

# **Amelia Concourse Community Development District**



**Approved Budget  
Fiscal Year 2021**



**Amelia Concourse  
Community Development District**

**TABLE OF CONTENTS**

**General Fund**

Budget	Page 1-2
Budget Narrative	Page 3-8

**Debt Service Fund**

Series 2007 Budget	Page 9
Series 2016 Budget	Page 10
Amortization Schedule	Page 11
Series 2019A Budget	Page 12
Amortization Schedule	Page 13-14
Series 2019B Budget	Page 16
Amortization Schedule	Page 16-17

**SPE, LLC Fund**

Budget	Page 18
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**Capital Reserve Fund**

Budget	Page 19
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# Amelia Concourse

## Community Development District

## General Fund

Description	Adopted Budget FY 2020	Actual Thru 4/30/20	Projected Next 5 Months	Total Projected 9/30/20	Approved Budget FY 2021
<b>Revenues</b>					
Assessments	\$348,677	\$346,480	\$4,855	\$351,335	\$348,677
Interest Income	\$250	\$233	\$200	\$433	\$250
Rental Revenue/Miscellaneous Revenue	\$500	\$1,015	\$250	\$1,265	\$500
<b>TOTAL REVENUES</b>	<b>\$349,427</b>	<b>\$347,728</b>	<b>\$5,305</b>	<b>\$353,033</b>	<b>\$349,427</b>
<b>Expenditures</b>					
<u>Administrative</u>					
Supervisors	\$6,000	\$600	\$800	\$1,400	\$6,000
FICA Expense	\$459	\$46	\$92	\$138	\$459
Travel	\$300	\$0	\$100	\$100	\$300
Engineering	\$15,000	\$375	\$2,000	\$2,375	\$15,000
Attorney Fees	\$20,000	\$6,541	\$7,500	\$14,041	\$20,000
Annual Audit	\$3,875	\$4,050	\$3,875	\$7,925	\$3,875
Dissemination	\$7,000	\$5,833	\$2,917	\$8,750	\$9,000
Assessment Roll	\$7,500	\$7,500	\$0	\$7,500	\$7,500
Property Appraiser	\$2,250	\$2,320	\$0	\$2,320	\$2,250
Trustee Fees	\$8,000	\$0	\$5,000	\$8,000	\$10,000
Arbitrage	\$1,200	\$0	\$1,200	\$1,200	\$1,800
Management Fees	\$45,000	\$26,250	\$18,750	\$45,000	\$45,000
Information Technology	\$1,500	\$875	\$625	\$1,500	\$1,500
Telephone	\$500	\$94	\$60	\$154	\$500
Postage	\$500	\$192	\$250	\$442	\$500
Insurance	\$8,919	\$8,706	\$0	\$8,706	\$8,919
Printing and Binding	\$1,000	\$737	\$500	\$1,237	\$1,000
Legal Advertising	\$1,500	\$4,300	\$1,000	\$5,300	\$3,000
Other Current Charges	\$450	\$235	\$50	\$285	\$450
Office Supplies	\$150	\$124	\$60	\$184	\$150
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
<b>TOTAL ADMINISTRATIVE</b>	<b>\$131,278</b>	<b>\$68,953</b>	<b>\$44,778</b>	<b>\$116,731</b>	<b>\$137,378</b>
<b>FIELD:</b>					
<b>Contract Services:</b>					
Landscape Maintenance	\$20,000	\$16,740	\$7,343	\$24,082	\$18,000
Lake Maintenance	\$5,000	\$3,612	\$2,580	\$6,192	\$6,500
Management Company	\$6,948	\$3,522	\$2,975	\$6,497	\$7,140
<b>Subtotal Contract Services</b>	<b>\$31,948</b>	<b>\$23,874</b>	<b>\$12,898</b>	<b>\$36,771</b>	<b>\$31,640</b>
<b>Repairs &amp; Maintenance:</b>					
Repairs & Maintenance	\$14,500	\$10,236	\$7,000	\$17,236	\$14,500
Irrigation Repairs	\$800	\$421	\$350	\$771	\$800
Landscape Contingency	\$0	\$1,415	\$3,000	\$4,415	\$10,000
<b>Subtotal Repairs and Maintenance</b>	<b>\$15,300</b>	<b>\$12,073</b>	<b>\$10,350</b>	<b>\$22,423</b>	<b>\$25,300</b>

