

Amelia Concourse
Community Development District

September 15, 2026

AGENDA

**Amelia Concourse
Community Development District**

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

September 8, 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, September 15, 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 July 21, 2026 Meeting
- V. Update on Amenity Center Renovations
- VI. Discussion of Fishing in District Ponds
- VII. Staff Reports (2)
 - A. District Counsel
 - B. District Manager – Consideration of Goals and Objectives for Fiscal Year 2027
 - C. Field Operations Manager
 - 1. Report
 - 2. Proposal for Holiday Lighting
- VIII. Financial Reports
 - A. Financial Statements as of July 31, 2026

B. Approval of Check Register

IX. Supervisors' Requests and Audience Comments

X. Next Scheduled Meeting – November 17, 2026 at 11:00 a.m. at the Amelia Concourse
Amenity Center

XI. Adjournment

FOURTH ORDER OF BUSINESS

MINUTES OF MEETING
AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT

A regular meeting of the Board of Supervisors of the Amelia Concourse Community Development District was held Tuesday, July 21, 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	District Counsel
Mike Yuro	District Engineer
Kelly Mullins	Operations Manager
Mark Smolarsky	The Greenery
Terry Glynn	GMS

The following is a summary of the discussions and actions taken at the July 21, 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 informed the Board that he received no response from Dream Finders on the request for them to fund the clearing of underbrush. Dream Finders was also given Amelia

Walk's terms in order for them to grant an easement, to which Dream Finders directed work to be stopped on the project. He expects the water management district to get involved at some point.

B. Landscape Maintenance

Mr. Laughlin informed the Board that a resident has reported there is a tree at the border of the preserve that is growing over the resident's property. The water management district has given approval to remove the tree given that it is invasive. The Greenery has provided a proposal to remove the tree totaling \$1,336. Mr. Smolarsky opined that the tree is healthy and not in danger of falling.

The Board's consensus was to leave the tree in place as it is healthy and is not endangering any property at this time.

Mr. Busby stated that the pond banks off Snapdragon have not been mowed since June.

Mr. Smolarsky responded that he would look into why they were missed and get crews out to mow them.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the May 19, 2026 Meeting

On MOTION by Mr. Toohey seconded by Ms. Chamerda with all in favor, the May 19, 2026 meeting minutes were approved as presented.

FIFTH ORDER OF BUSINESS

Update on Amenity Center Renovations

There were no new updates. It was noted more discussion would be needed at the September meeting to begin the project after the busy season.

SIXTH ORDER OF BUSINESS

Acceptance of the Fiscal Year 2025 Audit Report

Mr. Laughlin presented the fiscal year 2025 audit report, noting there were no deficiencies or negative findings to report.

On MOTION by Mr. Toohey seconded by Ms. Snow with all in favor the fiscal year 2025 audit report was accepted.

SEVENTH ORDER OF BUSINESS

**Public Hearings for the Purpose of Adopting
the Budget and Imposing Special
Assessments for Fiscal Year 2027**

Mr. Laughlin presented the budget, noting there is no increase in assessments being proposed.

On MOTION by Mr. Toohey seconded by Ms. Chamerda with all in favor, the public hearing was opened.

Ann Bachand thanked the Board for not raising assessments.

On MOTION by Ms. Chamerda seconded by Mr. Busby with all in favor, the public hearing was closed.

A. Consideration of Resolution 2026-06, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2027

Mr. Toohey stated that while it was balanced out by using surplus funds to avoid an increase in assessments, the expenditures did increase overall, therefore an increase will be likely next year so the board will have to discuss that in depth at the next budget workshop.

On MOTION by Mr. Toohey seconded by Ms. Snow with all in favor, resolution 2026-06, relating to annual appropriations and adopting the budget for fiscal year 2027 was approved

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

On MOTION by Ms. Snow seconded by Mr. Busby with all in favor, the public hearing was opened.

Mr. Laughlin stated that the assessment roll will be sent to the property tax collector in order for the assessments to be collected via the property tax bills.

There were no comments from members of the public.

On MOTION by Mr. Busby seconded by Mr. Toohey with all in favor, the public hearing was closed.

On MOTION by Ms. Chamerda seconded by Ms. Snow with all in favor, Resolution 2026-07, imposing special assessments and certifying an assessment roll was approved.

EIGHTH ORDER OF BUSINESS

Discussion of Fishing in District Ponds

Mr. Laughlin stated that he, Ms. Mullins and Mr. Greenberg met with some residents that live on the ponds and discussed fishing and what could be done. The main question would be whether to allow, or not allow fishing in the ponds. Additionally, Mr. Laughlin is trying to get a memorandum of understanding in place with the Sheriff's Office to direct them to trespass anyone using the pond banks.

Mr. Greenberg stated that there have been issues with children riding e-bikes around the perimeter of the ponds. He asked that another e-blast be sent to the residents that reiterates that riding anything around the perimeter of the ponds is prohibited and may result in the Sheriff's Office being called. Other than that, he believes most of the issues with the ponds have been reduced. Next, he informed the Board that he has asked Ms. Mullins to get a proposal to install a fence around the outfall structure and to install a 'No Trespassing' sign to keep kids from climbing on the grates.

Ms. Chamerda asked to hear from the residents in attendance.

David Jensen stated that a big attraction to moving to the community was the ability to fish on the ponds. He teaches his children how to properly fish and does not mind people fishing on the pond behind his property.

Andy Sweatt stated that there has been a significant improvement in the issues since the recent e-blasts were sent to the community, however there are some outliers.

Ms. Mullins went over the proposals for fencing in the outfall structure ranging from \$1,475 to \$1,900.

On MOTION by Mr. Toohey seconded by Mr. Busby with all in favor, the proposal from Gaines Fence totaling \$1,475 was approved.

Mr. Greenberg asked the Board if they were okay with an experienced homeowner providing a free class to the community on the responsible way to fish in the ponds.

Mr. Busby stated that he was opposed to encouraging fishing.

On MOTION by Ms. Chamerda seconded by Ms. Snow with four in favor and Mr. Busby opposed, holding a fishing class at the amenity center with the rental fee to be waived was approved.

Next, the board discussed the proposals for the fence repair along Amelia Concourse totaling \$225 and \$510.

On MOTION by Ms. Chamerda seconded by Mr. Toohey with all in favor, the proposal to repair the fence panels from Gaines Fence totaling \$225 was approved.

NINTH ORDER OF BUSINESS

Staff Reports (2)

A. District Counsel

Ms. Gentry informed the Board that the e-bike bill and sovereign immunity limit increase bill were vetoed by the Governor. Her firm will provide more information on the bills that passed and guidance on accepting electronic payments. Next, Ms. Gentry reminded the board members to complete four hours of ethics training. Lastly, Ms. Gentry reported that Dream Finders has asked about the money sitting in the acquisition account for the Phase 3 bonds and if they can be reimbursed. They have been advised that they need to submit valid invoices and to confirm the expenses were in accordance with the engineer's report. They were also advised of the maintenance and structural concerns the Board has in Phase 3. She will report back when there is any movement.

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

Mr. Laughlin presented the proposed meeting schedule for fiscal year 2027 with meetings to take place on the third Tuesday of every other month at 11:00 a.m. at the amenity center.

On MOTION by Ms. Chamerda seconded by Ms. Snow with all in favor, the fiscal year 2027 meeting schedule was approved as presented.

C. Field Operations Manager

1. Report

A copy of the operations report was included in the agenda package for the Board's review. Ms. Mullins informed the Board that the permit for roof was approved. The Board asked to move the project to right after school starts since the amenity center will have to be closed during the construction.

2. Proposals

- a. Windflower Trail Drainage Easement Fence**
- b. Amelia Concourse Fence Repair**

The proposals were discussed under agenda item VIII.

TENTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of May 31, 2026

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

B. Approval of Check Register

A copy of the check register totaling \$52,763.70 was included in the agenda package.

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

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

Ms. Chamerda asked for some coquina shells to be added to the golf cart parking area.

Emma Jensen expressed concern about the state of the splash pad with chipping paint, rust and missing screws.

Mr. Laughlin stated that the Board has discussed whether to refurbish or replace the splash pad equipment.

Emma Jensen also stated that the playground could use a shade structure and mulch.

TWELFTH ORDER OF BUSINESS

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

THIRTEENTH ORDER OF BUSINESS

Adjournment

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

Chairman / Vice Chairman

Amelia Concourse

Community Development District

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

Phone: 904-940-5850 Fax: 904-940-5899

August 11, 2026

Via Certified Mail

Amy Benigno
95036 Windflower Trail
Fernandina Beach, FL 32034

Re: Amelia Concourse Community Development District

To Whom it May Concern:

I serve as District Manager to Amelia Concourse Community Development District (the "District"). It has come to the District's attention that you have been regularly feeding geese in your back yard. The purpose of this letter is to ask that you cease and desist from any further feeding of geese.

While Canada Geese are considered a protected species by federal law, Canada Geese present a threat to public health and safety and cause damage to property. Feeding the geese can also cause damage to the District's ponds banks.

Please be advised that the District will be compelled to take such steps deemed necessary to protect District property. While we do not wish to be overly formal, please note that this letter is not a complete statement of the District's rights, and nothing herein shall limit the District's rights or remedies relative to this matter. The District appreciates your cooperation and attention to this matter. Please feel free to contact me at (904) 940-5850 if you have any questions or concerns regarding this matter.

Sincerely,



Daniel Laughlin
District Manager

cc: Chairman, Board of Supervisors
District Counsel

FIFTH ORDER OF BUSINESS

Scope of Work

Amelia Concourse – Exterior Painting & Column Repairs

1. Preparation

- Pressure wash and clean all exterior surfaces to be painted.
- Remove loose or peeling paint.
- Scrape and prepare surfaces as needed.
- Any new material/repair needs to be textured to match existing.
- Protect windows, doors, stone, pavers, landscaping, fencing, and other areas not being painted.

2. Column & Stucco Repairs

- Inspect all exterior columns and stucco surfaces for cracks, chips, and damaged or deteriorated areas.
- Remove loose material and repair damaged areas with appropriate stucco/concrete repair material.
- Repair cracks and damaged areas on columns, column bases, capitals, arches, and other architectural features.
- Blend repairs so they are smooth and ready for painting.
- Notify manager of any significant structural damage discovered before proceeding.

3. Exterior Painting

Paint all existing painted stucco and architectural surfaces, including:

- Exterior stucco walls.
- Columns and column bases/capitals.
- Arches and architectural details.
- Fascia and exterior trim.
- Covered soffits.
- Door and window surrounds.
- Ceiling under the outside overhang is stained and does not need to be painted. If paint is sprayed, these areas should be masked off.

Stone veneer, pavers, metal fencing, and gates are not to be painted.

4. Paint Requirements

- Use a high-quality exterior paint suitable for stucco and Florida weather.
- Prime repaired areas as needed.
- Apply a minimum of two finish coats for complete and uniform coverage.
- Paint colors to be approved by manager before work begins.

5. Cleanup & Final Touch-Up

- Contractor shall keep the work area clean throughout the project.
- Remove all debris and materials upon completion.
- Repair any paint overspray or damage to surrounding areas caused by the contractor.
- Complete a final walkthrough with manager and correct any missed areas or touch-ups.

6. Proposal Requirements

Contractor's proposal should include:

- Total cost for the complete scope of work.
- Cost for column/stucco repairs.
- Cost for painting.
- Paint manufacturer/product and number of coats.
- Estimated start and completion dates.
- Warranty information.
- Any items recommended but not included in the base price.

SEVENTH ORDER OF BUSINESS

B.

