONTRACT ADMIN
                 6/01/26 385      202606 320-57200-34000                                   *          1,610.00
                          MAY FACILITY MANAGEMENT
                 6/01/26 385      202606 320-57200-46000                                   *            820.00
                          MAY JANITORIAL
                 6/01/26 385      202606 320-57200-45300                                   *          1,630.42
                          MAY POOL MAINTENANCE
                 6/01/26 385      202606 320-57200-45400                                   *            201.14
                          POOL CHEM-TRICHLOR
                 6/01/26 385      202606 320-57200-45400                                   *             84.32
                          POOL CHEM-TILE SOAP
                 6/01/26 385      202606 320-57200-45400                                   *             26.13
                          POOL CHEM-LIQUID BLEACH
                 6/01/26 385      202606 320-57200-45400                                   *            134.55
                          POOL CHEM-MURIATIC ACID
                                                GOVERNMENTAL MANAGEMENT SERVICES                                   6,116.56 002766
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 6/17/26 00005   6/01/26 386      202606 310-51300-34000                                   *          4,427.92
                          JUN MANAGEMENT FEES
                 6/01/26 386      202606 310-51300-52000                                   *             96.42
                          JUN WEBSITE ADMIN
```

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  CHECK  VEND#  .....INVOICE..... ...EXPENSED TO...               VENDOR NAME              STATUS             AMOUNT    ....CHECK.....
   DATE           DATE   INVOICE   YRMO  DPT ACCT# SUB  SUBCLASS                                                      AMOUNT     #

                 6/01/26 386      202606 310-51300-35100                                     *              192.92
                          JUN INFO TECH
                 6/01/26 386      202606 310-51300-32400                                     *            1,012.67
                          JUN DISSEM AGENT SRVCS
                 6/01/26 386      202606 310-51300-51000                                     *                 .48
                          OFFICE SUPPLIES
                 6/01/26 386      202606 310-51300-42000                                     *               11.84
                          POSTAGE
                 6/01/26 386      202606 310-51300-42500                                     *               90.30
                          COPIES
                                                     GOVERNMENTAL MANAGEMENT SERVICES                                5,832.55 002767
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 6/17/26 00142   6/03/26 7445644  202606 320-57200-45400                                     *              582.00
                          POOL CHEMICALS
                                                     HAWKINS INC                                                       582.00 002768
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 6/17/26 00176   6/05/26 06052026 202606 300-36900-10100                                     *              250.00
                          RENTAL DEPOSIT REFUND
                                                     JENNIFER MAYO                                                     250.00 002769
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 6/17/26 00082   5/11/26 67087464 202605 320-53800-45513                                     *               83.00
                          MAY FIRE ANT SERVICE
                                                     NADERS PEST CONTROL                                                83.00 002770
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 6/17/26 00157   6/02/26 812642   202605 320-57200-46300                                     *            2,550.00
                          MULCH INSTALL PH1 & PH2
                                                     THE GREENERY OF NORTH FLORIDA INC                               2,550.00 002771
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 6/17/26 00157   6/04/26 813205   202606 320-57200-46300                                     *            1,283.16
                          SEASONAL COLOR PH1 & PH2
                                                     THE GREENERY OF NORTH FLORIDA INC                               1,283.16 002772
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 6/17/26 00112   6/12/26 4097     202605 310-51300-31100                                     *              740.00
                          MAY ENGINEERING SERVICES
                                                     YURO & ASSOCIATES, LLC                                            740.00 002773
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 6/26/26 00005   6/17/26 387      202605 320-57200-62000                                     *              235.91
                          MAY FACILITY MAINTENANCE
                                                     GOVERNMENTAL MANAGEMENT SERVICES                                  235.91 002774
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 6/26/26 00142   6/16/26 7461743  202606 320-57200-45400                                     *            1,032.00
                          POOL CHEMICALS
                                                     HAWKINS INC                                                     1,032.00 002775
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 6/26/26 00127   6/18/26 443840   202606 320-57200-62000                                     *              188.00
                          25 PACK CLAMSHELL CARDS
                                                     HI-TECH SYSTEM                                                    188.00 002776
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
```

