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This Instrument Prepared by and return to:

Amelia Concourse Community Development District
Governmental Management Services, Inc.
14785 Old St. Augustine Road, Suite 4
Jacksonville, Florida 32258

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**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
THE AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT**

**Board of Supervisors and Officers¹
Amelia Concourse Community Development District**

Gregory E. Matovina
Chairman

Sean Junker
Vice Chairman

Michael H. Fox
Assistant Secretary

William B. Towers, III
Assistant Secretary

Betsy Towers
Assistant Secretary

Governmental Management Services, Inc.
District Manager
14785 Old St. Augustine Road, Suite 4
Jacksonville, Florida 32258
(904) 288-9130

District records are on file at the offices of the District Manager and at 463499 S.R. 200, Yulee, Florida, 32041, the local records office. District records are available for public inspection upon request during normal business hours.

¹ This list reflects the composition of the Board of Supervisors and Officers as of June 1, 2008. For a current list, please call the District Manager.

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**AMELIA CONCOURSE
COMMUNITY DEVELOPMENT DISTRICT**

Introduction

On behalf of the Board of Supervisors of the Amelia Concourse Community Development District ("District"), the following information is provided to give you a description of the District's services and the assessments that have been levied within the District to pay for certain community infrastructure and the manner in which the District is operated. The District is a unit of special purpose local government created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. Unlike city and county governments, the District has only certain limited powers and responsibilities. These powers and responsibilities include, for example, certain water and sewer facilities and water management and drainage control facilities.

Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents. The following information, describing the District and the assessments, fees and charges that are anticipated to be levied or have been levied within the District to pay for certain community infrastructure, is provided to fulfill this statutory requirement.

The District is here to serve the needs of the community and we encourage your participation in District activities.

What is the District and how is it governed?

The District is an independent special taxing district, created pursuant to and existing under the provisions of Chapter 190, Florida Statutes, and established by Ordinance No. 2006-58, enacted by the Nassau County Board of County Commissioners on July 10, 2006, and effective on July 18, 2006. The District currently encompasses approximately 199.83 acres of land located entirely within the jurisdictional boundaries of Nassau County, Florida. As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors, the members of which must be residents of the State of Florida and citizens of the United States. Within ninety (90) days of appointment of the initial board, members were elected on an at-large basis by the owners of property within the District, each landowner being entitled to one vote for each acre of land with fractions thereof rounded upward to the nearest whole number. Thereafter, elections are held every two (2) years in November. Commencing six (6) years after the initial

appointment of Supervisors and when the District attains a minimum of two hundred and fifty (250) qualified electors, the positions of two board members whose terms are expiring shall be filled by qualified electors of the District. The remaining board member whose term is expiring shall be selected by the landowners and is not required to be a qualified elector. Thereafter, as terms expire, board members shall be qualified electors elected by qualified electors of the district for a term of four years. A "qualified elector" in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered with the Supervisor of Elections to vote in Nassau County. Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

Board meetings are noticed in the local newspaper and are conducted in a public forum in which public participation is permitted. Consistent with Florida's public records laws, the records of the District are available for public inspection during normal business hours. Elected members of the Board are similarly bound by the State's open meetings law and are subject to the same disclosure requirements as other elected officials under the State's ethics laws.

What infrastructure improvements does the District provide and how are the improvements paid for?

The District currently consists of approximately 199.63 acres of land located within unincorporated Nassau County. The legal description of the lands encompassed within the District is attached hereto as **Exhibit A**. Current development plans for the District include construction of 458 residential dwelling units. The public infrastructure necessary to support the development program within the development includes, but is not limited to, onsite road improvements, offsite road improvements, water, sewer and other utility facilities, master storm water facilities, entrance features, parks and recreation areas. Each of these infrastructure improvements is consistent with the Nassau County Land Use and Comprehensive Plans and is more fully detailed below. These improvements are being funded by the District's sale of capital improvement revenue bonds (discussed below).

On July 26, 2007, the District issued \$7,350,000 Amelia Concourse Community Development District (Nassau County, Florida) Capital Improvement Revenue Bonds, Series 2007 ("Series 2007 Bonds") for the purpose of: (1) financing the cost of acquiring, constructing, and equipping certain infrastructure improvements (described below); (2) paying certain costs associated with the issuance of the Series 2007 Bonds; (3) making a deposit into the Series 2007 Reserve Account for the benefit of the Series 2007 Bonds; and (4) paying a portion of the interest to become due on the Series 2007 Bonds.

District Infrastructure Improvements

To plan the infrastructure improvements necessary for the District, the District adopted an Engineer's Report, as supplemented and amended, which details the District's proposed infrastructure improvements including, but not limited to, onsite road improvements, offsite road improvements, water, sewer and other utility facilities, master storm water facilities, entrance features, parks and recreation areas, each of which is described more fully below. Copies of the Engineer's Report are available for review in the District's public records.