Amelia Concourse Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold regular Board of Supervisor meetings to conduct CDD-related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two board meetings were held during the Fiscal Year or more as may be necessary or required by local ordinance and establishment requirements.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute by at least two methods (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Engineer or Field Management Site Inspections

Objective: Engineer or Field Manager will conduct inspections to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field Manager and/or District Engineer visits were successfully completed per agreement as evidenced by Field Manager and/or District Engineer's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within the applicable services agreement

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and adopt the final budget by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____

Date:_____

Print Name:_____

Amelia Concourse Community Development District

District Manager:_____

Date:_____

Print Name:_____

Amelia Concourse Community Development District

C.

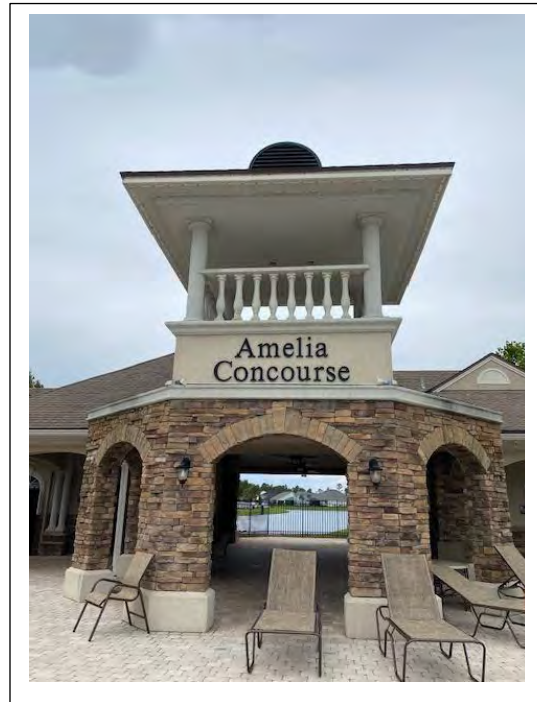
1.

9/15/2026

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

September 15, 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

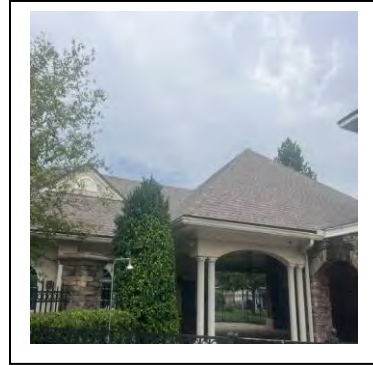
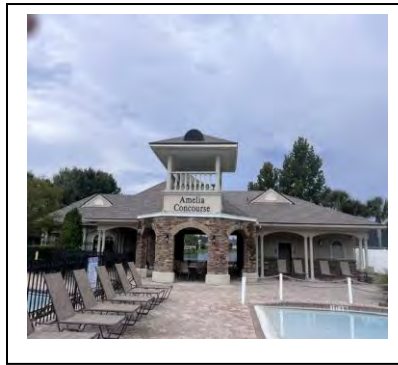
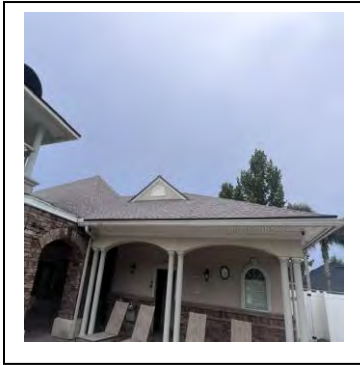
- GMS staff is monitoring the security system and cameras, making necessary corrections, and notifying the security company when any technical issues arise.
- All amenity center rental requests are being scheduled and coordinated by GMS.
- New resident and replacement cards are being coordinated and 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.
- Restrooms and social room are being cleaned. Trash is being emptied once a week, or more often by management if needed. Bathrooms are being restocked as necessary.

Pool Usage

- July - Approximately 938 patrons accessed the main gate. The daily average was 30 patrons.
- August – Approximately 848 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 – Roof Replacement



- The roof replacement project was completed in mid-August. The county passed the new roof inspection.

In Progress Projects



- The Board 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.
- The wading pool has been closed for the summer due to a broken motor. Because of low usage, a decision was made not to repair it. The pool has been drained and will remain closed while plans for its demolition and the installation of new shade structures are finalized.

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. The ponds will be stocked in October.
- Monthly pond treatment reports are being sent with a summary of the work performed. Please see July and August 2026 reports below.

WATERWAY MANAGEMENT REPORT



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

CUSTOMER Amelia Concourse TECHNICIAN Thomas DATE 7/20/26

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, Ba	Tg, Ru, 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 algae and submerged weeds on ponds 4,5,6,7. Shoreline grasses were treated on ponds 4,6,7. All debris was removed and all artificial structures were inspected for obstructions. Thank you for choosing Superior!

WATER TESTING (COMBINED AVERAGE)
TEMPERATURE H₂O (°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 ☐ Raccoon ☐ 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 8/17/26

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

KEY A = Algae Ch = Chara Hyg = Hygrophila Pr = Primrose Ta = Tape Grass
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Ba = Bacopa Dw = Duckweed Mf = Mosquito Fern Sa = Salvinia Wl = Water Lettuce
Bl = Banana Lilies Fw = Fanwort N = Naiad Sd = Sedges Wli = Water Lilies
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Ct = Cattails Hy = Hydrilla Pa = Planktonic Algae Sp = Spatterdock Wt = Wild Taro

REMARKS: Today I treated algae and submerged weeds on Ponds 4, 5, 6, 7. Shoreline grasses were treated on Ponds 6, 7. All accessible debris was removed and All outdoor structures have been inspected for obstructions. Thanks you for choosing Superior!

WATER TESTING (COMBINED AVERAGE)
TEMPERATURE H₂O (°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 ☐ Raccoon ☐ 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

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.



CELEBRATION LIGHTS LLC
904-799-3718
CELEBRATELIGHTS904@GMAIL.COM

INVOICE

AUG 8, 2026

BILL TO: Amelia Concourse CDD
475 West Town Place, Suite 114
Saint Augustine, Florida 32092
904-940-5850
kmullins@gmsnf.com

NUMBER: INV0311
DATE: Aug 8, 2026
DUE DATE: Nov 1, 2026

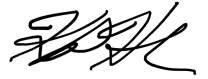
Description	Quantity	Unit price	Amount
TIMERS Solar activated light timers to be placed as needed.	4	\$0.00	\$0.00
METAL FENCE WRAP Warm lights on Top of black metal fence wrap surrounding pool by community center. Installation	1	\$500.00	\$500.00
WREATHS 30" large wreath with warm lights and red bow	4	\$115.00	\$460.00
WARM LIGHT FOLIAGE Warm lights on Bushes along entry walk way in both sides of community entrance. Along with small palms.	1	\$730.00	\$730.00
MULTI COLOR FOLIAGE Multicolor lights on Bushes on bushes surrounding the front of community center viewable at entrance.	1	\$1,300.00	\$1,300.00
SUBTOTAL:			\$2,990.00
TOTAL:			\$2,990.00
PAID:			\$0.00
Payment instructions Check to Celebration Lights LLC Venmo @kasehannah Cash App \$kasehannah Zelle 9047993718	BALANCE DUE		\$2,990.00

Comments

Installation Date TBD

Removal is included is no additional cost.

Storage is not offered and please make arrangements similar to last year



Business signature

Terms and conditions

- 50% Deposit Required to schedule.
- Please review Invoice in its entirety. Any corrections or adjustments must be discussed as this will be the reference for the set-up, locations, materials, and pick up. Any sudden adjustments must be discussed as this will be the reference for the set-up, locations, materials, and pick up. Any sudden adjustments or changes at time of set up are subject to additional charges.
- Holiday Lights are be installed in our professional grade clips, either on the shingles, gutters or the drip edge as required by manufacturer specifications. Lights on trees / foliage will be install to professional standards without permanent harming of the tree, plant, bush, etc. If modifications to the gutter prevent installation, extra materials and labor will be necessary and additional charges will be applied.
- Commercial Grade Holiday lights come with a 3 year in house warranty. Warranty covers normal wear and tear, manufacture defects, and workmanship. Misuse or physical damages caused to the lights will void the warranty. Inclement weather such as falling debris or pest control damages void the warranty. Warranty is also voided if installation the following years is not performed by Celebration Lights LLC
- Takedown is not included in price unless otherwise stated in the invoice and will need to be scheduled at the end of the season and will include takedown fees. Storage options are available as well. Takedown and storage pertain to non permanent / seasonal lighting.
- Permanent lighting is to be attached permanently into the areas of the home based on the standard installation procedures and manufacture recommendations. In certain situations custom tracts for permanent lighting is to be designed and applied during the install.
- Quote good for 3 days to ensure scheduling has not been filled. Cancellation of installation is a forfeiture of deposit. Cancellation is also Subject to include a restocking fee. Final invoice payment is due at time of installation or delivery. Please have payment method ready upon arrival
- Installation of permanent lights includes a 3 year warranty on workmanship installation. Warranty is limited to normal wear and tear. Lights have the manufacturer defect warranty of 1 year.
- Cancellation period 3 days. Beyond the 3 day cancellation period, there is a zero refund policy on deposits. Deposits received are used to purchase materials and block of scheduling availability to other clients.



Photo 1



Photo 2



Photo 3



Photo 4

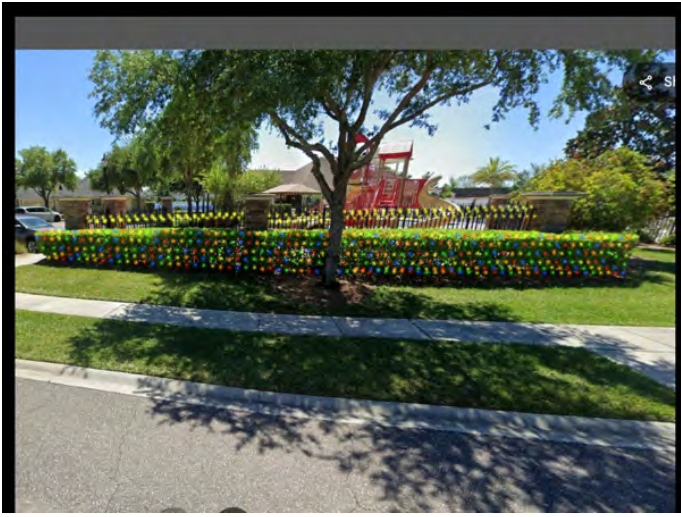


Photo 5



Photo 6



Photo 7

EIGHTH ORDER OF BUSINESS

A.