# Amelia Concourse

## Community Development District

## General Fund

Description	Adopted Budget FY 2020	Actual Thru 4/30/20	Projected Next 5 Months	Total Projected 9/30/20	Approved Budget FY 2021
<b>Utilities:</b>					
Electric	\$25,000	\$12,441	\$9,000	\$21,441	\$25,000
Water & Sewer	\$17,500	\$8,099	\$6,250	\$14,349	\$17,500
<b>Subtotal Utilities</b>	<b>\$42,500</b>	<b>\$20,540</b>	<b>\$15,250</b>	<b>\$35,790</b>	<b>\$42,500</b>
<b>Amenity Center:</b>					
Insurance	\$15,807	\$15,503	\$0	\$15,503	\$15,807
Amenity Staffing	\$11,097	\$3,783	\$3,450	\$7,233	\$9,000
Pool Maintenance	\$12,000	\$6,002	\$5,005	\$11,007	\$12,000
Pool Chemicals	\$8,000	\$3,708	\$3,000	\$6,708	\$8,000
Pool Permits	\$530	\$0	\$515	\$515	\$530
Cable	\$650	\$456	\$325	\$781	\$785
Janitorial	\$3,500	\$1,825	\$1,965	\$3,790	\$5,000
Facility Maintenance	\$15,310	\$0	\$8,000	\$8,000	\$15,310
Pest Control	\$900	\$843	\$308	\$1,151	\$924
Refuse	\$325	\$210	\$150	\$360	\$360
Holiday Decorations	\$0	\$1,162	\$0	\$1,162	\$1,200
<b>Subtotal Amenity Center</b>	<b>\$68,119</b>	<b>\$33,491</b>	<b>\$22,718</b>	<b>\$56,209</b>	<b>\$68,916</b>
<b>Reserves:</b>					
Capital Outlay	\$20,000	\$0	\$10,000	\$10,000	\$19,000
Capital Reserve Fund	\$40,282	\$0	\$40,282	\$40,282	\$24,693
<b>Subtotal Reserves</b>	<b>\$60,282</b>	<b>\$0</b>	<b>\$50,282</b>	<b>\$50,282</b>	<b>\$43,693</b>
<b>TOTAL FIELD EXPENDITURES</b>	<b>\$218,149</b>	<b>\$89,978</b>	<b>\$111,498</b>	<b>\$201,475</b>	<b>\$212,049</b>
<b>TOTAL EXPENDITURES</b>	<b>\$349,427</b>	<b>\$158,930</b>	<b>\$156,276</b>	<b>\$318,206</b>	<b>\$349,427</b>
<b>EXCESS REVENUE</b>	<b>\$0</b>	<b>\$188,798</b>	<b>(\$150,970)</b>	<b>\$34,828</b>	<b>\$0</b>

	FY 2020	FY 2021
Net Assessment	\$ 348,677	\$ 348,677
Collection & Discounts (7%)	\$ 26,245	\$ 26,245
Gross Assessment	\$ 374,922	\$ 374,922
No. of Units	458	458
<b>Gross Per Unit Assessment</b>	<b>\$ 819</b>	<b>\$ 819</b>

# **Amelia Concourse**

## **Community Development District**

General Fund Budget

### **REVENUES:**

#### **Assessments**

The District will levy a non ad-valorem special assessment on all taxable property within the District to fund all of the General Operating Expenditures for the fiscal year. The assessment may either be invoiced directly to the property owner or placed on the Nassau County Tax Roll. Quarterly Funding agreement with SPE, LLC and District which are not assessments.

#### **Miscellaneous Revenue/Interest Income**

Income received from residents for rental of clubroom or patio, other miscellaneous revenue and interest from bank accounts.

### **EXPENDITURES:**

#### **Administrative:**

##### **Supervisor Fees**

Florida Statutes allow each board member to receive \$200 per meeting not to exceed \$4,800 in one year. The amount for the fiscal year is based upon four supervisors attending an estimated 4 annual meetings.

##### **FICA Expense**

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

##### **Travel**

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

##### **Engineering Fees**

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

##### **Attorney**

The District's legal counsel Hopping, Green & Sams will be providing general legal services to the District, i.e., attendance and preparation for monthly meetings, review operating and maintenance contracts, etc.

##### **Annual Audit**

The District is required annually to conduct an audit of its financial records by Berger, Toombs, Elam, Gaines & Frank, an Independent Certified Public Accounting Firm.

##### **Dissemination Agent**

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues. The services cover all requirements for the Series 2007, Series 2016, and Series 2019A Bonds. An additional fee of \$500 is incurred for a revised amortization fee after the District

# **Amelia Concourse**

## **Community Development District**

### **General Fund Budget**

makes an Optional Redemption payment towards any of the Bonds.

#### **Assessment Roll**

The District's assessment roll administration, GMS, LLC, will provide services to prepare assessment rolls to district property owners, prepare estoppel letters, administration of optional principal prepayments, and maintain lien book for Series 2007, Series 2016, and Series 2019 bonds.

#### **Trustee Fees**

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

#### **Arbitrage**

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

#### **Management Fees**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services. These services are further outlined in Exhibit "A" of the Management Agreement.

#### **Information Technology**

The cost related to District's accounting and information systems, District website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

#### **Telephone**

The cost of telephone and fax machine service.

#### **Postage**

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

#### **Insurance**

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

#### **Printing & Binding**

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

#### **Legal Advertising**

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

#### **Other Current Charges**

Includes bank charges and any other miscellaneous expenses that are incurred during the year.

# **Amelia Concourse**

## **Community Development District**

### General Fund Budget

#### **Dues, Licenses & Subscriptions**

The District is required to pay an annual fee to the Department of Community Affairs for \$175. This is the only expense under this category for the District.

#### **Field:**

#### **Landscape Maintenance**

The District has contracted with Trim All Lawn Service to provide landscaping and irrigation maintenance services to all the common areas within the District. Includes plant maintenance at the Social Hall.

