

*Amelia Concourse
Community Development District
Workshop Agenda*

Tuesday
April 20, 2021
11:00 a.m.

Amelia Concourse Amenity Center
85200 Amaryllis Court
Fernandina Beach, Florida 32034
Call In #1-800-264-8432 Code 988243
www.ameliaconcoursecdd.com

- I. Roll Call
- II. Discussion of the Fiscal Year 2022 Budget
- III. Adjournment

**Amelia Concourse
Community Development District**



**Proposed Budget
Fiscal Year 2022**



**Amelia Concourse
Community Development District**

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Amelia Concourse

Community Development District

General Fund

Description	Adopted Budget FY 2021	Actual Thru 2/28/21	Projected Next 7 Months	Total Projected 9/30/21	Proposed Budget FY 2022
Revenues					
Assessments	\$348,677	\$346,565	\$2,112	\$348,677	\$348,677
Interest Income	\$250	\$7	\$10	\$17	\$100
Rental Revenue/Miscellaneous Revenue	\$500	\$0	\$100	\$100	\$500
TOTAL REVENUES	\$349,427	\$346,572	\$2,222	\$348,794	\$349,277
Expenditures					
Administrative					
Supervisors	\$6,000	\$1,200	\$3,000	\$4,200	\$6,000
FICA Expense	\$459	\$92	\$138	\$230	\$459
Travel	\$300	\$0	\$300	\$300	\$300
Engineering	\$15,000	\$2,565	\$10,000	\$12,565	\$13,000
Attorney Fees	\$20,000	\$5,391	\$14,000	\$19,391	\$20,000
Annual Audit	\$3,875	\$0	\$3,875	\$3,875	\$3,875
Dissemination	\$9,000	\$4,000	\$5,250	\$9,250	\$9,250
Assessment Roll	\$7,500	\$7,500	\$0	\$7,500	\$7,500
Property Appraiser	\$2,250	\$5,343	\$0	\$5,343	\$5,343
Trustee Fees	\$10,000	\$0	\$10,000	\$10,000	\$10,000
Arbitrage	\$1,800	\$0	\$1,800	\$1,800	\$1,800
Management Fees	\$45,000	\$18,750	\$26,250	\$45,000	\$45,000
Information Technology	\$900	\$625	\$275	\$900	\$1,100
Website Maintenance	\$600	\$0	\$600	\$600	\$800
Telephone	\$500	\$113	\$158	\$271	\$500
Postage	\$500	\$436	\$350	\$786	\$800
Insurance	\$8,919	\$7,990	\$0	\$7,990	\$10,055
Printing and Binding	\$1,000	\$441	\$500	\$941	\$1,000
Legal Advertising	\$3,000	\$0	\$2,000	\$2,000	\$2,500
Other Current Charges	\$450	\$287	\$165	\$452	\$450
Office Supplies	\$150	\$17	\$100	\$117	\$150
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
TOTAL ADMINISTRATIVE	\$137,378	\$54,925	\$78,761	\$133,686	\$140,057
FIELD:					
Contract Services:					
Landscape Maintenance	\$18,000	\$7,343	\$10,280	\$17,622	\$18,000
Lake Maintenance	\$6,500	\$2,657	\$3,717	\$6,374	\$6,686
Management Company	\$7,140	\$2,975	\$4,165	\$7,140	\$7,140
Subtotal Contract Services	\$31,640	\$12,975	\$18,162	\$31,136	\$31,826
Repairs & Maintenance:					
Repairs & Maintenance	\$14,500	\$8,957	\$5,500	\$14,457	\$14,500
Irrigation Repairs	\$800	\$507	\$293	\$800	\$800
Landscape Contingency	\$10,000	\$3,258	\$6,300	\$9,558	\$10,000
Subtotal Repairs and Maintenance	\$25,300	\$12,722	\$12,093	\$24,815	\$25,300

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Community Development District