Amelia Concourse
Community Development District

Unaudited Financial Reporting
August 31, 2026



Amelia Concourse
Community Development District
Combined Balance Sheet
August 31, 2026

	General Fund	Debt Service Fund	Capital Reserve Fund	Capital Project Fund	Totals Governmental Funds
Assets:					
<u>Cash:</u>					
Operating Account	\$ 109,429	\$ -	\$ -	\$ -	\$ 109,429
Due from Capital Reserve Fund	26,595	-	-	-	26,595
<u>Investments:</u>					
State Board of Administration (SBA)	66,164	-	236,814	-	302,979
Custody (US Bank)	465,432	-	-	-	465,432
<u>Series 2007</u>					
Reserve	-	112,263	-	-	112,263
Revenue	-	132,211	-	-	132,211
Cost of Issuance	-	-	-	1	1
<u>Series 2016</u>					
Reserve	-	71,322	-	-	71,322
Revenue	-	101,095	-	-	101,095
Prepayment	-	32,937	-	-	32,937
<u>Series 2019A</u>					
Reserve	-	106,301	-	-	106,301
Revenue	-	78,710	-	-	78,710
Construction	-	-	-	18,616	18,616
<u>Series 2019B</u>					
Prepayment	-	275	-	-	275
Construction	-	-	-	690,697	690,697
Prepaid Expenses	4,469	-	-	-	4,469
Deposits	2,475	-	-	-	2,475
Total Assets	\$ 674,564	\$ 635,114	\$ 236,814	\$ 709,313	\$ 2,255,805
Liabilities:					
Due to General Fund	\$ -	\$ -	\$ 26,595	\$ -	\$ 26,595
Total Liabilities	\$ -	\$ -	\$ 26,595	\$ -	\$ 26,595
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 4,469	\$ -	\$ -	\$ -	\$ 4,469
Deposits	2,475	-	-	-	2,475
Restricted for:					
Debt Service - Series	-	635,114	-	-	635,114
Capital Project - Series	-	-	-	709,313	709,313
Assigned for:					
Capital Reserve Fund	-	-	210,219	-	210,219
Unassigned	667,620	-	-	-	667,620
Total Fund Balances	\$ 674,564	\$ 635,114	\$ 210,219	\$ 709,313	\$ 2,229,210
Total Liabilities & Fund Balance	\$ 674,564	\$ 635,114	\$ 236,814	\$ 709,313	\$ 2,255,805

Amelia Concourse
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance

Revenues:

Special Assessments - Tax Roll	\$ 477,433	\$ 477,433	\$ 483,926	\$ 6,494
Interest Income	5,000	5,000	19,153	14,153
Other Income	1,000	1,000	26,500	25,500

Total Revenues	\$ 483,433	\$ 483,433	\$ 529,579	\$ 46,147
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Expenditures:

General & Administrative:

Supervisors	\$ 3,600	\$ 3,300	\$ 3,200	\$ 100
FICA Expense	275	252	245	8
Travel	300	275	-	275
Engineering	7,500	7,500	8,958	(1,458)
Attorney Fees	20,000	20,000	21,622	(1,622)
Annual Audit	4,500	4,500	4,550	(50)
Dissemination	12,152	11,139	11,639	(500)
Assessment Roll	8,680	8,680	8,680	-
Property Appraiser	5,000	4,583	4,847	(263)
Trustee Fees	14,946	13,701	13,389	311
Arbitrage	1,800	1,650	1,200	450
Management Fees	53,135	48,707	48,707	-
Information Technology	2,315	2,122	2,122	-
Website Maintenance	1,157	1,061	1,061	-
Telephone	500	458	240	219
Postage	1,000	917	320	597
Insurance	12,672	11,939	11,939	-
Printing and Binding	750	688	376	311
Legal Advertising	2,500	2,292	924	1,368
Other Current Charges	1,000	1,000	1,195	(195)
Office Supplies	100	92	4	88
Dues, Licenses & Subscriptions	175	175	175	-

Total General & Administrative	\$ 154,057	\$ 145,030	\$ 145,392	\$ (361)
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Operations & Maintenance

Field:

Contract Services:

Landscape Maintenance	\$ 58,250	\$ 53,396	\$ 35,651	\$ 17,745
Lake Maintenance	9,400	8,617	5,568	3,049
Field Operations Management	19,320	17,710	17,710	-

Repairs & Maintenance:

Repairs & Maintenance	18,000	16,500	12,370	4,130
Irrigation Repairs	4,000	3,667	2,717	950
Landscape Contingency	10,000	10,000	12,184	(2,184)

Utilities:

Electric	35,000	32,083	30,309	1,774
Water & Sewer	23,000	21,083	8,588	12,496

Subtotal Field	\$ 176,970	\$ 163,056	\$ 125,097	\$ 37,960
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Amelia Concourse
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
<u>Amenity Center:</u>				
Insurance	\$ 22,361	\$ 19,890	19,890	\$ -
Facility Management	19,320	17,710	17,710	-
Pool Maintenance	19,565	17,935	19,105	(1,170)
Pool Chemicals	13,500	12,375	13,160	(785)
Pool Permits	530	486	515	(30)
Cable	2,200	2,017	2,169	(152)
Janitorial	9,840	9,020	9,020	-
Facility Maintenance	15,635	14,332	2,145	12,187
Pest Control	1,000	917	1,181	(264)
Refuse	750	688	775	(87)
Holiday Decorations	2,000	1,833	4,230	(2,397)
<u>Reserves:</u>				
Capital Reserve Funding	75,000	-	-	-
Subtotal Amenity Center:	\$ 181,701	\$ 97,202	\$ 89,900	\$ 7,302
Total Operations & Maintenance	\$ 358,672	\$ 260,258	\$ 214,997	\$ 45,261
Total Expenditures	\$ 512,729	\$ 405,288	\$ 360,388	\$ 44,900
Excess (Deficiency) of Revenues over Expenditures	\$ (29,296)	\$ 78,145	\$ 169,191	\$ 91,047
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (29,296)	\$ 78,145	\$ 169,191	\$ 91,047
Fund Balance - Beginning	\$ 29,296		\$ 505,373	
Fund Balance - Ending	\$ -		\$ 674,564	

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	\$ -	\$ -	\$ -	\$ 398	\$ -	\$ 483,926
Interest Income	1,457	1,116	1,069	1,824	2,086	1,932	2,126	1,957	1,869	1,828	1,888	-	19,153
Other Income	-	-	-	-	-	25,000	50	-	250	600	600	-	26,500
Total Revenues	\$ 3,195	\$ 41,055	\$ 427,875	\$ 1,824	\$ 5,051	\$ 29,917	\$ 11,271	\$ 1,957	\$ 2,119	\$ 2,428	\$ 2,886	\$ -	\$ 529,579

Expenditures:													
General & Administrative:													
Supervisors	\$ -	\$ 400	\$ -	\$ 600	\$ -	\$ 600	\$ 400	\$ 600	\$ -	\$ 600	\$ -	\$ -	\$ 3,200
FICA Expense	-	31	-	46	-	46	31	46	-	46	-	-	245
Travel	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering	3,130	2,220	1,018	-	-	185	555	1,110	-	740	-	-	8,958
Attorney Fees	2,129	2,926	318	3,579	-	484	2,730	1,082	4,009	4,366	-	-	21,622
Annual Audit	-	-	-	-	-	-	-	-	-	4,550	-	-	4,550
Dissemination	1,013	1,313	1,013	1,013	1,013	1,013	1,013	1,213	1,013	1,013	1,013	-	11,639
Assessment Roll	8,680	-	-	-	-	-	-	-	-	-	-	-	8,680
Property Appraiser	-	4,847	-	-	-	-	-	-	-	-	-	-	4,847
Trustee Fees	8,979	-	-	-	-	-	3,059	-	-	1,351	-	-	13,389
Arbitrage	-	-	-	-	-	-	600	-	-	-	600	-	1,200
Management Fees	4,428	4,428	4,428	4,428	4,428	4,428	4,428	4,428	4,428	4,428	4,428	-	48,707
Information Technology	193	193	193	193	193	193	193	193	193	193	193	-	2,122
Website Maintenance	96	96	96	96	96	96	96	96	96	96	96	-	1,061
Telephone	-	46	-	48	-	49	18	24	-	54	-	-	240
Postage	30	36	42	31	43	4	10	45	12	22	46	-	320
Insurance	11,939	-	-	-	-	-	-	-	-	-	-	-	11,939
Printing and Binding	21	23	87	9	52	7	34	9	90	6	37	-	376
Legal Advertising	300	-	-	109	96	109	-	74	236	-	-	-	924
Other Current Charges	50	1	823	33	38	35	40	52	32	45	45	-	1,195
Office Supplies	-	0	0	0	0	0	0	0	0	0	0	-	4
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	\$ 17,511	\$ 6,459	\$ -	\$ 145,392

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	\$ 3,241	\$ 3,241	\$ -	\$ 35,651
Lake Maintenance	368	520	520	520	520	520	520	520	520	520	520	-	5,568
Field Operations Management	1,610	1,610	1,610	1,610	1,610	1,610	1,610	1,610	1,610	1,610	1,610	-	17,710
												-	
Repairs & Maintenance:													
Repairs & Maintenance	150	788	654	4,041	-	-	4,098	886	424	783	545	-	12,370
Irrigation Repairs	-	841	-	418	-	-	991	-	-	467	-	-	2,717
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	3,036	3,129	-	30,309
Water & Sewer	855	581	809	715	567	718	1,074	463	825	919	1,061	-	8,588
Subtotal Field Expenditures	\$ 12,678	\$ 10,370	\$ 10,507	\$ 14,481	\$ 8,703	\$ 10,214	\$ 14,417	\$ 12,116	\$ 10,928	\$ 10,576	\$ 10,106	\$ -	\$ 125,097

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	1,610	1,610	-	17,710
Pool Maintenance	1,630	1,630	1,630	1,630	2,800	1,630	1,630	1,630	1,630	1,630	1,630	-	19,105
Pool Chemicals	2,212	1,094	657	196	550	245	402	2,013	2,060	2,538	1,195	-	13,160
Pool Permits	-	-	-	-	-	515	-	-	-	-	-	-	515
Cable	184	184	184	184	184	184	184	184	231	231	233	-	2,169
Janitorial	820	820	820	820	820	820	820	820	820	820	820	-	9,020
Facility Maintenance	195	195	195	195	195	195	195	-	195	390	195	-	2,145
Pest Control	81	81	81	81	-	164	166	-	361	83	83	-	1,181
Refuse	68	71	71	71	71	71	71	71	71	71	71	-	775
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	\$ 7,373	\$ 5,837	\$ -	\$ 89,900
Total Operations & Maintenance	\$ 41,044	\$ 18,170	\$ 15,755	\$ 19,268	\$ 14,933	\$ 16,089	\$ 19,495	\$ 18,444	\$ 17,907	\$ 17,949	\$ 15,943	\$ -	\$ 214,997
Total Expenditures	\$ 82,208	\$ 34,729	\$ 23,773	\$ 29,454	\$ 20,893	\$ 23,337	\$ 32,703	\$ 27,415	\$ 28,016	\$ 35,460	\$ 22,401	\$ -	\$ 360,388
Excess (Deficiency) of Revenues over Expenditures	\$ (79,012)	\$ 6,326	\$ 404,102	\$ (27,630)	\$ (15,842)	\$ 6,580	\$ (21,432)	\$ (25,458)	\$ (25,897)	\$ (33,031)	\$ (19,515)	\$ -	\$ 169,191
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)	\$ (25,897)	\$ (33,031)	\$ (19,515)	\$ -	\$ 169,191

Amelia Concourse

Community Development District

Debt Service Fund Series 2007

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 111,295	\$ 111,295	\$ 111,666	\$ 371
Interest Income	5,000	5,000	8,938	3,938
Total Revenues	\$ 116,295	\$ 116,295	\$ 120,604	\$ 4,309
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	\$ (889)	\$ (10,260)
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	\$ (2,008)	\$ (10,260)
Fund Balance - Beginning	\$ 133,469		\$ 246,481	
Fund Balance - Ending	\$ 141,639		\$ 244,473	

Amelia Concourse

Community Development District

Debt Service Fund Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 146,859	\$ 146,859	\$ 148,857	\$ 1,998
Special Assessments - Prepayment	-	-	32,643	32,643
Interest Income	5,000	5,000	6,858	1,858
Total Revenues	\$ 151,859	\$ 151,859	\$ 188,357	\$ 36,498
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	\$ 36,207	\$ 26,648
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	\$ 34,716	\$ 26,648
Fund Balance - Beginning	\$ 97,921		\$ 170,638	
Fund Balance - Ending	\$ 105,980		\$ 205,355	

Amelia Concourse

Community Development District

Debt Service Fund Series 2019A

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 179,916	\$ 179,916	\$ 181,111	\$ 1,195
Interest Income	5,000	5,000	7,345	2,345
Total Revenues	\$ 184,916	\$ 184,916	\$ 188,456	\$ 3,540
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	\$ 4,212	\$ (6,319)
Other Financing Sources/(Uses):				
Property Appraiser	\$ (1,900)	\$ (1,814)	\$ (1,814)	\$ -
Transfer In/(Out)	-	-	(3,528)	(3,528)
Total Other Financing Sources/(Uses)	\$ (1,900)	\$ (1,814)	\$ (5,341)	\$ (3,528)
Net Change in Fund Balance	\$ 8,631	\$ 8,717	\$ (1,129)	\$ (9,847)
Fund Balance - Beginning	\$ 79,678		\$ 186,140	
Fund Balance - Ending	\$ 88,309		\$ 185,011	