<b>Vendor</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
Trim All Lawn	Landscape Maintenance	\$1,469	\$17,622
	Contingency		\$378
<b>Total</b>			<b>\$18,000</b>

#### **Lake Maintenance**

The District has contracted with Solitude Lake Maintenance. to provide monthly water management services to all the lakes throughout the District.

<b>Vendor</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
Solitude	Lake Maintenance	\$516	\$6,192
	Contingency		\$308
<b>Total</b>			<b>\$6,500</b>

#### **Management Company**

The District has contracted with First Coast CMS for supervision and on-site management services.

<b>Vendor</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
First Coast CMS	Management Fees	\$595	\$7,140
<b>Total</b>			<b>\$7,140</b>

#### **Repairs and Maintenance**

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

#### **Irrigation Repairs and Maintenance**

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

#### **Landscape Contingency**

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

# Amelia Concourse

## Community Development District

### General Fund Budget

#### Electric

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

Location	Meter Number	Monthly	Annual
85200 Amaryllis Ct	66164-80262	\$677	\$8,121
85200 Amaryllis Ct St Lights	69397-29510	\$629	\$7,553
95016 Daisy Ln # Entry Light	47823-07021	\$17	\$200
95016 Daisy Ln	10995-48073	\$620	\$7,438
Contingency for new accounts		\$141	\$1,689
<b>Total</b>			<b>\$25,000</b>

#### Water and Sewer

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

Location	Meter Number	Monthly	Annual
85190 Amaryllis Ct	67891789	\$440	\$5,280
85200 Amaryllis Ct	67891709	\$531	\$6,371
85200 Amaryllis Ct - Sewer	67891712	\$224	\$2,688
85200 Amaryllis Ct - Water	67891712	\$97	\$1,169
Contingency for new accounts		\$166	\$1,992
<b>Total</b>			<b>\$17,500</b>

#### Insurance

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

#### Amenity Staffing

The District has contracted with First Coast CMS for staffing an amenity attendant at the amenity center 1 day a week.

Vendor	Description	Monthly	Annual
First Coast CMS	Amenity Staffing	\$690	\$8,280
	Contingency		\$720
<b>Total</b>			<b>\$9,000</b>

#### Pool Maintenance

The District has contracted with First Coast CMS for pool cleaning, water testing, treatment, checking chemicals and back washing of the Amenity Center pool.

Vendor	Description	Monthly	Annual
First Coast CMS	Pool Maintenance	\$801	\$9,610
	Contingency		\$2,390
<b>Total</b>			<b>\$12,000</b>

# **Amelia Concourse**

## **Community Development District**

### General Fund Budget

#### **Pool Chemicals**

The District has contracted with Poolsure for chemicals needed to maintain Amenity Center pool.

<b>Vendor</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
Pool Sure	Pool Chemicals	\$600	\$7,200
	Contingency		\$800
<b>Total</b>			<b>\$8,000</b>

#### **Pool Permits**

Represents the estimated cost for pool permits.

#### **Cable/Internet Service**

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

<b>Vendor</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
ATT	Cable & Internet	\$65	\$785
<b>Total</b>			<b>\$785</b>

#### **Janitorial Services**

The District will contract with First Coast CMS to provide janitorial services for the Amenity Center.

<b>Vendor</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
First Coast CMS	Janitorial Services	\$393	\$4,716
	Contingency		\$284
<b>Total</b>			<b>\$5,000</b>

#### **Facility Maintenance**

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

#### **Pest Control**

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

<b>Vendor</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
Nadars	Pest Control	\$77	\$924
<b>Total</b>			<b>\$924</b>

# **Amelia Concourse**

## **Community Development District**

General Fund Budget

### **Refuse**

Garbage disposal services provided by Advanced Disposal.

<b>Vendor</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
Advanced Disposal	Refuse	\$30	\$360
<b>Total</b>			<b>\$360</b>

### **Holiday Decorations**

The cost for First Coast CMS, LLC to install holiday lights around the CDD.

### **Capital Outlay**

Funds for purchases of equipment for the Amenity Center.

### **Capital Reserve Fund**

Money set aside for future replacements of capital related items.

# Amelia Concourse

## Community Development District

## Debt Service Fund

Series 2007

Description	Adopted Budget FY 2020	Approved Budget FY 2021
<b>Revenues</b>		
Special Assessments <sup>(1)</sup>	\$116,683	\$116,683
Interest Income	\$0	\$0
Other Revenue Sources	\$394,692	\$394,692
<b>TOTAL REVENUES</b>	<b>\$511,375</b>	<b>\$511,375</b>
<b>Expenditures</b>		
<u>Series 2007</u>		
Debt Service Obligation	\$511,375	\$511,375
<b>TOTAL EXPENDITURES</b>	<b>\$511,375</b>	<b>\$511,375</b>
<b>EXCESS REVENUES</b>	<b>\$0</b>	<b>\$0</b>
Net Assessment	\$116,683	
Plus Collection Fees & Discounts (7%)	\$8,168	
Gross Assessment	\$124,851	

(1) Represents Assessments for Phase 1 platted lots only. Assessments on Phase 2 & 3 have been eliminated from foreclosure proceedings.