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  CHECK  VEND#  .....INVOICE..... ...EXPENSED TO...              VENDOR NAME             STATUS             AMOUNT    ....CHECK.....
   DATE           DATE   INVOICE   YRMO  DPT ACCT# SUB  SUBCLASS                                                      AMOUNT     #

 6/26/26 00177   6/16/26 06162026 202606 300-36900-10100                                      *             250.00
                          RENTAL DEPOSIT REFUND
                                                     KAYLA MURRAY                                                      250.00 002777
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -
 6/26/26 00135   6/15/26 15076    202605 310-51300-31500                                      *           4,008.53
                          MAY GENERAL SERVICE
                                                     KILINSKI VAN WYK PLLC                                           4,008.53 002778
- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -

                                                                        TOTAL FOR BANK A                 52,209.60

                                                                        TOTAL FOR REGISTER               52,209.60
```

Hi-Tech System ASSOCIATES INC.
Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 443675
Invoice Date: 06/01/2026
Completed: 06/02/2026
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
1-14212-ACC-1 - Access Control System - Amelia Concourse CDD - 85200 Amaryllis Court, Fernandina Beach, FL			
Alarm.com Cloud Access Control	1.00	$20.00	20.00
ADC-Access-Door-Addon	1.00	$40.00	40.00
Service Plan	1.00	$50.00	50.00
1-14212-CCTV-1 - CCTV System - Amelia Concourse CDD - 85200 Amaryllis Court, Fernandina Beach, FL			
HT OVRC Net Pro	1.00	$25.00	25.00
Hi-Tech Commercial Video 16	1.00	$60.00	60.00
Sales Tax			0.00

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.

Total	$195.00
Payments	$0.00
Balance Due	**$195.00**

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

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

INVOICE

Bill To [1328696]	**Service Address [1328696]**
Amelia Concourse CDD Daniel Laughlin (DM) 85200 Amaryllis Ct Fernandina Beach, FL 32034-9716	Amelia Concourse Amenities Center Tony Shiver 85200 Amaryllis Ct Fernandina Beach, FL 32034-9716

Invoice #	67286580	Technician	Jacksonville Renewal Route
Invoice Date	06/01/26	License #	
Service Date	06/01/26	Target Pest	TER
		Purchase Order	

Service	Description	Price
R-SEN-REN-R/T	Sentricon Guarantee/Coverage	$361.00
	Subtotal	$361.00
	Tax	$0.00
	Total	$361.00
	Amount Paid	$0.00
	Balance	$361.00

Approved
Kelly Mullins, Date 5-22-2026
Amenity & Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Acct. # 1-320-53800-45513

RECEIVED
MAY 22 2026
BY:

Click this link to pay your bill online.

Please note: Link will expire after 60 days.

Thank you for your business! If you have any questions, please call us.

Order/Service Instructions	lockbox 7946# to left. There is a key and a card to let you in other places

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

INVOICE

DATE	INVOICE #
6/1/2026	1013109

BILL TO

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

P.O. No.	Terms
June 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

RECEIVED
MAY 22 2026
BY:

Approved
Kelly Mullins
Amenity & Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Date: 5-22-26
Acct. # 1-320-57200-46800

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