Amelia Concourse

Community Development District

Debt Service Fund Series 2019B

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
<u>Revenues:</u>				
Special Assessments - Tax Roll	\$ -	\$ -	\$ -	\$ -
Interest Income	-	-	9	9
Total Revenues	\$ -	\$ -	\$ 9	\$ 9
<u>Expenditures:</u>				
Interest - 11/1	\$ -	\$ -	\$ -	\$ -
Principal Prepayment - 11/1	-	-	-	-
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 9	\$ 9
<u>Other Financing Sources/(Uses):</u>				
Transfer In	\$ -	\$ -	\$ -	\$ -
Transfer (Out)	-	-	-	-
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ -	\$ 9	\$ 9
Fund Balance - Beginning	\$ -		\$ 266	
Fund Balance - Ending	\$ -		\$ 275	

Amelia Concourse

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
Revenues				
Capital Reserve Funding	\$ 75,000	\$ -	\$ -	\$ -
Interest	5,000	5,000	8,969	3,969
Total Revenues	\$ 80,000	\$ 5,000	\$ 8,969	\$ 3,969
Expenditures:				
Capital Outlay	\$ 20,000	\$ 18,333	\$ -	\$ 18,333
Repair and Replacements	50,000	50,000	99,775	(49,775)
Total Expenditures	\$ 70,000	\$ 68,333	\$ 99,775	\$ (31,441)
Excess (Deficiency) of Revenues over Expenditures	\$ 10,000		\$ (90,806)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 10,000		\$ (90,806)	
Fund Balance - Beginning	\$ 309,218		\$ 301,025	
Fund Balance - Ending	\$ 319,218		\$ 210,219	

Amelia Concourse

Community Development District

Statement of Revenues and Expenditures

Capital Projects Funds

For The Period Ending August 31, 2026

Description	SE 2007	SE 2019A	SE 2019B
Revenues			
Interest Income	\$ -	\$ 511	\$21,200
Transfer In	-	3,528	-
Total Revenues	\$ -	\$ 4,038	\$ 21,200
Expenditures			
Capital Outlay	\$ -	\$ -	\$ 1,576
Total Expenditures	\$ -	\$ -	\$ 1,576
Excess Revenues (Expenditures)	\$ -	\$ 4,038	\$ 19,624
Beginning Fund Balance	\$ 1	\$ 14,577	\$ 671,073
Ending Fund Balance	\$ 1	\$ 18,616	\$ 690,697

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	\$ 71,322	
Reserve Fund Balance	71,322	
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	(12,422.56)	111,666.47	148,857.07	181,110.86	483,926.99	925,561.39
TOTAL DUE / RECEIVED	(12,422.56)	111,666.47	148,857.07	181,110.86	483,926.99	925,561.39

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	04/14/26	17,394.95	2,098.65	2,797.61	3,403.79	9,094.90
9	05/12/26	-	-	-	-	-
TAX CERTIFICATES	06/12/26	-	-	-	-	-
INTEREST	08/17/26	761.31	91.85	122.44	148.97	398.05
			-	-	-	-
			-	-	-	-
TOTAL TAX ROLL RECEIPTS		925,561.39	111,666.47	148,857.07	181,110.86	483,926.99

PERCENT COLLECTED TAX ROLL		101.36%	101.36%	101.36%	101.36%	101.36%
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B.

Amelia Concourse
Community Development District
Check Register Summary
7/1/2026 - 8/31/2026

Fund	Date	Check #'s	Amount
<i>Payroll</i>	7/23/26	50264-50266	\$ 554.10
Sub-Total			\$ 554.10
<i>General Fund</i>	7/6/26	2779-2782	\$ 4,247.00
	7/14/26	2783-2786	12,826.68
	7/31/26	2787-2794	7,383.21
	8/11/26	2795-2801	9,947.67
	8/14/26	2802-2805	12,399.58
	8/20/26	2806-2809	5,156.28
	8/31/26	2810-2814	27,789.24
Sub-Total			\$ 79,749.66
Total			\$ 80,303.76

CHECK #	EMP #	EMPLOYEE NAME	CHECK AMOUNT	CHECK DATE
50264	16	KHRISTEN R SNOW	184.70	7/23/2026
50265	13	KIMBERLY CHAMERDA	184.70	7/23/2026
50266	15	WILLIAM T BUSBY	184.70	7/23/2026
TOTAL FOR REGISTER			554.10	

ACON AMELIA CONCOUR DLAUGHLIN

Attendance Sheet

District Name: Amelia Concourse CDD

Board Meeting Date: July 21, 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

7/22/26
Date

PLEASE RETURN COMPLETED FORM TO DANIEL LAUGHLIN

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
7/06/26	00011	6/25/26 26-00187	202606 310-51300-48000 7/21 PUB HEAR/REG BOS MTG	JACKSONVILLE DAILY RECORD	*	236.00	236.00 002779
7/06/26	00178	6/30/26 06302026	202606 300-36900-10100 RENTAL DEPOSIT REFUND	KORTNEYE GILL	*	250.00	250.00 002780
7/06/26	00170	7/01/26 1013946	202607 320-57200-46800 JUL LAKE MAINTENANCE	SUPERIOR WATERWAY SERVICES INC	*	520.00	520.00 002781
7/06/26	00157	7/01/26 814025	202607 320-57200-46200 JUL LANDSCAPE MAINT PH1&2	THE GREENERY OF NORTH FLORIDA INC	*	3,241.00	3,241.00 002782
7/14/26	00005	7/01/26 388	202607 320-57200-35100 JUL CONTRACT ADMIN		*	1,610.00	
		7/01/26 388	202607 320-57200-34000 JUL FACILITY MANAGEMENT		*	1,610.00	
		7/01/26 388	202607 320-57200-46000 JUL JANITORIAL		*	820.00	
		7/01/26 388	202607 320-57200-45300 JUL POOL MAINTENANCE		*	1,630.42	
		7/01/26 388	202607 320-57200-45400 POOL CHEM-LIQUID BLEACH		*	5.48	
		7/01/26 388	202607 320-57200-45400 POOL CHEM-MURIATIC ACID		*	12.23	
		7/01/26 388	202607 320-57200-45400 POOL CHEM-TILE SOAP		*	84.10	
		7/01/26 388	202607 320-57200-45400 POOL CHEM-CAL HYPO		*	7.65	
		7/01/26 388	202607 320-57200-45400 5/23POOL MAINT-CODE BROWN		*	247.50	
			GOVERNMENTAL MANAGEMENT SERVICES				6,027.38 002783
7/14/26	00005	7/01/26 389	202607 310-51300-34000 JUL MANAGEMENT FEES		*	4,427.92	
		7/01/26 389	202607 310-51300-52000 JUL WEBSITE ADMIN		*	96.42	
		7/01/26 389	202607 310-51300-35100 JUL INFO TECH		*	192.92	
		7/01/26 389	202607 310-51300-32400 JUL DISSEM AGENT SRVCS		*	1,012.67	
		7/01/26 389	202607 310-51300-51000 OFFICE SUPPLIES		*	.39	

ACON AMELIA CONCOUR OKUZMUK

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
		7/01/26 389	202607 310-51300-42000		*	21.64	
		POSTAGE					
		7/01/26 389	202607 310-51300-42500		*	6.45	
		COPIES					
		7/01/26 389	202607 310-51300-41000		*	53.89	
		TELEPHONE					
				GOVERNMENTAL MANAGEMENT SERVICES			5,812.30 002784
7/14/26 00142		7/07/26 7484648	202607 320-57200-45400		*	792.00	
		POOL CHEMICALS					
				HAWKINS INC			792.00 002785
7/14/26 00127		7/01/26 445228	202607 320-57200-34500		*	195.00	
		JUL CLOUD ACCESS CONTROL					
				HI-TECH SYSTEM			195.00 002786
7/31/26 00064		7/07/26 377153	202607 310-51300-32200		*	4,550.00	
		AUDIT FYE 09/30/25					
				BERGER TOOMBS ELAM GAINES & FRANK			4,550.00 002787
7/31/26 00005		7/17/26 390	202606 320-57200-62000		*	207.21	
		JUN FACILITY MAINTENANCE					
				GOVERNMENTAL MANAGEMENT SERVICES			207.21 002788
7/31/26 00142		7/15/26 7498087	202607 320-57200-45400		*	642.00	
		POOL CHEMICALS					
				HAWKINS INC			642.00 002789
7/31/26 00127		5/01/26 442087	202605 320-57200-34500		*	195.00	
		MAY CLOUD ACCESS CONTROL					
				HI-TECH SYSTEM			195.00 002790
7/31/26 00094		7/16/26 18153	202607 320-57200-62000		*	527.00	
		RPLC REVERSING VALVE					
				JOHNNYS AC LLC			527.00 002791
7/31/26 00135		7/16/26 15314	202606 310-51300-31500		*	812.00	
		JUN GENERAL SERVICE					
				KILINSKI VAN WYK PLLC			812.00 002792
7/31/26 00179		7/14/26 07142026	202607 300-36900-10100		*	250.00	
		RENTAL DEPOSIT REFUND					
				SOPHIA VOLLMER			250.00 002793
7/31/26 00180		6/30/26 06302026	202606 300-36900-10100		*	200.00	
		RENTAL DEPOSIT REFUND					
				THOMAS DUSKA			200.00 002794
				ACON AMELIA CONCUR OKUZMUK			

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
8/11/26	00142	7/29/26 7514342	202607 320-57200-45400 POOL CHEMICALS	HAWKINS INC	*	747.00	747.00 002795
8/11/26	00127	8/01/26 446768	202608 320-57200-34500 AUG CLOUD ACCESS CONTROL	HI-TECH SYSTEM	*	195.00	195.00 002796
8/11/26	00181	7/28/26 07282026	202607 300-36900-10100 RENTAL DEPOSIT REFUND	MAURICE FORD	*	250.00	250.00 002797
8/11/26	00082	6/02/26 68531376	202606 320-53800-45513 JUN FIRE ANT SERVICE	NADERS PEST CONTROL	*	83.00	83.00 002798
8/11/26	00170	8/01/26 1014806	202608 320-57200-46800 AUG LAKE MAINTENANCE	SUPERIOR WATERWAY SERVICES INC	*	520.00	520.00 002799
8/11/26	00157	7/31/26 816776	202606 320-57200-46400 JUN IRRIGATION SERVICE	THE GREENERY OF NORTH FLORIDA INC	*	466.98	3,707.98 002800
		8/03/26 817043	202608 320-57200-46200 AUG LANDSCAPE MAINT PH1&2		*	3,241.00	
8/11/26	00022	7/24/26 8271923	202607 310-51300-32300 FY26 SE2016 PH2 PROJECT	U.S. BANK	*	1,031.25	4,444.69 002801
		7/24/26 8271923	202607 300-15500-10100 FY27 SE2016 PH2 PROJECT		*	3,093.75	
		7/24/26 8271923	202607 310-51300-32300 INCIDENTAL EXPENSES		*	319.69	
8/14/26	00182	8/11/26 08112026	202608 300-36900-10100 RENTAL DEPOSIT REFUND	CHARLES GAY JR	*	250.00	250.00 002802
8/14/26	00005	8/01/26 391	202608 320-57200-35100 AUG CONTRACT ADMIN	AUG FACILITY MANAGEMENT	*	1,610.00	
		8/01/26 391	202608 320-57200-34000		*	1,610.00	
		8/01/26 391	202608 320-57200-46000		*	820.00	
		8/01/26 391	202608 320-57200-45300 AUG JANITORIAL		*	1,630.42	
			AUG POOL MAINTENANCE				