# Amelia Concourse

## Community Development District

Debt Service Fund

Series 2016

Description	Adopted Budget FY 2020	Actual Thru 4/30/20	Total Projected 9/30/20	Approved Budget FY 2021
<b>Revenues</b>				
Special Assessments	\$180,832	\$179,008	\$183,040	\$180,832
Special Assessments- Prepayments	\$0	\$236,235	\$236,235	\$0
Interest Income	\$240	\$424	\$424	\$240
Carry Forward Surplus	\$669,562	\$727,726	\$727,726	\$109,972
<b>TOTAL REVENUES</b>	<b>\$850,635</b>	<b>\$1,143,392</b>	<b>\$1,147,424</b>	<b>\$291,044</b>
<b>Expenditures</b>				
<u>Series 2016</u>				
Interest - 11/01	\$89,700	\$89,700	\$89,700	\$70,650
Principal Prepayment-11/01	\$250,000	\$600,000	\$600,000	\$0
Interest - 05/01	\$89,700	\$0	\$75,434	\$70,650
Principal - 05/01	\$45,000	\$0	\$35,000	\$35,000
Principal Prepayment-05/01	\$0	\$0	\$235,000	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$474,400</b>	<b>\$689,700</b>	<b>\$1,035,134</b>	<b>\$176,300</b>
<b>Other Sources and Uses</b>				
Interfund Transfer	\$0	\$0	\$0	\$0
Property Appraiser	\$0	(\$2,319)	(\$2,319)	\$0
Bond Proceeds	\$0	\$0	\$0	\$0
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$0</b>	<b>(\$2,319)</b>	<b>(\$2,319)</b>	<b>\$0</b>
<b>EXCESS REVENUES</b>	<b>\$376,235</b>	<b>\$451,373</b>	<b>\$109,972</b>	<b>\$114,744</b>

Interest

11/1/21

\$69,600

**Amelia Concourse**  
Community Development District

**Amortization Schedule**  
Series 2016 Capital Improvement Bonds

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/20	\$ 2,355,000	6.0%	\$ -	\$ 70,650.00	\$ 70,650.00
05/01/21	\$ 2,355,000	6.0%	\$ 35,000.00	\$ 70,650.00	\$ -
11/01/21	\$ 2,320,000	6.0%	\$ -	\$ 69,600.00	\$ 175,250.00
05/01/22	\$ 2,320,000	6.0%	\$ 40,000.00	\$ 69,600.00	\$ -
11/01/22	\$ 2,280,000	6.0%	\$ -	\$ 68,400.00	\$ 178,000.00
05/01/23	\$ 2,280,000	6.0%	\$ 40,000.00	\$ 68,400.00	\$ -
11/01/23	\$ 2,240,000	6.0%	\$ -	\$ 67,200.00	\$ 175,600.00
05/01/24	\$ 2,240,000	6.0%	\$ 45,000.00	\$ 67,200.00	\$ -
11/01/24	\$ 2,195,000	6.0%	\$ -	\$ 65,850.00	\$ 178,050.00
05/01/25	\$ 2,195,000	6.0%	\$ 45,000.00	\$ 65,850.00	\$ -
11/01/25	\$ 2,150,000	6.0%	\$ -	\$ 64,500.00	\$ 175,350.00
05/01/26	\$ 2,150,000	6.0%	\$ 50,000.00	\$ 64,500.00	\$ -
11/01/26	\$ 2,100,000	6.0%	\$ -	\$ 63,000.00	\$ 177,500.00
05/01/27	\$ 2,100,000	6.0%	\$ 50,000.00	\$ 63,000.00	\$ -
11/01/27	\$ 2,050,000	6.0%	\$ -	\$ 61,500.00	\$ 174,500.00
05/01/28	\$ 2,050,000	6.0%	\$ 55,000.00	\$ 61,500.00	\$ -
11/01/28	\$ 1,995,000	6.0%	\$ -	\$ 59,850.00	\$ 176,350.00
05/01/29	\$ 1,995,000	6.0%	\$ 60,000.00	\$ 59,850.00	\$ -
11/01/29	\$ 1,935,000	6.0%	\$ -	\$ 58,050.00	\$ 177,900.00
05/01/30	\$ 1,935,000	6.0%	\$ 60,000.00	\$ 58,050.00	\$ -
11/01/30	\$ 1,875,000	6.0%	\$ -	\$ 56,250.00	\$ 174,300.00
05/01/31	\$ 1,875,000	6.0%	\$ 65,000.00	\$ 56,250.00	\$ -
11/01/31	\$ 1,810,000	6.0%	\$ -	\$ 54,300.00	\$ 175,550.00
05/01/32	\$ 1,810,000	6.0%	\$ 70,000.00	\$ 54,300.00	\$ -
11/01/32	\$ 1,740,000	6.0%	\$ -	\$ 52,200.00	\$ 176,500.00
05/01/33	\$ 1,740,000	6.0%	\$ 75,000.00	\$ 52,200.00	\$ -
11/01/33	\$ 1,665,000	6.0%	\$ -	\$ 49,950.00	\$ 177,150.00
05/01/34	\$ 1,665,000	6.0%	\$ 80,000.00	\$ 49,950.00	\$ -
11/01/34	\$ 1,585,000	6.0%	\$ -	\$ 47,550.00	\$ 177,500.00
05/01/35	\$ 1,585,000	6.0%	\$ 85,000.00	\$ 47,550.00	\$ -
11/01/35	\$ 1,500,000	6.0%	\$ -	\$ 45,000.00	\$ 177,550.00
05/01/36	\$ 1,500,000	6.0%	\$ 90,000.00	\$ 45,000.00	\$ -
11/01/36	\$ 1,410,000	6.0%	\$ -	\$ 42,300.00	\$ 177,300.00
05/01/37	\$ 1,410,000	6.0%	\$ 95,000.00	\$ 42,300.00	\$ -
11/01/37	\$ 1,315,000	6.0%	\$ -	\$ 39,450.00	\$ 176,750.00
05/01/38	\$ 1,315,000	6.0%	\$ 100,000.00	\$ 39,450.00	\$ -
11/01/38	\$ 1,215,000	6.0%	\$ -	\$ 36,450.00	\$ 175,900.00
05/01/39	\$ 1,215,000	6.0%	\$ 105,000.00	\$ 36,450.00	\$ -
11/01/39	\$ 1,110,000	6.0%	\$ -	\$ 33,300.00	\$ 174,750.00
05/01/40	\$ 1,110,000	6.0%	\$ 110,000.00	\$ 33,300.00	\$ -
11/01/40	\$ 1,000,000	6.0%	\$ -	\$ 30,000.00	\$ 173,300.00
05/01/41	\$ 1,000,000	6.0%	\$ 120,000.00	\$ 30,000.00	\$ -
11/01/41	\$ 880,000	6.0%	\$ -	\$ 26,400.00	\$ 176,400.00
05/01/42	\$ 880,000	6.0%	\$ 125,000.00	\$ 26,400.00	\$ -
11/01/42	\$ 755,000	6.0%	\$ -	\$ 22,650.00	\$ 174,050.00
05/01/43	\$ 755,000	6.0%	\$ 135,000.00	\$ 22,650.00	\$ -
11/01/43	\$ 620,000	6.0%	\$ -	\$ 18,600.00	\$ 176,250.00
05/01/44	\$ 620,000	6.0%	\$ 140,000.00	\$ 18,600.00	\$ -
11/01/44	\$ 480,000	6.0%	\$ -	\$ 14,400.00	\$ 173,000.00
05/01/45	\$ 480,000	6.0%	\$ 150,000.00	\$ 14,400.00	\$ -
11/01/45	\$ 330,000	6.0%	\$ -	\$ 9,900.00	\$ 174,300.00
05/01/46	\$ 330,000	6.0%	\$ 160,000.00	\$ 9,900.00	\$ -
11/01/46	\$ 170,000	6.0%	\$ -	\$ 5,100.00	\$ 175,000.00
05/01/47	\$ 170,000	6.0%	\$ 170,000.00	\$ 5,100.00	\$ -
11/01/47	\$ -	6.0%	\$ -	\$ -	\$ 175,100.00
Total			\$2,355,000.00	\$ 2,464,800.00	\$ 4,819,800.00