Transportation Improvements

Primary vehicular access to the District is provided from Amelia Concourse with the construction of Daisy Lane providing a two lane, unloaded access road with a median at the entrance. Secondary vehicular access to the District is provide with the construction of Bellflower Way providing a two lane, unloaded access road. Amelia Concourse is a four-lane divided County road which runs south from AIA along a portion of the northern boundary of the District. Daisy Lane will be irrigated and landscaped and will have underground electric, streetlights, and sidewalks.

Utility Improvements

The District lies within the unincorporated area of Nassau County and the JEA provides both potable water and wastewater service. The District is served by a connection with the existing JEA water main in the Amelia Concourse right-of-way with water supplied by the Nassau Water Treatment Facility. The potable water distribution systems will consist of 10", 8", 6", and 4" water mains with appurtenant water valves and fire hydrants. As for wastewater service, the District's onsite sanitary sewer system will consist of 8" and 10" gravity sewer lines with appurtenant manholes and one pumping station.

Stormwater Management Improvements

The stormwater collection and overflow systems will be a combination of curb inlets, pipe culverts, control structures, and open waterways. The stormwater management system has been designed in accordance with Nassau County and St. Johns River Water Management District criteria.

Recreation Facility Improvements

The recreation area is a one-acre acre site located within the District. The recreation area plan consists of a clubhouse, swimming pool, parking lot and playground.

Landscaping Improvements

The District will include signage and landscape features at the entrance of the District at the intersection of Daisy Lane and Amelia Concourse. Daisy Lane will be heavily landscaped on both sides of the roadway.

Assessments, Fees, and Charges

The costs of acquisition or construction of a portion of these infrastructure improvements have been financed by the District through the sale of its Capital Improvement Revenue Bonds, Series 2007, in the amount of \$7,350,000 (the "Series 2007 Bonds"). The annual debt service payments, including interest due thereon, for the Bonds are payable solely from and secured by the levy of non-ad valorem or special assessments against lands within the District which benefit from the construction, acquisition, establishment and operation of the District's improvements. The annual debt service obligations of the District which must be defrayed by annual assessments upon each parcel of land or platted lot will depend upon the type of property purchased. Provided below are the current maximum annual assessment levels for the Bonds. Interested persons are encouraged to contact the District Manager for information regarding special assessments on a particular lot or parcel of lands. A copy of the District's assessment methodology and assessment roll are available for review in the District's public records.

The current maximum annual debt assessment for the Series 2007 Bonds for a single family residential platted lot is \$1,200. This maximum annual assessments level amount has been grossed up to include 2% for collection costs levied by Nassau County government and a 4% maximum discount for early payment as authorized by law. Additionally, this amount excludes any operations and maintenance assessments which may be determined and calculated annually by the District's Board of Supervisors against all benefited lands in the District. These assessments will be in addition to debt assessments, and will also be collected in the same manner as county ad valorem taxes.

The District may undertake the construction, acquisition, or installation of other future improvements and facilities, which may be financed by bonds, notes, or other methods authorized by Chapter 190 of the Florida Statutes.

A detailed description of all costs and allocations which result in the formulation of assessments, fees and charges are available for public inspection upon request.

Method of Collection

The District's special and maintenance assessments may appear on that portion of the annual real estate tax bill entitled "non-ad valorem assessments," and will be collected by the county tax collector in the same manner as county ad valorem taxes. Each property owner must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will,

however, be entitled to the same discounts as provided for ad valorem taxes. As with any tax bill, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property.

This description of the District's operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing infrastructure improvements essential to the development of new communities. If you have questions or would simply like additional information about the District, please write to District Manager, 14785 Old St. Augustine Road, Suite 4, Jacksonville, Florida 32258 or call (904) 288-9130.

IN WITNESS WHEREOF, this Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken has been executed as of the 14th day of AUGUST, 2008, and recorded in the Official Records of Nassau County, Florida.

AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT

By: *Gregory Matovina*
Chairman

Wesley Maher
Witness

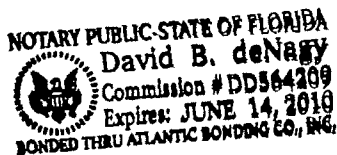
Dave deNagy
Witness

Wesley Maher
Print Name

Dave deNagy
Print Name

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 14th day of AUGUST, 2008, by Gregory Matovina, Chairman of the Amelia Concourse Community Development District, who is personally known to me or who has produced _____ as identification, and did [] or did not [] take the oath.



Dave deNagy
Notary Public, State of Florida
Print Name: Dave deNagy
Commission No.: _____
My Commission Expires: _____

EXHIBIT A: Legal Description