General Fund

Description	Adopted Budget FY 2021	Actual Thru 2/28/21	Projected Next 7 Months	Total Projected 9/30/21	Proposed Budget FY 2022
Utilities:					
Electric	\$25,000	\$8,817	\$12,344	\$21,161	\$25,000
Water & Sewer	\$17,500	\$5,945	\$8,322	\$14,267	\$17,500
Subtotal Utilities	\$42,500	\$14,762	\$20,666	\$35,428	\$42,500
Amenity Center:					
Insurance	\$15,807	\$14,160	\$0	\$14,160	\$14,310
Amenity Staffing	\$9,000	\$6,011	\$2,800	\$8,811	\$9,000
Pool Maintenance	\$12,000	\$6,000	\$8,400	\$14,400	\$16,400
Pool Chemicals	\$8,000	\$3,120	\$4,368	\$7,488	\$8,288
Pool Permits	\$530	\$0	\$530	\$530	\$530
Cable	\$785	\$806	\$2,100	\$2,906	\$3,600
Janitorial	\$5,000	\$1,965	\$2,751	\$4,716	\$5,000
Facility Maintenance	\$15,310	\$0	\$8,000	\$8,000	\$10,000
Pest Control	\$924	\$385	\$539	\$924	\$924
Refuse	\$360	\$151	\$211	\$362	\$362
Holiday Decorations	\$1,200	\$3,749	\$0	\$3,749	\$4,000
Subtotal Amenity Center	\$68,916	\$36,346	\$29,699	\$66,046	\$72,414
Reserves:					
Capital Outlay	\$19,000	\$1,941	\$17,059	\$19,000	\$19,000
Capital Reserve Fund	\$24,693	\$0	\$24,693	\$24,693	\$18,179
Subtotal Reserves	\$43,693	\$1,941	\$41,752	\$43,693	\$37,179
TOTAL FIELD EXPENDITURES	\$212,049	\$78,746	\$122,372	\$201,118	\$209,219
TOTAL EXPENDITURES	\$349,427	\$133,671	\$201,133	\$334,804	\$349,276
EXCESS REVENUE	\$0	\$212,901	(\$198,911)	\$13,990	\$0

	FY 2021	FY 2022
Net Assessment	\$ 348,677	\$ 348,677
Collection & Discounts (7%)	\$ 26,245	\$ 26,245
Gross Assessment	\$ 374,922	\$ 374,922
No. of Units	458	458
Gross Per Unit Assessment	\$ 819	\$ 819

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.

Amelia Concourse

Community Development District

General Fund Budget

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/2019B Bonds. An additional fee of \$500 is incurred for a revised amortization fee after the District 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 2019A/2019B bonds.

Trustee Fees

The District issued Series 2007, 2016, & 2019A/2019B 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, & 2019A/2019B 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

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

Website Maintenance

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

Telephone

The cost of telephone and fax machine service.

Postage

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.

Amelia Concourse

Community Development District

General Fund Budget

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.

Office Supplies

Miscellaneous office supplies.

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.

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

Lake Maintenance

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

Vendor	Description	Monthly	Annual
Solitude	Lake Maintenance	\$531	\$6378
	Contingency		\$308
Total			\$6686

Amelia Concourse

Community Development District

General Fund Budget

Management Company

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

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

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.

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
Total			\$25,000

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
Total			\$17,500

Insurance

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

Amelia Concourse

Community Development District

General Fund Budget

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
Total			\$9,000

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	1200	\$14,400
	Contingency		\$2,000
Total			\$16,400

Pool Chemicals

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

Vendor	Description	Monthly	Annual
Pool Sure	Pool Chemicals	\$624	\$7,488
	Contingency		\$800
Total			\$8,288

Pool Permits

Represents the estimated cost for pool permits.

Cable/Internet Service

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

Vendor	Description	Monthly	Annual
ATT	Cable & Internet	\$300	\$3,600
Total			\$3,600

Amelia Concourse

Community Development District

General Fund Budget

Janitorial Services

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

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

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.