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

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

CELEBRATING 50 YEARS
the greenery, inc.
1973 2023 — EMPLOYEE OWNED —
PO Box 6569
Hilton Head Island, SC 29938

Invoice 811647

Date	PO/Contract#
06/01/26	
Account Manager	**Terms**
JAMES LYNCH	Net 30
Total Amount	$3,241.00

Bill To
GMS 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 June 2026	**$3,241.00**
Total	**$3,241.00**

Approved
Kelly Mullins
Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Date: 6-1-26
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
$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 #: 385
Invoice Date: 6/1/26
Due Date: 6/1/26
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 - June 2026		1,610.00	1,610.00
Facility Management- June 2026		1,610.00	1,610.00
Janitorial - June 2026		820.00	820.00
Pool Maintenance - June 2026		1,630.42	1,630.42
Pool Chemicals - Trichlor		201.14	201.14
Pool Chemicals - Tile Soap		84.32	84.32
Pool Chemicals - Liquid Bleach		26.13	26.13
Pool Chemicals - Muriatic Acid		134.55	134.55

Alison Mossing
6-9-26

Total	$6,116.56
Payments/Credits	$0.00
Balance Due	$6,116.56

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

Invoice

Invoice #: 386
Invoice Date: 6/1/26
Due Date: 6/1/26
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 - June 2026		4,427.92	4,427.92
Website Administration - June 2026		96.42	96.42
Information Technology - June 2026		192.92	192.92
Dissemination Agent Services - June 2026		1,012.67	1,012.67
Office Supplies		0.48	0.48
Postage		11.84	11.84
Copies		90.30	90.30

Total	$5,832.55
Payments/Credits	$0.00
Balance Due	$5,832.55

Original

HAWKINS

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

INVOICE

Total Invoice	**$582.00**
Invoice Number	7445644
Invoice Date	6/3/26
Sales Order Number/Type	5171118 SL
Branch Plant	74
Shipment Number	6224411

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

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

Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#	P.O. Release	Sales Agent #
7/3/26	Net 30	PPD Origin	HWTG			384

Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	41930	Azone - EPA Reg. No. 7870-1	N	190.0000	GA	$3.0000	GA	1,837.3 LB	$570.00
		1 LB BLK (Mini-Bulk)		190.0000	GA			1,837.3 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	$12.0000			$12.00

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

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

Approved
Kelly Mullins, Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Date: 6-4-26
Acct. # 1-320-57200-45400

RECEIVED
JUN 04 2026
BY:

Page 1 of 1

Tax Rate	Sales Tax
0 %	$0.00

Invoice Total **$582.00**

No Discounts on Freight

IMPORTANT: All products are sold without warranty of any kind and purchasers will, by their own tests, determine suitability of such products for their own use. Seller warrants that all goods covered by this invoice were produced in compliance with the requirements of the Fair Labor Standards Act of 1938, as amended. Seller specifically disclaims and excludes any warranty of merchantability and any warranty of fitness for a particular purpose.

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

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

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

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

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

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

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