ACON AMELIA CONCOUR OKUZMUK

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
		8/01/26	391 202608 320-57200-45400 POOL CHEM-TRICHLOR		*	183.70	
		8/01/26	391 202608 320-57200-45400 POOL CHEM-LIQUID BLEACH		*	54.78	
		8/01/26	391 202608 320-57200-45400 POOL CHEM-MURIATIC ACID		*	24.46	
		8/01/26	391 202608 320-57200-45400 POOL CHEM-DE POWDER		*	136.13	
		8/01/26	391 202608 320-57200-45400 POOL CHEM-CAL HYPO		*	15.29	
		8/01/26	391 202608 320-57200-45400 POOL CHEM-TILE SOAP		*	168.19	
				GOVERNMENTAL MANAGEMENT SERVICES			6,252.97 002803
8/14/26 00005		8/01/26	392 202608 310-51300-34000 AUG MANAGEMENT FEES		*	4,427.92	
		8/01/26	392 202608 310-51300-52000 AUG WEBSITE ADMIN		*	96.42	
		8/01/26	392 202608 310-51300-35100 AUG INFO TECH		*	192.92	
		8/01/26	392 202608 310-51300-32400 AUG DISSEM AGENT SRVCS		*	1,012.67	
		8/01/26	392 202608 310-51300-51000 OFFICE SUPPLIES		*	.48	
		8/01/26	392 202608 310-51300-42000 POSTAGE		*	46.00	
		8/01/26	392 202608 310-51300-42500 COPIES		*	37.20	
				GOVERNMENTAL MANAGEMENT SERVICES			5,813.61 002804
8/14/26 00082		8/06/26	69493772 202608 320-53800-45513 AUG FIRE ANTS SERVICE		*	83.00	
				NADERS PEST CONTROL			83.00 002805
8/20/26 00142		8/12/26	7529556 202608 320-57200-45400 POOL CHEMICALS		*	612.00	
				HAWKINS INC			612.00 002806
8/20/26 00183		8/18/26	08182026 202608 300-36900-10100 RENTAL DEPOSIT REFUND		*	250.00	
				KATIE RODRIGUEZ			250.00 002807
8/20/26 00135		8/14/26	15652 202607 310-51300-31500 JUL GENERAL SERVICE		*	3,554.28	
				KILINSKI VAN WYK PLLC			3,554.28 002808
				ACON AMELIA CONCOUR OKUZMUK			

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
8/20/26	00112	8/14/26 4153	202607 310-51300-31100 JUL ENGINEERING	YURO & ASSOCIATES, LLC	*	740.00	740.00 002809
8/31/26	00122	8/21/26 26853	202608 320-57200-62000 INSP/CERT EXTINGUISHERS	GATOR FIRE SYSTEMS LLC	*	150.00	150.00 002810
8/31/26	00005	8/14/26 393	202607 320-57200-62000 JUL FACILITY MAINTENANCE	GOVERNMENTAL MANAGEMENT SERVICES	*	49.24	49.24 002811
8/31/26	00016	8/20/26 30031	202608 310-51300-32100 ARBIT-SE2007 FYE 6/30/26	GRAU AND ASSOCIATES	*	600.00	600.00 002812
8/31/26	00184	8/10/26 20241100	202608 300-13100-10101 GAF TIMBERLINE SHINGLES	LEPIERRE ROOFING INC	*	26,595.00	26,595.00 002813
8/31/26	00144	8/19/26 3033164	202608 320-57200-62000 RPLC GFI & COVER	PEACOCK ELECTRIC INC	*	395.00	395.00 002814
TOTAL FOR BANK A						79,749.66	
TOTAL FOR REGISTER						79,749.66	

ACON AMELIA CONCOUR OKUZMUK

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

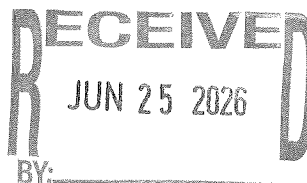
P.O. Box 2177
Jacksonville, FL 32203
(904) 356-2466

INVOICE

June 25, 2026

Date

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



Serial #	26-00187N	PO/File #		\$236.00
				Payment Due
Notice of Public Hearing, etc.; and Notice of Regular Board of Supervisors' Meeting				
				\$236.00
Amelia Concourse Community Development District				Publication Fee
Case Number				Amount Paid
Publication Dates	6/25, 7/2			
County	Nassau			

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

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

If your payment is being
mailed, please reference
Serial # 26-00187N 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.

**AMELIA CONCOURSE
COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF PUBLIC
HEARING TO CONSIDER
THE ADOPTION OF THE
FISCAL YEAR 2027 BUD-
GETS; AND NOTICE OF
REGULAR BOARD OF
SUPERVISORS' MEETING.**

The Board of Supervisors ("Board") of the Amelia Concourse Community Development District ("District") will hold a public hearing on **July 21, 2026, at 11:00 a.m. at the Amelia Concourse Amenity Center, 85200 Amaryllis Court, Fernandina Beach, Florida 32034**, or the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budget") of the District for the Fiscal Year beginning October 1, 2026 and ending September 30, 2027 ("Fiscal Year 2027").

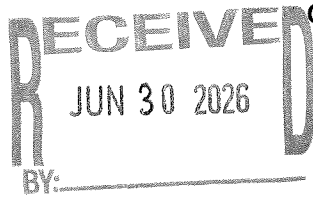
A regular Board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, FL 32092 ("District Manager's Office"), during normal business hours, or by visiting the District's website at www.ameliaconcoursedd.com.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Amelia Concourse Community
Development District
District Manager
Jun. 25, Jul. 2 00 (26-00187N)



Amelia Concourse
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By
June 30, 2026	\$250.00	Kelly Mullins

Payable to:

Kortneye Gill

Date Check Needed:

Budget Category:

ASAP	001.300.36900.10100
------	---------------------

Intended Use of Funds Requested:

Rental Deposit Refund	
Mailing Address	95135 Snapdragon Dr., Fernandina Beach, 32034.
(Attach supporting documentation for request.)	

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

INVOICE

DATE
7/1/2026

INVOICE #
1013946

BILL TO

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

P.O. No.	Terms
July 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 JUN 30 2026 BY: _____ Approved Kelly Mullins Amenity & Operations Manager Governmental Management Services On behalf of Amelia Concourse CDD Date: 6-30-26 Acct. # 1-320-57200-46800		
		Subtotal	\$520.00
		Payments/Credits	\$0.00
		Balance Due	\$520.00

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

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



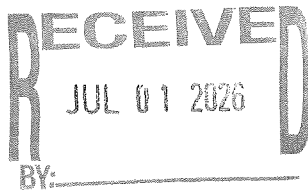
PO Box 6569
Hilton Head Island, SC 29938

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

Invoice 814025	
Date	PO/Contract#
07/01/26	
Account Manager	Terms
MARK SMOLARSKY	Net 30
Total Amount	\$3,241.00
Property Address	
Amelia Concourse CDD 85200 Amaryllis Ct Fernandina Beach, FL 32034	

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

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



Approved
Kelly Mullins
Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Date: 7-1-26
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, LLC475 West Town Place, Suite 114
St. Augustine, FL 32092**Invoice**

Invoice #: 388

Invoice Date: 7/1/26

Due Date: 7/1/26

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 - July 2026		1,610.00	1,610.00
Facility Management- July 2026		1,610.00	1,610.00
Janitorial - July 2026		820.00	820.00
Pool Maintenance - July 2026		1,630.42	1,630.42
Pool Chemicals - Liquid Bleach		5.48	5.48
Pool Chemicals - Muriatic Acid		12.23	12.23
Pool Chemicals - Tile Soap		84.10	84.10
Pool Chemicals - Cal Hypo		7.65	7.65
Pool Maintenance - Additional Visit 5/23 - Code Brown		247.50	247.50

RECEIVED
JUL 06 2026
BY: _____

Alison Moring
7-6-26

Total \$6,027.38**Payments/Credits** \$0.00**Balance Due** \$6,027.38

Governmental Management Services, LLC

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

Invoice

Invoice #: 389

Invoice Date: 7/1/26

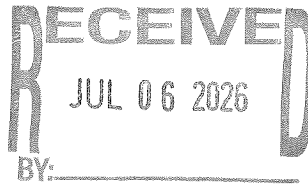
Due Date: 7/1/26

Case:

P.O. Number:

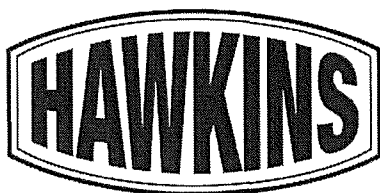
Bill To:

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



Description	Hours/Qty	Rate	Amount
Management Fees - July 2026		4,427.92	4,427.92
Website Administration - July 2026		96.42	96.42
Information Technology - July 2026		192.92	192.92
Dissemination Agent Services - July 2026		1,012.67	1,012.67
Office Supplies		0.39	0.39
Postage		21.64	21.64
Copies		6.45	6.45
Telephone		53.89	53.89
Total			\$5,812.30
Payments/Credits			\$0.00
Balance Due			\$5,812.30

Original



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

INVOICE

Total Invoice	\$792.00
Invoice Number	7484648
Invoice Date	7/7/26
Sales Order Number/Type	5209658 SL
Branch Plant	74
Shipment Number	6274039

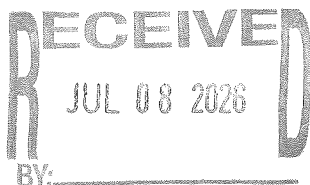
Sold To: 498805
ACCOUNTS PAYABLE
AMELIA CONCORSE COMMUNITY
DEVELOPMENT
475 W Town Pl
SUITE 114
Saint Augustine FL 32092-3648

Ship To: 498806
AMELIA CONCORSE 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 #
8/6/26	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	260.0000	GA	\$3.0000	GA	2,514.2 LB	\$780.00
		1 LB BLK (Mini-Bulk)		260.0000	GA			2,514.2 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: 7-8-26
Acct. # 1-320-57200-45400

Page 1 of 1

Tax Rate
0 %

Sales Tax
\$0.00

Invoice Total

\$792.00

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

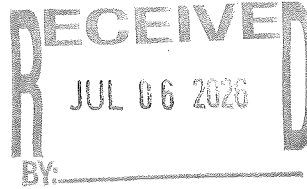
Job# 3035282



Tallahassee, FL 32308
2498 Centerville Rd.

Bill to:

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



Invoice

Invoice #: 445228
Invoice Date: 07/01/2026
Completed: 07/04/2026
Terms: Due On Receipt
Bid#:

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.

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

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



**Berger, Toombs, Elam,
Gaines & Frank**

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

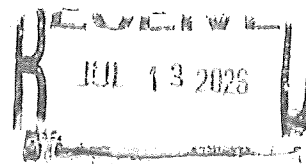
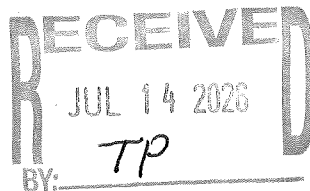
772/461-6120
FAX: 772/468-9278

*AMELIA CONCOURSE COMMUNITY DEVELOPMENT DIST.
475 WEST TOWN PLACE, SUITE 114
ST. AUGUSTINE,, FL 32092*

Invoice No. 377153
Date 07/07/2026
Client No. 20166

Services rendered in connection with the audit of the Basic Financial Statements
as of and for the year ended September 30, 2025.