**Amelia Concourse**  
Community Development District

Debt Service Fund  
Series 2019A

Description	Adopted Budget FY 2020	Actual Thru 4/30/20	Total Projected 9/30/20	Approved Budget FY 2021
<b>Revenues</b>				
Special Assessments	\$212,603	\$212,603	\$212,603	\$212,603
Interest Income	\$0	\$109	\$300	\$0
Carry Forward Surplus	\$85,939	\$85,981	\$85,981	\$86,807
<b>TOTAL REVENUES</b>	<b>\$298,542</b>	<b>\$298,693</b>	<b>\$298,884</b>	<b>\$299,410</b>
<b>Expenditures</b>				
<u>Series 2019A</u>				
Interest - 11/01	\$85,739	\$85,739	\$85,739	\$84,609
Interest - 05/01	\$85,739	\$0	\$85,739	\$84,609
Principal - 05/01	\$40,000	\$0	\$40,000	\$40,000
<b>TOTAL EXPENDITURES</b>	<b>\$211,478</b>	<b>\$85,739</b>	<b>\$211,478</b>	<b>\$209,218</b>
<b>Other Sources and Uses</b>				
Interfund Transfer	\$0	(\$352)	(\$600)	\$0
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$0</b>	<b>(\$352)</b>	<b>(\$600)</b>	<b>\$0</b>
<b>EXCESS REVENUES</b>	<b>\$87,065</b>	<b>\$212,602</b>	<b>\$86,807</b>	<b>\$90,192</b>

Interest 11/1/21 \$84,609

Development Type	Units	Gross Per Unit	Gross Assessments
Single Family	172	\$1,329	\$228,605
Less Disc. + Collections 7%			\$16,002
Net Annual Assessment			\$212,603