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

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

www.hawkinsinc.com

Job# 2858766

Amelia Concourse
COMMUNITY DEVELOPMENT DISTRICT

RECEIVED
JUN 05 2026
BY:

General Fund

Check Request

Date	Amount	Authorized By
June 5, 2026	$250.00	Kelly Mullins

Payable to:

Jennifer Mayo

Date Check Needed:	Budget Category:
ASAP	001.300.36900.10100

Intended Use of Funds Requested:

Rental Deposit Refund

Mailing Address 95209 Orchid Blossom Trail, Fernandina Beach, 32034.

(Attach supporting documentation for request.)

GMS

AmeliaConcourse Manager <acmanager@gmsnf.com>

Fwd: Invoice for Service

1 message

Oksana Kuzmuk <okuzmuk@gmsnf.com> Wed, Jun 3, 2026 at 10:04 PM
To: AmeliaConcourse Manager <acmanager@gmsnf.com>
Cc: Todd Polvere <Tpolvere@gmsnf.com>

Hello,

Attached is the invoice for your review and approval. Please reply to all to ensure timely processing.

Thank you,

Oksana Kuzmuk
District Accountant
Governmental Management Services, LLC
393 Palm Coast Pkwy SW Unit 4
Palm Coast, Florida 32137-4774
Phone: (904) 544-6011

Begin forwarded message:

From: <jbrazee@naderspestraiders.com>
Subject: Invoice for Service
Date: June 2, 2026 at 11:50:06 AM EDT
To: <okuzmuk@gmsnf.com>

NADER'S Pest Raiders
an Arrow Exterminators' Brand

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

INVOICE

Bill To [1328696] Amelia Concourse CDD Daniel Laughlin (DM) 85200 Amaryllis Ct Fernandina Beach, FL 32034-9716	**Service Address [1328696]** Amelia Concourse Amenities Center Tony Shiver 85200 Amaryllis Ct Fernandina Beach, FL 32034-9716

Invoice #	67087464	Technician	Joseph Emory
Invoice Date	05/11/26	License #	JE225335
Service Date	05/11/26	Target Pest	
		Purchase Order	

Service	Description	Price
RPC-FIRE ANT	Fire Ant Service	$83.00

Subtotal	$83.00
Tax	$0.00
Total	$83.00
Amount Paid	$0.00
Balance	$83.00

Approved
Kelly Mullins, Date 6-4-26
Amenity & Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Acct. # 1-320-53800-45513

Click this link to pay your bill online.

Please note: Link will expire after 60 days.

Thank you for your business! If you have any questions, please call us.

Order/Service Instructions	Access Code to Pool Area- 7946# Performed a fire ant treatment around exterior perimeter of property. You may see dead or dying pests following service. This is normal.Thank you for choosing Naders Pest Raiders as your service provider. We truly appreciate your business.Thanks, Joseph.

Jamie L Brazee
Customer Care Specialist

P 904-225-9425
96014 Chester Rd, Yulee, FL 32097
naders**pestraiders.com**
Voted Top 10 USA Workplace 4 Years in a Row

CELEBRATING 50 YEARS
the greenery, inc.
1973 2023 — EMPLOYEE OWNED —
PO Box 6569
Hilton Head Island, SC 29938

Invoice 812642

Date	PO/Contract#
06/02/26	
Account Manager	**Terms**
JAMES LYNCH	Net 30
Total Amount	$2,550.00

Bill To
GMS 475 w Town PL Ste 114 St Augustine , FL 32092

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

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

Description	Qty/UOM	Rate	Amount
#80204 - Maintenance Contract Services - Amelia Concourse CDD Phase 1 & 2			
Mulch Installation - 05/29/2026			*$2,550.00*
		Total	**$2,550.00**

Approved
Kelly Mullins, Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Date: 6.5.2026
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
$5,791.00	$0.00	$0.00	$0.00	$0.00

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

the greenery, inc.
CELEBRATING 50 YEARS 1973 2023 — EMPLOYEE OWNED —
PO Box 6569
Hilton Head Island, SC 29938