Vendor	Description	Monthly	Annual
Nadars	Pest Control	\$77	\$924
Total			\$924

Refuse

Garbage disposal services provided by Advanced Disposal.

Vendor	Description	Monthly	Annual
Advanced Disposal	Refuse	\$30	\$362
Total			\$362

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 2021	Proposed Budget FY 2022
Revenues		
Special Assessments ⁽¹⁾	\$116,683	\$116,683
Interest Income	\$0	\$0
Other Revenue Sources	\$394,692	\$394,692
TOTAL REVENUES	\$511,375	\$511,375
Expenditures		
<u>Series 2007</u>		
Debt Service Obligation	\$511,375	\$511,375
TOTAL EXPENDITURES	\$511,375	\$511,375
EXCESS REVENUES	\$0	\$0

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 foreclosure proceedings.

Amelia Concourse
Community Development District

Debt Service Fund
Series 2016

Description	Adopted Budget FY 2021	Actual Thru 2/28/21	Projected Next 7 Months	Total Projected 9/30/21	Proposed Budget FY 2022
Revenues					
Special Assessments	\$180,832	\$153,825	\$1,507	\$155,332	\$155,332
Special Assessments- Prepayments	\$0	\$39,936	\$35,020	\$74,955	\$0
Interest Income	\$240	\$5	\$20	\$25	\$50
Carry Forward Surplus	\$109,972	\$186,901	\$0	\$186,901	\$118,163
TOTAL REVENUES	\$291,044	\$380,666	\$36,547	\$417,213	\$273,545
Expenditures					
Series 2016					
Interest - 11/01	\$70,650	\$63,600	\$0	\$63,600	\$57,150
Principal Prepayment-11/01	\$0	\$105,000	\$0	\$105,000	\$35,000
Interest - 05/01	\$70,650	\$0	\$60,450	\$60,450	\$57,150
Principal - 05/01	\$30,000	\$0	\$30,000	\$30,000	\$30,000
Principal Prepayment-05/01	\$0	\$0	\$40,000	\$40,000	\$0
TOTAL EXPENDITURES	\$171,300	\$168,600	\$130,450	\$299,050	\$179,300
EXCESS REVENUES	\$119,744	\$212,066	(\$93,903)	\$118,163	\$94,245