# Amelia Concourse

## Community Development District

Debt Service Fund  
Series 2019B

Description	Adopted Budget FY 2020	Actual Thru 4/30/20	Total Projected 9/30/20	Approved Budget FY 2021
<b>Revenues</b>				
Special Assessments	\$203,388	\$101,694	\$203,388	\$203,388
Interest Income	\$0	\$117	\$300	\$0
Carry Forward Surplus	\$101,894	\$101,946	\$101,946	\$101,878
<b>TOTAL REVENUES</b>	<b>\$305,282</b>	<b>\$203,757</b>	<b>\$305,634</b>	<b>\$305,266</b>
<b>Expenditures</b>				
<u>Series 2019B-1</u>				
Interest - 11/01	\$50,400	\$50,400	\$50,400	\$50,400
Interest - 05/01	\$50,400	\$0	\$50,400	\$50,400
<u>Series 2019B-2</u>				
Interest - 11/01	\$51,294	\$51,294	\$51,294	\$51,294
Interest - 05/01	\$51,294	\$0	\$51,294	\$51,294
<b>TOTAL EXPENDITURES</b>	<b>\$203,388</b>	<b>\$101,694</b>	<b>\$203,388</b>	<b>\$203,388</b>
<b>Other Sources and Uses</b>				
Interfund Transfer	\$0	(\$368)	(\$368)	\$0
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$0</b>	<b>(\$368)</b>	<b>(\$368)</b>	<b>\$0</b>
<b>EXCESS REVENUES</b>	<b>\$101,894</b>	<b>\$101,695</b>	<b>\$101,878</b>	<b>\$101,879</b>

Interest 11/1/20 \$101,694

Development Type	Units	Gross Per Unit	Gross Assessments
Single Family	172	\$1,265	217,630
Less Disc. + Collections 7%			\$14,242
Net Annual Assessment			\$203,388

# Amelia Concourse

Community Development District

## Amortization Schedule

Series 2019A Capital Improvement Revenue Bonds

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/20	\$ 2,995,000	5.7%	\$ -	\$ 84,608.75	\$ 84,608.75
05/01/21	\$ 2,995,000	5.7%	\$ 40,000.00	\$ 84,608.75	\$ -
11/01/21	\$ 2,955,000	5.7%	\$ -	\$ 83,478.75	\$ 208,087.50
05/01/22	\$ 2,955,000	5.7%	\$ 45,000.00	\$ 83,478.75	\$ -
11/01/22	\$ 2,910,000	5.7%	\$ -	\$ 82,207.50	\$ 210,686.25
05/01/23	\$ 2,910,000	5.7%	\$ 45,000.00	\$ 82,207.50	\$ -
11/01/23	\$ 2,865,000	5.7%	\$ -	\$ 80,936.25	\$ 208,143.75
05/01/24	\$ 2,865,000	5.7%	\$ 50,000.00	\$ 80,936.25	\$ -
11/01/24	\$ 2,815,000	5.7%	\$ -	\$ 79,523.75	\$ 210,460.00
05/01/25	\$ 2,815,000	5.7%	\$ 50,000.00	\$ 79,523.75	\$ -
11/01/25	\$ 2,765,000	5.7%	\$ -	\$ 78,111.25	\$ 207,635.00
05/01/26	\$ 2,765,000	5.7%	\$ 55,000.00	\$ 78,111.25	\$ -
11/01/26	\$ 2,710,000	5.7%	\$ -	\$ 76,557.50	\$ 209,668.75
05/01/27	\$ 2,710,000	5.7%	\$ 60,000.00	\$ 76,557.50	\$ -
11/01/27	\$ 2,650,000	5.7%	\$ -	\$ 74,862.50	\$ 211,420.00
05/01/28	\$ 2,650,000	5.7%	\$ 60,000.00	\$ 74,862.50	\$ -
11/01/28	\$ 2,590,000	5.7%	\$ -	\$ 73,167.50	\$ 208,030.00
05/01/29	\$ 2,590,000	5.7%	\$ 65,000.00	\$ 73,167.50	\$ -
11/01/29	\$ 2,525,000	5.7%	\$ -	\$ 71,331.25	\$ 209,498.75
05/01/30	\$ 2,525,000	5.7%	\$ 70,000.00	\$ 71,331.25	\$ -
11/01/30	\$ 2,455,000	5.7%	\$ -	\$ 69,353.75	\$ 210,685.00
05/01/31	\$ 2,455,000	5.7%	\$ 75,000.00	\$ 69,353.75	\$ -
11/01/31	\$ 2,380,000	5.7%	\$ -	\$ 67,235.00	\$ 211,588.75
05/01/32	\$ 2,380,000	5.7%	\$ 80,000.00	\$ 67,235.00	\$ -
11/01/32	\$ 2,300,000	5.7%	\$ -	\$ 64,975.00	\$ 212,210.00
05/01/33	\$ 2,300,000	5.7%	\$ 85,000.00	\$ 64,975.00	\$ -
11/01/33	\$ 2,215,000	5.7%	\$ -	\$ 62,573.75	\$ 212,548.75
05/01/34	\$ 2,215,000	5.7%	\$ 85,000.00	\$ 62,573.75	\$ -
11/01/34	\$ 2,130,000	5.7%	\$ -	\$ 60,172.50	\$ 207,746.25
05/01/35	\$ 2,130,000	5.7%	\$ 90,000.00	\$ 60,172.50	\$ -
11/01/35	\$ 2,040,000	5.7%	\$ -	\$ 57,630.00	\$ 207,802.50
05/01/36	\$ 2,040,000	5.7%	\$ 100,000.00	\$ 57,630.00	\$ -
11/01/36	\$ 1,940,000	5.7%	\$ -	\$ 54,805.00	\$ 212,435.00
05/01/37	\$ 1,940,000	5.7%	\$ 105,000.00	\$ 54,805.00	\$ -
11/01/37	\$ 1,835,000	5.7%	\$ -	\$ 51,838.75	\$ 211,643.75
05/01/38	\$ 1,835,000	5.7%	\$ 110,000.00	\$ 51,838.75	\$ -
11/01/38	\$ 1,725,000	5.7%	\$ -	\$ 48,731.25	\$ 210,570.00
05/01/39	\$ 1,725,000	5.7%	\$ 115,000.00	\$ 48,731.25	\$ -
11/01/39	\$ 1,610,000	5.7%	\$ -	\$ 45,482.50	\$ 209,213.75
05/01/40	\$ 1,610,000	5.7%	\$ 125,000.00	\$ 45,482.50	\$ -
11/01/40	\$ 1,485,000	5.7%	\$ -	\$ 41,951.25	\$ 212,433.75
05/01/41	\$ 1,485,000	5.7%	\$ 130,000.00	\$ 41,951.25	\$ -
11/01/41	\$ 1,355,000	5.7%	\$ -	\$ 38,278.75	\$ 210,230.00
05/01/42	\$ 1,355,000	5.7%	\$ 140,000.00	\$ 38,278.75	\$ -