Invoice 813205

Date	PO/Contract#
06/04/26	
Account Manager	**Terms**
JAMES LYNCH	Net 30
Total Amount	$1,283.16

Bill To
GMS 475 w Town PL Ste 114 St Augustine , FL 32092

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

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

Description	Qty/UOM	Rate	Amount
#80204 - Maintenance Contract Services - Amelia Concourse CDD Phase 1 & 2			
Seasonal Color - 06/03/2026			*$1,283.16*
		Total	**$1,283.16**

Approved
Kelly Mullins, Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Date: 6.9.2026
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
$7,074.16	$0.00	$0.00	$0.00	$0.00

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

Yuro
&
Associates, LLC

Civil Engineering
Land Surveying & Mapping
Permitting
ADA Consulting

Invoice

Date	Invoice #
6/12/26	**4097**

Bill To

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

P.O. No

Yuro & Asssoc. - Job No.
Y20-910

Item	Date	Description	Hours	Rate	Amount
		Amelia Concourse - May Engineering Efforts			
CDD Amelia ...	5/19/26	CDD meeting	3	185.00	555.00
CDD Amelia ...	5/22/26	coord with Dreamfinders on roadway clearing	1	185.00	185.00

Total	**$740.00**

145 Hilden Road, Unit 108 Ponte Vedra, FL 32081
(904) 342-5199 * myuro@mjyuro.com

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

Invoice

Invoice #: 387
Invoice Date: 6/17/26
Due Date: 6/17/26
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 May 1 - May 31, 2026	5	40.00	200.00
Maintenance Supplies		35.91	35.91

Total	$235.91
Payments/Credits	$0.00
Balance Due	$235.91

Approved
Kelly Mullins, Amenity & Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Date: 6/22/2026
Acct. # 1-320-57200-62000

Alison Mossing
6-24-26

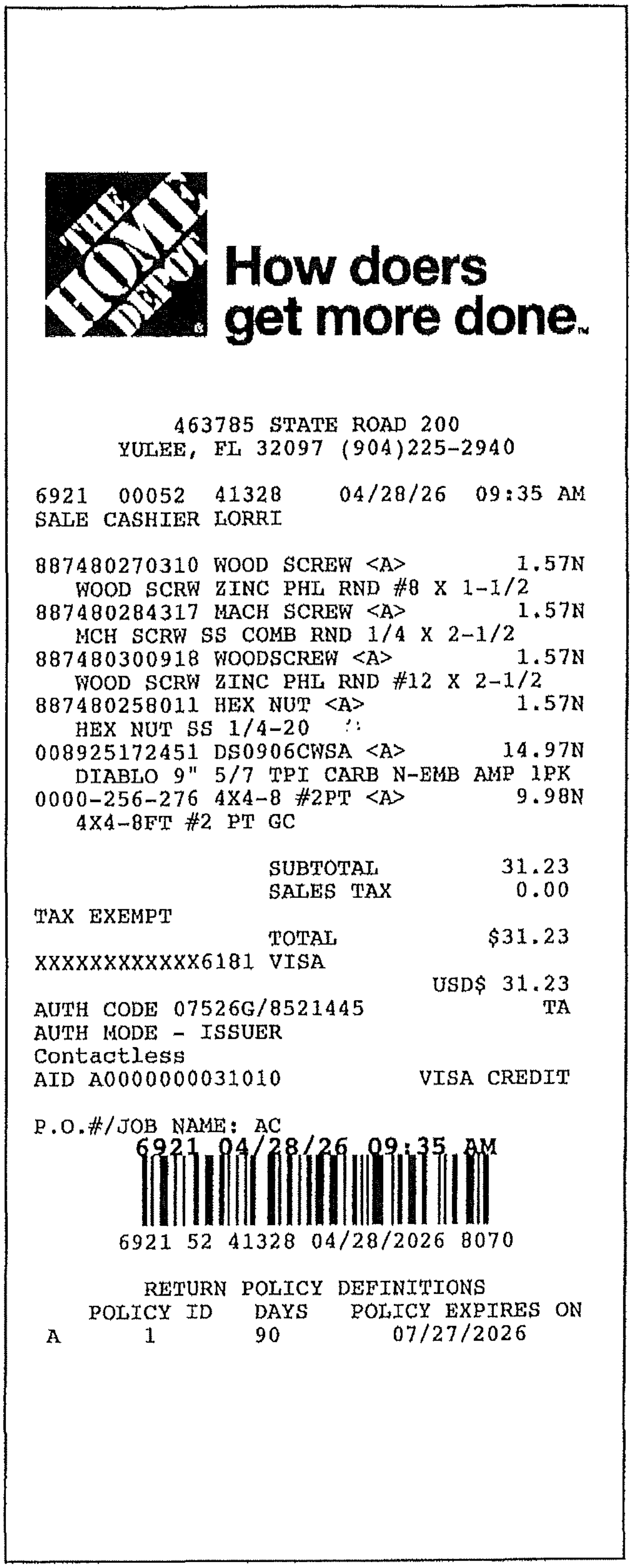
AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF MAY 2026

Date	Hours	Employee	Description
5/1/26	1	T.M.	Installed new post and sign next to pond
5/7/26	1	T.M.	Fixed pool rope fence by installing new screws
5/26/26	3	T.M.	Filled hole and compacted, then inserted the pavers again, sealed pavers with sand, picked up supplies
TOTAL	5		
MILES	0		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 6/05/26

DISTRICT	DATE	SUPPLIES	PRICE	EMPLOYEE
Amelia Concourse				
	4/28/26	Wood Screw #8	1.81	K.M.
	4/28/26	Mach Screw	1.81	K.M.
	4/28/26	Wood Screw #12	1.81	K.M.
	4/28/26	Hex Nut	1.81	K.M.
	4/28/26	Saw Blade	17.22	K.M.
	4/28/26	Wood Post	11.48	K.M.
		TOTAL	$35.91	



How doers
get more done.

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

6921  00052  41328    04/28/26  09:35 AM
SALE CASHIER LORRI

887480270310 WOOD SCREW <A>         1.57N
   WOOD SCRW ZINC PHL RND #8 X 1-1/2
887480284317 MACH SCREW <A>         1.57N
   MCH SCRW SS COMB RND 1/4 X 2-1/2
887480300918 WOODSCREW <A>          1.57N
   WOOD SCRW ZINC PHL RND #12 X 2-1/2
887480258011 HEX NUT <A>            1.57N
   HEX NUT SS 1/4-20
008925172451 DS0906CWSA <A>        14.97N
   DIABLO 9" 5/7 TPI CARB N-EMB AMP 1PK
0000-256-276 4X4-8 #2PT <A>         9.98N
   4X4-8FT #2 PT GC

                 SUBTOTAL          31.23
                 SALES TAX          0.00
TAX EXEMPT
                 TOTAL            $31.23
XXXXXXXXXXXX6181 VISA
                               USD$ 31.23
AUTH CODE 07526G/8521445              TA
AUTH MODE - ISSUER
Contactless
AID A0000000031010          VISA CREDIT

P.O.#/JOB NAME: AC
        6921 04/28/26 09:35 AM

      6921 52 41328 04/28/2026 8070

        RETURN POLICY DEFINITIONS
    POLICY ID    DAYS    POLICY EXPIRES ON
 A      1         90         07/27/2026
```