Total Invoice Amount \$ 4,550.00



You can pay online at: <https://treasurecoastcpas.com> or

Scan to Pay

Berger, Toombs, Elam, Gaines, Frank,
McGuire & Gonano CPAs PL
Invoice Payment



POWERED BY
CPACHARGE

We accept major credit cards.
A 3% fee will be applied.

Please enter client number on your check.

Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%.

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

Invoice #: 390
Invoice Date: 7/17/26
Due Date: 7/17/26
Case:
P.O. Number:

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

RECEIVED
JUL 20 2026
BY: _____

Alison Morsing
7-20-26

Balance Due	\$207.21
-------------	----------

GMS

AMELIA CONOURSE COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF JUNE 2026

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
6/23/26	2.34	T.M.	Removed graffiti off of fence on the outside of the community, picked up supplies
TOTAL	<u>2.34</u>		
MILES	<u>0</u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 7/05/26

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
Amelia Concourse	5/26/26	Paver Base	7.19	K.M.
	5/26/26	Paver Leveling Sand	6.87	K.M.
	5/26/26	35lb Paver Sand	34.47	K.M.
	5/27/26	Toilet Paper	65.09	K.M.
		TOTAL	<u>\$113.61</u>	



How doers
get more done.

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

6921 00062 61788 05/26/26 11:16 AM
SALE CASHIER JESSICA

764661003175 PAVER BASE <A>	6.25N
SAKRETE PAVER BASE STEP 1	
764661003168 LEVEL SAND <A>	5.97N
SAKRETE PAVER LEVELING SAND STEP 2	
773758004513 EZSANDTAN <A>	29.97N
TECHNISEAL EZSAND 35LB TAN PAVER SND	

SUBTOTAL	42.19
SALES TAX	0.00

TAX EXEMPT

TOTAL	\$42.19
-------	---------

XXXXXXXXXXXX6181 VISA

USD\$ 42.19

AUTH CODE 04131G/0621828

TA

AUTH MODE - ISSUER

Contactless

AID A0000000031010

VISA CREDIT

P.O.#/JOB NAME: AC

6921 05/26/26 11:16 AM



6921 62 61788 05/26/2026 0595

RETURN POLICY DEFINITIONS

	POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90	08/24/2026

Order Summary

Order placed May 27, 2026 Order # 111-7601030-7257054

Ship to Kelly Mullins		Payment method Visa ending in 6181 View related transactions	Order Summary
			Item(s) Subtotal: \$56.60
			Shipping & Handling: \$6.99
			Free Shipping: -\$6.99
			Total before tax: \$56.60
			Estimated tax to be collected: \$0.00
			Grand Total: \$56.60
Placed by Kelly Mullins			

Arriving Monday



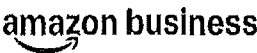
Amazon Basics Soft and Strong 2-Ply Toilet Paper, 30 Ultra Rolls = 120 Regular Rolls, Unscented, 340 Sheet (5 Packs of 6), Packaging May Vary

Sold by: Amazon.com

Supplied by: Other

(2) \$28.30

[Back to top](#)

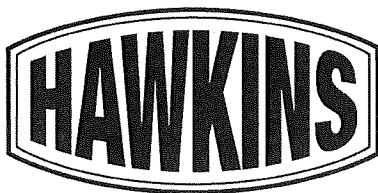


English

United States

[Conditions of Use](#) [Privacy Notice](#) [Your Ads Privacy Choices](#)
© 1996-2026, Amazon.com, Inc. or its affiliates

Original



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

INVOICE

Total Invoice	\$642.00
Invoice Number	7498087
Invoice Date	7/15/26
Sales Order Number/Type	5221286 SL
Branch Plant	74
Shipment Number	6289017

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

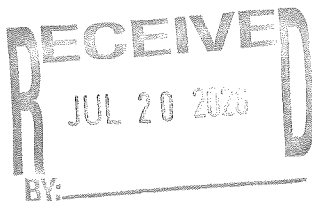
Ship To: 498806
AMELIA CONOURSE COMMUNITY
DEVELOPMENT
85200 Amaryllis Ct
SUITE 114
Fernandina Beach FL 32034-9716

Net Due Date		Terms	FOB Description	Ship Via	Customer P.O.#			P.O. Release		Sales Agent #
8/14/26		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	210.0000	GA	\$3.0000	GA	2,030.7 LB	\$630.00	
		1 LB BLK (Mini-Bulk)		210.0000	GA			2,030.7 GW		
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00	

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

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

Approved
Kelly Mullins, Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Date: 7-20-26
Acct. # 1-320-57200-45400



Page 1 of 1

Tax Rate Sales Tax
0 % \$0.00

Invoice Total **\$642.00**

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# 3087529

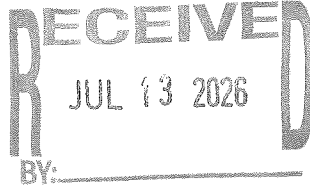


Tallahassee, FL 32308
2498 Centerville Rd.

Bill to:

Amelia Concourse CDD
475 W Town Place
Suite 114
Saint Augustine, FL 32092

[Click Here to Pay Online!](#)



I didn't receive this invoice until 7/13/26
TP
07/13/26

Invoice #: 442087
Invoice Date: 05/01/2026
Completed: 05/03/2026
Terms: Due On Receipt
Bid#:

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.

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

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



ERDD11146 CAC1818131
PO Box 16573
Fernandina Beach, FL 32035
(904) 430-7524
service@johnnysacfb.com

Invoice

DATE	07/16/2026
INVOICE#	18153
TERMS	Cash On Delivery

BILL TO

Amelia Concourse CDD
85200 Amaryllis Ct
Fernandina Beach
Florida
32034-9716
Knullins@gmsnf.com

SERVICE LOCATION

Amenity Center
85200 Amaryllis Ct
Fernandina Beach, Florida. 32034-9716

JOB#	DATE	PO/REF#	DESCRIPTION
1091411907	06/26/2026		Call Kelly 304-389-2198 when on the way so she can let you in. Unit is not cooling. 07/06/26 Replace Reversing Valve. lockbox code: 7946, Completion Notes: Replaced reversing valve, pressure tested and pulled vacuum to 530 microns. Did not need to add refrigerant.

Job Charges	Rate	Total
Service Call		
Manufacturer Direct Part		
Replace reversing valve		
Job Subtotal		\$527.00
Job Total		\$527.00

PRE-WORK SIGNATURE

POST-WORK SIGNATURE

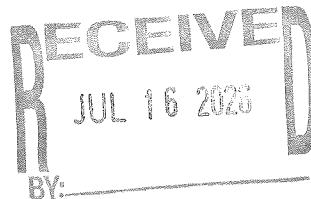
Signed By:

Signed By:

CUSTOMER MESSAGE

Invoice Total:	\$527.00
Deposits (-):	\$0.00
Payments (-):	\$0.00
Total Due:	\$527.00

Approved
Kelly Mullins
Amenity & Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Date: 7-16-26
Acct. # 1-320-57200-62000





KILINSKI | VAN WYK

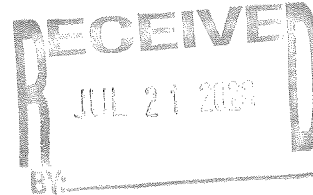
Kilinski | Van Wyk PLLC

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

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

INVOICE

Invoice # 15314
Date: 07/16/2026
Due On: 08/15/2026



Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$812.00	) - (\$0.00	) = \$812.00

ACCDD-01

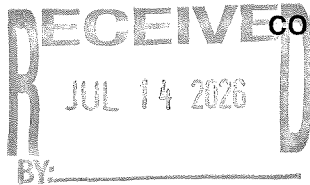
Amelia Concourse CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	LG	06/02/2026	Confer with GMS regarding status of completion of bond projects.	0.20	\$385.00	-	\$77.00
Service	LG	06/08/2026	Review and provide comments to May minutes.	0.40	\$385.00	-	\$154.00
Service	LG	06/12/2026	Research status of seats for General Election.	0.20	\$385.00	-	\$77.00
Service	MGH	06/12/2026	Review Supervisor of Elections records and status of District Board seats in preparation for 2025 election season.	0.10	\$315.00	100.0%	\$0.00
Service	LG	06/18/2026	Review and advise regarding Le Pierre requested revisions to contract.	0.40	\$385.00	-	\$154.00
Service	LG	06/22/2026	Update roof replacement	0.30	\$385.00	-	\$115.50

			agreement with vendor terms & conditions.				
Service	MGH	06/26/2026	Review and provide comments to draft FY25 audit report; advise regarding attorney letter response.	0.50	\$315.00	-	\$157.50
Service	LG	06/30/2026	Review list of legislative bills signed into law; analyze steps needed for implementation.	0.20	\$385.00	-	\$77.00
Line Item Discount Subtotal							-\$31.50
Total							\$812.00

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

Please pay within 30 days.



Amelia Concourse
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By
July 14, 2026	\$250.00	Kelly Mullins

Payable to:

Sophia Vollmer

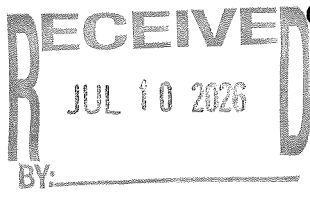
Date Check Needed:

Budget Category:

ASAP	001.300.36900.10100
------	---------------------

Intended Use of Funds Requested:

Rental Deposit Refund	
Mailing Address	95145 Gladiolus Pl., Fernandina Beach, 32034.
(Attach supporting documentation for request.)	



Amelia Concourse
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request

Date	Amount	Authorized By
June 30, 2026	\$200.00	Kelly Mullins

Payable to:

Thomas Duska

Date Check Needed:

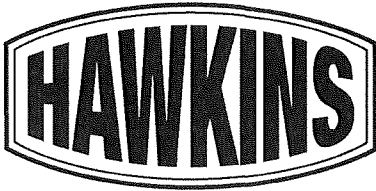
Budget Category:

ASAP	001.300.36900.10100
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Intended Use of Funds Requested:

Rental Deposit Refund	
Mailing Address	85421 Amaryllis Ct., Fernandina Beach, 32034.
(Attach supporting documentation for request.)	

Original

INVOICE

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

Total Invoice	\$747.00
Invoice Number	7514342
Invoice Date	7/29/26
Sales Order Number/Type	5237551 SL
Branch Plant	74
Shipment Number	6310463

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

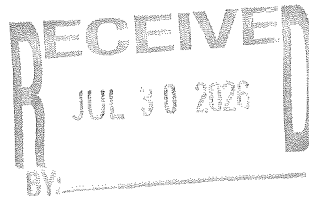
Ship To: 498806
AMELIA CONOURSE COMMUNITY
DEVELOPMENT
85200 Amaryllis Ct
SUITE 114
Fernandina Beach FL 32034-9716

Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#			P.O. Release		Sales Agent #
8/28/26	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	245.0000	GA	\$3.0000	GA	2,369.2 LB	\$735.00
		1 LB BLK (Mini-Bulk)		245.0000	GA			2,369.2 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: 7-30-26
Acct. # 1-320-57200-45400



Page 1 of 1

Tax Rate Sales Tax
0 % \$0.00

Invoice Total

\$747.00**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#: USBKUS44INT
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# 3157102



Tallahassee, FL 32308
2498 Centerville Rd.

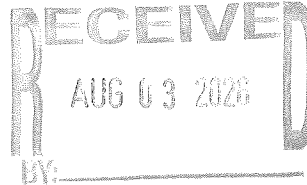
Invoice

Invoice #: 446768
Invoice Date: 08/01/2026
Completed: 08/03/2026
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.