# Amelia Concourse

Community Development District

## Amortization Schedule

Series 2019A Capital Improvement Revenue Bonds

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/42	\$ 1,215,000	5.7%	\$ -	\$ 34,323.75	\$ 212,602.50
05/01/43	\$ 1,215,000	5.7%	\$ 145,000.00	\$ 34,323.75	\$ -
11/01/43	\$ 1,070,000	5.7%	\$ -	\$ 30,227.50	\$ 209,551.25
05/01/44	\$ 1,070,000	5.7%	\$ 155,000.00	\$ 30,227.50	\$ -
11/01/44	\$ 915,000	5.7%	\$ -	\$ 25,848.75	\$ 211,076.25
05/01/45	\$ 915,000	5.7%	\$ 165,000.00	\$ 25,848.75	\$ -
11/01/45	\$ 750,000	5.7%	\$ -	\$ 21,187.50	\$ 212,036.25
05/01/46	\$ 750,000	5.7%	\$ 170,000.00	\$ 21,187.50	\$ -
11/01/46	\$ 580,000	5.7%	\$ -	\$ 16,385.00	\$ 207,572.50
05/01/47	\$ 580,000	5.7%	\$ 180,000.00	\$ 16,385.00	\$ -
11/01/47	\$ 400,000	5.7%	\$ -	\$ 11,300.00	\$ 207,685.00
05/01/48	\$ 400,000	5.7%	\$ 195,000.00	\$ 11,300.00	\$ -
11/01/48	\$ 205,000	5.7%	\$ -	\$ 5,791.25	\$ 212,150.00
05/01/49	\$ 205,000	5.7%	\$ 205,000.00	\$ 5,791.25	\$ -
11/01/49	\$ -	5.7%	\$ -	\$ -	\$ 212,150.00
Total			\$2,995,000.00	\$ 3,185,752.50	\$ 6,182,170.00

**Amelia Concourse**  
Community Development District

**Amortization Schedule**  
Series 2019B-1 Capital Improvement Revenue Bonds

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/20	\$ 1,920,000	5.3%	\$ -	\$ 50,400.00	\$ 50,400.00
05/01/21	\$ 1,920,000	5.3%	\$ -	\$ 50,400.00	\$ -
11/01/21	\$ 1,920,000	5.3%	\$ -	\$ 50,400.00	\$ 100,800.00
05/01/22	\$ 1,920,000	5.3%	\$ -	\$ 50,400.00	\$ -
11/01/22	\$ 1,920,000	5.3%	\$ -	\$ 50,400.00	\$ 100,800.00
05/01/23	\$ 1,920,000	5.3%	\$ -	\$ 50,400.00	\$ -
11/01/23	\$ 1,920,000	5.3%	\$ -	\$ 50,400.00	\$ 100,800.00
05/01/24	\$ 1,920,000	5.3%	\$ -	\$ 50,400.00	\$ -
11/01/24	\$ 1,920,000	5.3%	\$ -	\$ 50,400.00	\$ 100,800.00
05/01/25	\$ 1,920,000	5.3%	\$ -	\$ 50,400.00	\$ -
11/01/25	\$ 1,920,000	5.3%	\$ -	\$ 50,400.00	\$ 100,800.00
05/01/26	\$ 1,920,000	5.3%	\$ -	\$ 50,400.00	\$ -
11/01/26	\$ 1,920,000	5.3%	\$ -	\$ 50,400.00	\$ 100,800.00
05/01/27	\$ 1,920,000	5.3%	\$ -	\$ 50,400.00	\$ -
11/01/27	\$ 1,920,000	5.3%	\$ -	\$ 50,400.00	\$ 100,800.00
05/01/28	\$ 1,920,000	5.3%	\$ -	\$ 50,400.00	\$ -
11/01/28	\$ 1,920,000	5.3%	\$ -	\$ 50,400.00	\$ 100,800.00
05/01/29	\$ 1,920,000	5.3%	\$1,920,000.00	\$ 50,400.00	\$ -
Total			\$1,920,000.00	\$ 907,200.00	\$ 856,800.00