Original

HAWKINS

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

INVOICE

Total Invoice	**$1,032.00**
Invoice Number	7461743
Invoice Date	6/16/26
Sales Order Number/Type	5185831 SL
Branch Plant	74
Shipment Number	6243486

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

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

Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#	P.O. Release	Sales Agent #
7/16/26	Net 30	PPD Origin	HWTG			384

Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	41930	Azone - EPA Reg. No. 7870-1	N	235.0000	GA	$3.0000	GA	2,272.5 LB	$705.00
		1 LB BLK (Mini-Bulk)		235.0000	GA			2,272.5 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	$12.0000			$12.00
2.000	42756	Filter Media	N	9.0000	BG	$35.0000	BG	108.0 LB	$315.00
		12 LB BG 1.6 cft Cela/Perlite		9.0000	BG			117.0 GW	

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

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

Approved
Kelly Mullins, Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Date: 6-17-26
Acct. # 1-320-57200-45400

RECEIVED
JUN 17 2026
BY:

Tax Rate	Sales Tax	Invoice Total
0 %	$0.00	**$1,032.00**

No Discounts on Freight

IMPORTANT: All products are sold without warranty of any kind and purchasers will, by their own tests, determine suitability of such products for their own use. Seller warrants that all goods covered by this invoice were produced in compliance with the requirements of the Fair Labor Standards Act of 1938, as amended. Seller specifically disclaims and excludes any warranty of merchantability and any warranty of fitness for a particular purpose.

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

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

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

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

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

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

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

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

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

www.hawkinsinc.com

Job# 2926093

Hi-Tech System ASSOCIATES INC.
Tallahassee, FL 32308
2498 Centerville Rd.