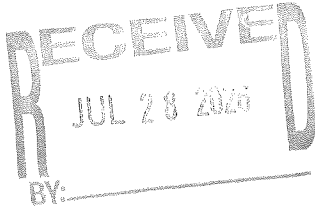
Support@hitechflorida.com
Office: 850-385-7649

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

Amelia Concourse
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Check Request



Date	Amount	Authorized By
July 28, 2026	\$250.00	Kelly Mullins

Payable to:

Maurice Ford

Date Check Needed:

Budget Category:

ASAP	001.300.36900.10100
------	---------------------

Intended Use of Funds Requested:

Rental Deposit Refund	
Mailing Address	95177 Orchid Blossom Trl., Fernandina Beach, 32034.
(Attach supporting documentation for request.)	



INVOICE

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

Invoice # 68531376
Invoice Date 06/02/2026
Service Date 06/02/2026

BILL TO

Amelia Concourse CDD
Attn: Daniel Laughlin (DM)
85200 Amaryllis Ct
Fernandina Beach, FL 32034-9716
304-389-2198

SERVICE ADDRESS

Amelia Concourse CDD
Attn: Daniel Laughlin (DM)
85200 Amaryllis Ct
Fernandina Beach, FL 32034-9716

SERVICE DETAILS

Technician: Joseph Emory
License #: JE225335
Customer #: 1328696

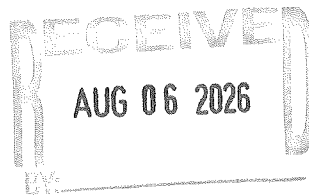
SERVICE	DESCRIPTION	PRICE
RPC-FIRE ANT	Fire Ant Service	\$83.00
Subtotal		\$83.00
Tax		\$0.00
Total		\$83.00
Amount Paid		\$0.00
Balance Due		\$83.00

Service Notes

Performed monthly fire ant treatment around the exterior perimeter of the property.
Pool area access code: 7946#

Approved

Kelly Mullins, Date 8-6-26
Amenity & Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Acct. # 1-320-53800-45513



Thank you for your business! If you have any questions, please call us at 904-225-9425.

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

INVOICE

DATE
8/1/2026

INVOICE #
1014806

BILL TO

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

P.O. No.	Terms
August 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 JUL 30 2026 BY: _____ Approved Kelly Mullins Amenity & Operations Manager Governmental Management Services On behalf of Amelia Concourse CDD Date: 7-30-26 Acct. # 1-320-57200-46800		
		Subtotal	\$520.00
		Payments/Credits	\$0.00
		Balance Due	\$520.00

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

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



PO Box 6569
Hilton Head Island, SC 29938

Bill To

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

Invoice 816776

Date	PO/Contract#
07/31/26	
Account Manager	Terms
MARK SMOLARSKY	Net 30
Total Amount	\$466.98

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
-------------	---------	------	--------

#92615 - Amelia Concourse June 2026 Irrigation Service Call- JAX



Irrigation Systems

Site Name:	Amelia Concourse CDD clock
Technician:	Karen
Date of Inspection:	6/8/2026

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

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



Irrigation Systems

Site Name:	Amelia Concourse CDD clock
Technician:	
Date of Inspection:	

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

					NECESSARY REPAIRS							
Zone #	Zone Name	Run Time	Type	Plant Type	Pipe Type	Valves			Rotors		Sprays	
					Pipes	1'	1.5'	2'	6'	12'	4'	6'
1	Sprays center island	20m	Sprays	Annals				Pass				
2	Rotors entrance side	45m	Rotor	Turf				Pass				
3	Rotors roadway	45m	Rotor	Turf				Pass				
4	Rotors roadway	45m	Rotor	Turf				Pass				
5	Rotors roadway	45m	Rotor	Turf				Pass	1			
6	Rotors roadway	45m	Rotor	Turf				Pass				

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



Irrigation Systems

Site Name:	Amelia Concourse CDD
Technician:	Karen
Date of Inspection:	6/8/2026

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

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

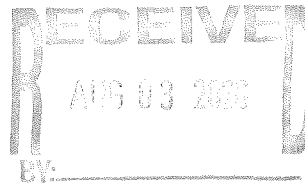
Irrigation REPAIR - 07/16/2026

\$466.98

Labor - 07/16/26	4.83	\$85.00
PVC Slip FIX 1" (Material)	1.00 EA	\$15.74
1" Coupling PVC Fitting (Material)	3.00 EA	\$0.71
Rainbird 4" Rotor PC W/2.0 (Material)	2.00 EA	\$17.22
1" PVC Tee (Material)	1.00 EA	\$1.90
1" PVC Pipe SCH 40 (Material)	3.00 FT	\$0.74

Total \$466.98

Approved
Kelly Mullins
Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Date: 8-3-26
Acct. # 001 320 57200 46400



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

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

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$466.98	\$0.00	\$0.00	\$0.00	\$0.00

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

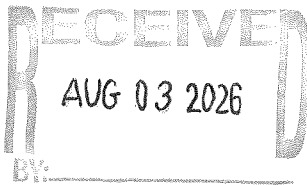
PO Box 6569
Hilton Head Island, SC 29938

Invoice 817043	
Date	PO/Contract#
08/03/26	
Account Manager	Terms
MARK SMOLARSKY	Net 30
Total Amount	\$3,241.00
Property Address	
Amelia Concourse CDD 85200 Amaryllis Ct Fernandina Beach, FL 32034	

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

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

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



Approved
Kelly Mullins
Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Date: 8-3-26
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
\$3,707.98	\$0.00	\$0.00	\$0.00	\$0.00

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



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

Invoice Number:

8271923

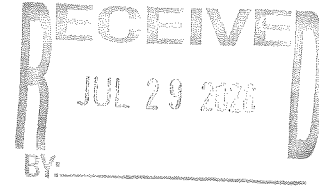
Invoice Date:

07/24/2026

Direct Inquiries To:
Phone:

Schuhle, Scott A
(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 2016 (Phase II Project)

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

\$4,444.69

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 2016
(Phase II Project)

Invoice Number:	8271923
Current Due:	\$4,444.69
Direct Inquiries To:	Schuhle, Scott A
Phone:	(954)-938-2476

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:

8271923

Invoice Date:

07/24/2026

Direct Inquiries To:

Schuhle, Scott A

Phone:

(954)-938-2476

Amelia Concourse Community Development District
Capital Improvement Revenue Bonds, Series 2016
(Phase II Project)

In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

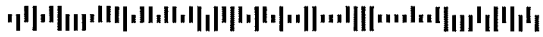
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	4,125.00	100.00%	\$4,125.00
Subtotal Administration Fees - In Advance 07/01/2026 - 06/30/2027				\$4,125.00
Incidental Expenses 07/01/2026 to 06/30/2027	4,125.00	0.0775		\$319.69
Subtotal Incidental Expenses				\$319.69
TOTAL AMOUNT DUE				\$4,444.69





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

8271923



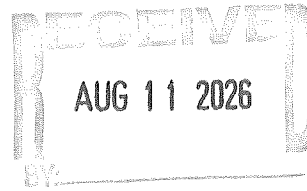
000001798 02 SP 106481973481034 P

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

General Fund



Check Request

Date	Amount	Authorized By
August 11, 2026	\$250.00	Kelly Mullins

Payable to:

Charles Gay, Jr.

Date Check Needed:

Budget Category:

ASAP	001.300.36900.10100
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Intended Use of Funds Requested:

Rental Deposit Refund	
Mailing Address	95185 Windflower Trl., Fernandina Beach, 32034.
(Attach supporting documentation for request.)	

Governmental Management Services, LLC

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

Invoice

Invoice #: 391

Invoice Date: 8/1/26

Due Date: 8/1/26

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 - August 2026		1,610.00	1,610.00
Facility Management- August 2026		1,610.00	1,610.00
Janitorial - August 2026		820.00	820.00
Pool Maintenance - August 2026		1,630.42	1,630.42
Pool Chemicals - Trichlor		183.70	183.70
Pool Chemicals - Liquid Bleach		54.78	54.78
Pool Chemicals - Muriatic Acid		24.46	24.46
Pool Chemicals - DE Powder		136.13	136.13
Pool Chemicals - Cal Hypo		15.29	15.29
Pool Chemicals - Tile Soap		168.19	168.19
RECEIVED AUG 06 2026 BY: <u>Alison Moring</u> 8-6-26			
Total			\$6,252.97
Payments/Credits			\$0.00
Balance Due			\$6,252.97

Governmental Management Services, LLC

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

Invoice

Invoice #: 392

Invoice Date: 8/1/26

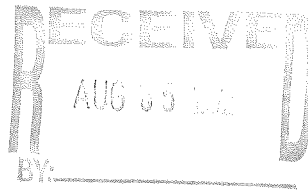
Due Date: 8/1/26

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 - August 2026		4,427.92	4,427.92
Website Administration - August 2026		96.42	96.42
Information Technology - August 2026		192.92	192.92
Dissemination Agent Services - August 2026		1,012.67	1,012.67
Office Supplies		0.48	0.48
Postage		46.00	46.00
Copies		37.20	37.20
Total			\$5,813.61
Payments/Credits			\$0.00
Balance Due			\$5,813.61



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

Service Slip/Invoice

INVOICE: 69493772
DATE: 08/06/2026
ORDER: 69493772

Bill To: [1328696]
Amelia Concourse CDD
Daniel Laughlin (DM)
85200 Amaryllis Ct
Fernandina Beach, FL 32034-9716

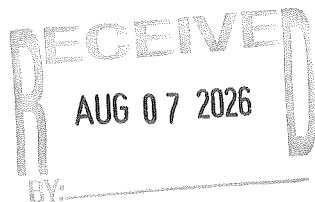
Work Location: [1328696] 304-389-2198
Amelia Concourse CDD
Daniel Laughlin (DM)
85200 Amaryllis Ct
Fernandina Beach, FL 32034-9716

Work Date	Time	Target Pest	Technician	Time In
08/06/2026	09:12 AM		MDDYALA7DD	
Purchase Order	Terms	Last Service	Map Code	Time Out
		08/06/2026		

Matthew Dyal

Lic:JE248110

Service	Description	Price
RPC-FIRE ANT	Fire Ant Service	\$83.00
Access Code to Pool Area- 7946#		
Today I came by and treated around the pool for the control of ants. Thank you for your business!		
SUBTOTAL		\$83.00
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$83.00
AMOUNT DUE		\$83.00



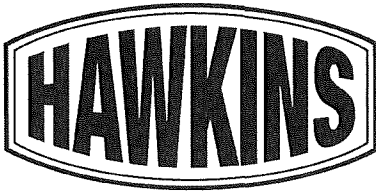
Approved
Kelly Mullins, Date 8-7-26
Amenity & Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Acct. # 1-320-53800-45513

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law.
Customer agrees to pay accrued expenses in the event of collection.

Ther by acknowledge the satisfactory completion of all services rendered and agree to pay the cost of services as specified above

PLEASE PAY FROM THIS INVOICE

Original

INVOICE

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

Total Invoice	\$612.00
Invoice Number	7529556
Invoice Date	8/12/26
Sales Order Number/Type	5253929 SL
Branch Plant	74
Shipment Number	6331498

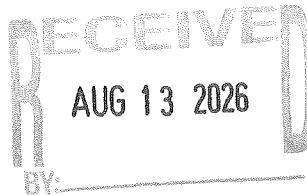
Sold To: 498805
ACCOUNTS PAYABLE
AMELIA CONCURSE COMMUNITY
DEVELOPMENT
475 W Town Pl
SUITE 114
Saint Augustine FL 32092-3648

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

Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#			P.O. Release		Sales Agent #
9/11/26	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	200.0000	GA	\$3.0000	GA	1,934.0 LB	\$600.00
		1 LB BLK (Mini-Bulk)		200.0000	GA			1,934.0 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00

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

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



Approved
Kelly Mullins, Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Date: 8-13-26
Acct. # 1-320-57200-45400

Page 1 of 1	Tax Rate 0 %	Sales Tax \$0.00	Invoice Total \$612.00
-------------	-----------------	---------------------	----------------------------------

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.