**Amelia Concourse**  
Community Development District

**Amortization Schedule**  
Series 2019B-2 Capital Improvement Revenue Bonds

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/20	\$ 1,415,000	7.3%	\$ -	\$ 51,293.75	\$ 51,293.75
05/01/21	\$ 1,415,000	7.3%	\$ -	\$ 51,293.75	\$ -
11/01/21	\$ 1,415,000	7.3%	\$ -	\$ 51,293.75	\$ 102,587.50
05/01/22	\$ 1,415,000	7.3%	\$ -	\$ 51,293.75	\$ -
11/01/22	\$ 1,415,000	7.3%	\$ -	\$ 51,293.75	\$ 102,587.50
05/01/23	\$ 1,415,000	7.3%	\$ -	\$ 51,293.75	\$ -
11/01/23	\$ 1,415,000	7.3%	\$ -	\$ 51,293.75	\$ 102,587.50
05/01/24	\$ 1,415,000	7.3%	\$ -	\$ 51,293.75	\$ -
11/01/24	\$ 1,415,000	7.3%	\$ -	\$ 51,293.75	\$ 102,587.50
05/01/25	\$ 1,415,000	7.3%	\$ -	\$ 51,293.75	\$ -
11/01/25	\$ 1,415,000	7.3%	\$ -	\$ 51,293.75	\$ 102,587.50
05/01/26	\$ 1,415,000	7.3%	\$ -	\$ 51,293.75	\$ -
11/01/26	\$ 1,415,000	7.3%	\$ -	\$ 51,293.75	\$ 102,587.50
05/01/27	\$ 1,415,000	7.3%	\$ -	\$ 51,293.75	\$ -
11/01/27	\$ 1,415,000	7.3%	\$ -	\$ 51,293.75	\$ 102,587.50
05/01/28	\$ 1,415,000	7.3%	\$ -	\$ 51,293.75	\$ -
11/01/28	\$ 1,415,000	7.3%	\$ -	\$ 51,293.75	\$ 102,587.50
05/01/29	\$ 1,415,000	7.3%	\$1,415,000.00	\$ 51,293.75	\$ -
Total			\$1,415,000.00	\$ 923,287.50	\$ 871,993.75

# Amelia Concourse

## Community Development District

Amelia Concourse SPE, LLC

Description	Adopted Budget FY 2020	Actual Thru 4/30/20	Total Projected 9/30/20	Approved Budget FY 2021
<b>Revenues</b>				
Bondholder Funding	\$25,650	\$0	\$25,650	\$25,650
<b>TOTAL REVENUES</b>	<b>\$25,650</b>	<b>\$0</b>	<b>\$25,650</b>	<b>\$25,650</b>
<b>Expenditures</b>				
Annual Corporate Fees	\$150	\$0	\$144	\$150
Bank Charges/Other Current	\$1,500	\$560	\$1,000	\$1,500
Contingency/Miscellaneous	\$2,500	\$0	\$1,000	\$2,500
Insurance - Liability	\$1,500	\$0	\$1,200	\$1,500
Management Fees	\$20,000	\$9,000	\$18,000	\$20,000
<b>TOTAL EXPENDITURES</b>	<b>\$25,650</b>	<b>\$9,560</b>	<b>\$21,344</b>	<b>\$25,650</b>
<b>EXCESS REVENUES</b>	<b>\$0</b>	<b>(\$9,560)</b>	<b>\$4,307</b>	<b>\$0</b>

## Amelia Concourse

Community Development District

Capital Reserve

Description	Adopted Budget FY 2020	Actual Thru 4/30/20	Total Projected 9/30/20	Approved Budget FY 2021
<b>Revenues:</b>				
Interest	\$1,000	\$430	\$1,000	\$1,000
Capital Reserve Funding - Transfer In	\$40,282	\$0	\$40,282	\$24,693
Carry Forward Surplus	\$88,308	\$44,130	\$44,130	\$77,265
<b>Total Revenues</b>	<b>\$129,589</b>	<b>\$44,560</b>	<b>\$85,412</b>	<b>\$102,958</b>
<b>Expenditures</b>				
Capital Outlay	\$0	\$8,147	\$8,147	\$10,000
Capital Reserve Study	\$0	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$0</b>	<b>\$8,147</b>	<b>\$8,147</b>	<b>\$10,000</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$129,589</b>	<b>\$36,413</b>	<b>\$77,265</b>	<b>\$92,958</b>

### Reserve Study Funding Plan ( Next 5 Years)

	Funding	Interest	Expenses	Planned Balance	Budgeted Balance	Variance
<b>Beginning Balance</b>				\$56,000		
Fiscal Year 2019	\$35,227	\$1,338	\$2,000	\$90,565		
Fiscal Year 2020	\$35,932	\$1,696	\$13,400	\$114,793		
Fiscal Year 2021	\$36,651	\$1,029	\$82,827	\$69,646	\$92,958	\$23,312
Fiscal Year 2022	\$33,659	\$1,481	\$4,589	\$100,197		
Fiscal Year 2023	\$34,332	\$1,616	\$26,787	\$109,358		