Invoice

Invoice #: 443840
Invoice Date: 06/18/2026
Completed: 06/18/2026
Terms: Due On Receipt
Bid#: 0
Job: 10569-1

475 W Town Place

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

HiTechFlorida.com

Description	Qty	Rate	Amount
Amelia Concourse CDD - 85200 Amaryllis Court, Fernandina Beach, FL			
Shipping and Handling	1.00	$10.00	10.00
CDVI 25 Pack Clamshell Cards	2.00	$89.00	178.00
Sales Tax			0.00

Tech Resolution Note:

Access

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.

Total	$188.00
Payments	$0.00
Balance Due	**$188.00**

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

RECEIVED
JUN 16 2026
BY:

Amelia Concourse
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By
June 16, 2026	$250.00	Kelly Mullins

Payable to: Kayla Murray

Date Check Needed:	Budget Category:
ASAP	001.300.36900.10100

Intended Use of Funds Requested:

Rental Deposit Refund

Mailing Address 95127 Cornflower Dr., Fernandina Beach, 32034.

(Attach supporting documentation for request.)

KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

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

INVOICE

Invoice # 15076
Date: 06/15/2026
Due On: 07/15/2026

RECEIVED
JUN 17 2026
BY:

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

Statement of Account

	Outstanding Balance		New Charges		Payments Received		Total Amount Outstanding
(	$0.00	+	$4,008.53	) - (	$0.00	) =	**$4,008.53**

ACCDD-01

Amelia Concourse CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	LG	05/05/2026	Attend agenda planning call; evaluate Comcast request and confer with District Manager regarding same.	0.80	$385.00	-	$308.00
Service	MGH	05/05/2026	Review draft agenda for upcoming Board meeting and identify legal items needed.	0.20	$315.00	-	$63.00
Service	LG	05/14/2026	Review agenda and prepare for Board meeting.	0.80	$385.00	-	$308.00
Service	MGH	05/18/2026	Review and analyze agenda package and materials for Board consideration in preparation for Board meeting.	0.90	$315.00	-	$283.50
Service	LG	05/18/2026	Research restrictions on fishing in CDD ponds.	0.40	$385.00	-	$154.00

Service	LG	05/18/2026	Prepare legal materials for board meeting.	0.20	$385.00	-	$77.00
Service	MGH	05/19/2026	Prepare for and remotely attend Board meeting.	1.80	$315.00	100.0%	$0.00
Service	LG	05/19/2026	Travel to and attend board meeting.	3.40	$385.00	-	$1,309.00
Expense	KB	05/19/2026	Travel: Mileage - LG.	87.80	$0.725	-	$63.66
Expense	KB	05/19/2026	Travel: Hotel - LG.	1.00	$65.52	-	$65.52
Expense	KB	05/19/2026	Travel: Meals - LG.	1.00	$7.85	-	$7.85
Service	LG	05/21/2026	Follow up on status of legal action items from board meeting; prepare FY27 budget notice.	0.50	$385.00	-	$192.50
Service	MGH	05/21/2026	Analyze overall status of District matters and outline strategy for follow-up legal items following Board meeting.	0.30	$315.00	-	$94.50
Service	LG	05/22/2026	Prepare sample community reminder regarding fishing.	0.60	$385.00	-	$231.00
Service	MGH	05/22/2026	Further analyze strategy for meeting follow-up items, including agreements and legal correspondence needed.	0.20	$315.00	-	$63.00
Service	LG	05/23/2026	Provide copy of committee memo for fishing committee.	0.20	$385.00	-	$77.00
Service	LG	05/25/2026	Prepare agreement for roofing services.	0.80	$385.00	-	$308.00
Service	LG	05/26/2026	Prepare short form agreement for pressure washing, finalize roof agreement, and send both for signatures.	0.80	$385.00	-	$308.00
Service	SD	05/27/2026	Review District Website for Statutory Requirements of Statute 189.06 and update Website Compliance Checklist.	0.50	$190.00	-	$95.00

Line Item Discount Subtotal **-$567.00**

Total	**$4,008.53**

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

Please pay within 30 days.