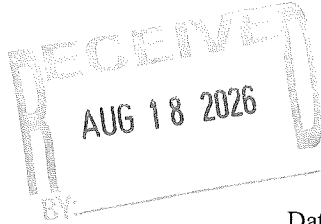
This contractor and subcontractor shall abide by the requirements of 41 CFR §60-1.4(a), 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against 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# 3229914

Amelia Concourse
COMMUNITY DEVELOPMENT DISTRICT

General Fund



Check Request

Date	Amount	Authorized By
August 18, 2026	\$250.00	Kelly Mullins

Payable to:

Katie Rodriguez

Date Check Needed:

Budget Category:

ASAP	001.300.36900.10100
------	---------------------

Intended Use of Funds Requested:

Rental Deposit Refund	
Mailing Address	95276 Orchid Blossom Trl., Fernandina Beach, 32034.
(Attach supporting documentation for request.)	



KILINSKI | VAN WYK

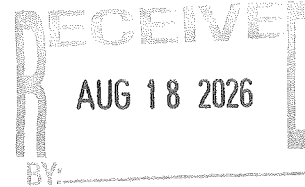
Kilinski | Van Wyk PLLC

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

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

INVOICE

Invoice # 15652
Date: 08/14/2026
Due On: 09/13/2026



Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$3,554.28	) - (\$0.00	) = \$3,554.28

ACCDD-01

Amelia Concourse CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	LG	07/01/2026	Prepare FY27 budget appropriation and assessment resolutions.	0.50	\$385.00	-	\$192.50
Service	JK	07/03/2026	Prepare updated end of session bill summary and impacts on CDD operations and documents	0.20	\$395.00	-	\$79.00
Service	MGH	07/06/2026	Review draft agenda and identify legal input needed.	0.20	\$315.00	100.0%	\$0.00
Service	LG	07/07/2026	Review draft agenda; attend agenda planning call.	0.60	\$385.00	-	\$231.00
Service	LG	07/10/2026	Review executed roof contract and affidavit for legal sufficiency.	0.20	\$385.00	-	\$77.00
Service	LG	07/16/2026	Review agenda and prepare for Board	0.70	\$385.00	-	\$269.50

			meeting.				
Service	MGH	07/20/2026	Review and analyze agenda package and materials for Board consideration in preparation for Board meeting; confer with District staff regarding agenda items.	-0.80	\$315.00	-	\$252.00
Service	MGH	07/21/2026	Prepare for and attend Board meeting.	2.90	\$315.00	100.0%	\$0.00
Service	LG	07/21/2026	Travel to and attend Board meeting.	5.20	\$385.00	-	\$2,002.00
Expense	KB	07/21/2026	Travel: Mileage - LG.	242.00	\$0.76	-	\$183.92
Expense	KB	07/21/2026	Travel: Hotel - LG.	1.00	\$66.00	-	\$66.00
Expense	KB	07/21/2026	Travel: Meals - LG.	1.00	\$8.86	-	\$8.86
Service	LG	07/29/2026	Review and provide comments to July minutes.	0.40	\$385.00	-	\$154.00
Service	LG	07/31/2026	Prepare mid-year ethics training reminder for supervisors.	0.10	\$385.00	-	\$38.50
Line Item Discount Subtotal							-\$976.50
Total							\$3,554.28

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

Please pay within 30 days.

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



Gator Fire Systems, LLC

206 Live Oaks Boulevard | Casselberry, Florida 32707
904-261-0520 | gatorfireext@gmail.com

RECIPIENT:

Amelia Concourse Amenity Center

85200 Amaryllis Ct
Fernandina Beach, FL 32034-3787

Invoice #26853

Issued Aug 21, 2026

Due Sep 05, 2026

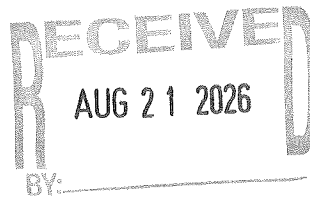
Total \$150.00

Account Balance \$150.00

Amelia Concourse Amenity Center Annual Inspection

Product/Service	Description	Qty.	Unit Price	Total
Aug 21, 2026				
Inspection/Cert 1-5 Extinguishers		3	\$20.00	\$60.00*
Recharge ABC 5lb		1	\$45.00	\$45.00
Service call	Trip charge	1	\$45.00	\$45.00*

Approved
Kelly Mullins
Amenity & Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Date: 8-21-26
Acct. # 1-320-57200-62000



* Non-taxable

Thank you for your business. Please contact us with any questions regarding this invoice.

Subtotal \$150.00

Tax Exempt (0.0%) \$0.00

Total \$150.00

Account balance \$150.00

Pay Now

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

Invoice

Invoice #: 393

Invoice Date: 8/14/26

Due Date: 8/14/26

Case:

P.O. Number:

BILL TO:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance July 1 - July 30, 2026	0.5	40.00	20.00
Maintenance Supplies		29.24	29.24

RECEIVED

AUG 19 2026

BY: _____

RECEIVED
AUG 19 2026
BY: _____

Total	\$49.24
--------------	----------------

Payments/Credits	\$0.00
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Balance Due	\$49.24
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Approved
Kelly Mullins, Amenity & Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Date: 8/17/2026
Acct. # 1-320-57200-62000

Alison Moring
8-19-26

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/28/26	0.5	T.M.	Sprayed weeds in pool equipment area, straightened and organized pool deck furniture, removed debris from, pool deck and playground
TOTAL	<u>0.5</u>		
MILES	<u>0</u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 8/05/26

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
Amelia Concourse	6/23/26	White Spray Paint	6.88	K.M.
	6/23/26	Graffiti Remover	10.89	K.M.
	6/23/26	Microfiber Towels	11.48	K.M.
		TOTAL	<u>\$29.24</u>	



How doers
get more done.

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

6921 00052 75235 06/23/26 11:15 AM
SALE CASHIER KIMBERLY

020066387662 2X FLTWHT <A> 5.98N
PAINTERS TOUCH 2X FLAT WHITE
070048021329 G00 GRAFFITI <A> 9.47N
G00 GONE GRAFFITI REMOVER TRIG 24OZ
751166866138 HDX 12 IN. X <A> 9.98N
HDX 12 IN. X 12 IN. MICROFIBER ROLL

SUBTOTAL 25.43
SALES TAX 0.00

TAX EXEMPT

TOTAL \$25.43

XXXXXXXXXXXX6101 VISA

USD\$ 25.43

AUTH CODE 087786/2522871

TA

AUTH MODE - ISSUER

Contactless

AID A000000000000000

VISA CREDIT

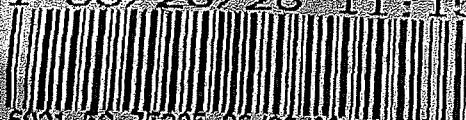
PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-2198 SUMMARY
THIS RECEIPT PO/JOB NAME: AC

2026 PRO XTRA SPEND 06/22: \$83.85

Get the CREDIT LINE your business needs
PLUS earn Perks 4X FASTER when you join
Pro Xtra, register, & use your Pro Xtra
Credit Card. Apply and SAVE UP TO \$100.
Learn more at homedepot.com/credit

6921 06/23/26 11:15 AM



6921 52 75235 06/23/2026 5461

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 09/21/2026

Grau and Associates

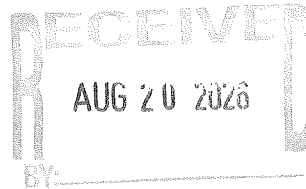
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 30031
Date 08/20/2026



SERVICE	AMOUNT
Project: Arbitrage - Series 2007 FYE 6/30/2026	
Arbitrage Services	
Arbitrage	\$ <u>600.00</u>
Subtotal:	<u>600.00</u>
Total	600.00
Current Amount Due	\$ <u>600.00</u>

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

Payment due upon receipt.



LePierre Roofing

Kelly Amelia Conc. Amen. Ctr
85200 Amaryllis Ct
Fernandina Beach, FL 32034

(304) 389-2198

JOB	#2024110096
INVOICE DATE	Aug 10, 2026
PAYMENT TERMS	Upon receipt
DUE DATE	Aug 18, 2026
AMOUNT DUE	\$26,595.00

CONTACT US

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

(904) 277-3000
LePierreroofing@gmail.com

Service completed by: Travis Minter

INVOICE

SERVICES	qty	amount
----------	-----	--------

GAF - GAF Timberline HDZ Architectural Shingles	1.0	\$26,500.00
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SPECIAL JOB NOTES
Price EXCLUDES copper metal dormers.
No public access allowed during replacement.

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

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

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

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

Install new attic vents.

Install new bullet boots on plumbing vents.

Install two layers of GAF Felt Buster synthetic underlayment.

Install GAF ProStart starter shingles along eaves.

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

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

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

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

Dispose of all debris.

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

Includes permit.

GAF - Upgrade to Golden Pledge Warranty	1.0	\$0.00
INCLUDED IN TOTAL		

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

Lifetime manufacturer warranty with 50 year complete manufacturer defects including:

The misapplication of GAF shingles and accessories

The misapplication of covered flashings

The cost of all tear-off and installation labor

All debris disposal costs

Unlimited wind speed warranty

25 year algae resistance warranty

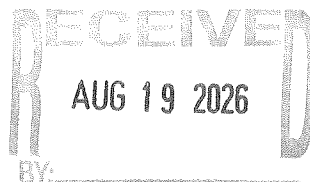
25 year workmanship warranty provided by GAF

Free transferable warranty

Good Housekeeping Protection on the roofing system

CDX	1.0	\$95.00
Change out 3 sheets of roof decking that were found to be rotten. 2 free sheets included in estimate.		

Approved
Kelly Mullins, Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Date: 8-19-26
Due from Capital Reserve,
GL code 1.300.13100.10101

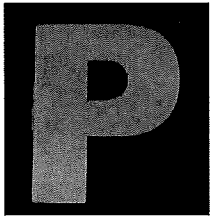


Subtotal	\$26,595.00
Job Total	\$26,595.00
Amount Due	\$26,595.00

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

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

See our Terms & Conditions



Peacock Electric Incorporated

Amelia Concourse CDD
Amelia Concourse CDD
9655 Florida Mining Blvd W bld 330 suite 305
Jacksonville, FL 32257

(304) 389-2198
ACManager@gmsnf.com

INVOICE	#3033164
SERVICE DATE	Aug 19, 2026
INVOICE DATE	Aug 19, 2026
PAYMENT TERMS	Upon receipt
DUE DATE	Aug 19, 2026
AMOUNT DUE	\$395.00

SERVICE ADDRESS
85200 Amaryllis Ct
Fernandina Beach, FL 32034

CONTACT US
474362 E State Rd 200
Fernandina Beach, FL 32034

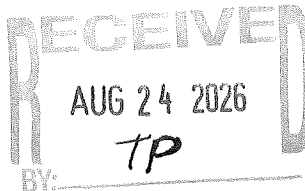
(904) 261-0661
peacockelectric@bellsouth.net

Service completed by: Robert Wilson

INVOICE

Services	qty	unit price	amount
Electric Flat Rate - Electrical Service	1.0	\$395.00	\$395.00
Look at outlets in office not working. They tried the GFIs they found.			
- The circuit breaker for the outdoor outlets around the pool pavilion and bathroom was tripping.			
- After troubleshooting, I found that the wire behind the filing cabinet had a short from hot to ground.			
- Replaced one bad GFI and cover.			

Approved
Kelly Mullins
Amenity & Operations Manager
Governmental Management Services
On behalf of Amelia Concourse CDD
Date: 8-19-26
Acct. # 1-320-57200-62000



Subtotal	\$395.00
Job Total	\$395.00
Amount Due	\$395.00

Thank you for your business!

See our Terms & Conditions (<https://pro.housecallpro.com/PeacockElectricIncorporated/446350/terms>)