Interest 11/1/2022

\$56,250

Amelia Concourse
Community Development District

Amortization Schedule
Series 2016 Capital Improvement Bonds

DATE	RATE	PRINCIPAL	INTEREST	TOTAL
05/01/21	6.0%	\$ 30,000	\$ 60,450	\$ 90,450
11/01/21	6.0%	\$ -	\$ 57,150	\$ 144,300
05/01/22	6.0%	\$ 30,000	\$ 57,150	
11/01/22	6.0%	\$ -	\$ 56,250	\$ 147,500
05/01/23	6.0%	\$ 35,000	\$ 56,250	
11/01/23	6.0%	\$ -	\$ 55,200	\$ 145,400
05/01/24	6.0%	\$ 35,000	\$ 55,200	
11/01/24	6.0%	\$ -	\$ 54,150	\$ 148,300
05/01/25	6.0%	\$ 40,000	\$ 54,150	
11/01/25	6.0%	\$ -	\$ 52,950	\$ 145,900
05/01/26	6.0%	\$ 40,000	\$ 52,950	
11/01/26	6.0%	\$ -	\$ 51,750	\$ 148,500
05/01/27	6.0%	\$ 45,000	\$ 51,750	
11/01/27	6.0%	\$ -	\$ 50,400	\$ 145,800
05/01/28	6.0%	\$ 45,000	\$ 50,400	
11/01/28	6.0%	\$ -	\$ 49,050	\$ 148,100
05/01/29	6.0%	\$ 50,000	\$ 49,050	
11/01/29	6.0%	\$ -	\$ 47,550	\$ 145,100
05/01/30	6.0%	\$ 50,000	\$ 47,550	
11/01/30	6.0%	\$ -	\$ 46,050	\$ 147,100
05/01/31	6.0%	\$ 55,000	\$ 46,050	
11/01/31	6.0%	\$ -	\$ 44,400	\$ 143,800
05/01/32	6.0%	\$ 55,000	\$ 44,400	
11/01/32	6.0%	\$ -	\$ 42,750	\$ 145,500
05/01/33	6.0%	\$ 60,000	\$ 42,750	
11/01/33	6.0%	\$ -	\$ 40,950	\$ 146,900
05/01/34	6.0%	\$ 65,000	\$ 40,950	
11/01/34	6.0%	\$ -	\$ 39,000	\$ 148,000
05/01/35	6.0%	\$ 70,000	\$ 39,000	
11/01/35	6.0%	\$ -	\$ 36,900	\$ 148,800
05/01/36	6.0%	\$ 75,000	\$ 36,900	
11/01/36	6.0%	\$ -	\$ 34,650	\$ 144,300
05/01/37	6.0%	\$ 75,000	\$ 34,650	
11/01/37	6.0%	\$ -	\$ 32,400	\$ 144,800
05/01/38	6.0%	\$ 80,000	\$ 32,400	
11/01/38	6.0%	\$ -	\$ 30,000	\$ 145,000
05/01/39	6.0%	\$ 85,000	\$ 30,000	
11/01/39	6.0%	\$ -	\$ 27,450	\$ 144,900
05/01/40	6.0%	\$ 90,000	\$ 27,450	
11/01/40	6.0%	\$ -	\$ 24,750	\$ 149,500
05/01/41	6.0%	\$ 100,000	\$ 24,750	
11/01/41	6.0%	\$ -	\$ 21,750	\$ 148,500
05/01/42	6.0%	\$ 105,000	\$ 21,750	
11/01/42	6.0%	\$ -	\$ 18,600	\$ 147,200
05/01/43	6.0%	\$ 110,000	\$ 18,600	
11/01/43	6.0%	\$ -	\$ 15,300	\$ 145,600
05/01/44	6.0%	\$ 115,000	\$ 15,300	
11/01/44	6.0%	\$ -	\$ 11,850	\$ 148,700
05/01/45	6.0%	\$ 125,000	\$ 11,850	
11/01/45	6.0%	\$ -	\$ 8,100	\$ 146,200
05/01/46	6.0%	\$ 130,000	\$ 8,100	
11/01/46	6.0%	\$ -	\$ 4,200	\$ 148,400
05/01/47	6.0%	\$ 140,000	\$ 4,200	
Total		\$ 1,905,000	\$ 1,907,100	\$ 3,812,100

Amelia Concourse
Community Development District

Debt Service Fund
Series 2019A

Description	Adopted Budget FY 2021	Actual Thru 2/28/21	Projected Next 7 Months	Total Projected 9/30/21	Proposed Budget FY 2022
Revenues					
Special Assessments	\$212,603	\$212,603	\$0	\$212,603	\$212,603
Special Assessments- Prepayments	\$0	\$74,839	\$0	\$74,839	\$0
Interest Income	\$0	\$109	\$150	\$259	\$300
Carry Forward Surplus	\$85,939	\$86,867	\$0	\$86,867	\$85,912
TOTAL REVENUES	\$298,542	\$374,417	\$150	\$374,567	\$298,815
Expenditures					
Series 2019A					
Interest - 11/01	\$85,739	\$84,609	\$0	\$84,609	\$81,219
Special Call - 2/1	\$0	\$40,000	\$0	\$40,000	\$0
Interest Expense - 2/1	\$0	\$565	\$0	\$565	\$0
Interest - 05/01	\$85,739	\$0	\$83,479	\$83,479	\$81,219
Principal - 05/01	\$40,000	\$0	\$40,000	\$40,000	\$45,000
Principal Prepayment-05/01	\$0	\$0	\$40,000	\$40,000	\$0
TOTAL EXPENDITURES	\$211,478	\$125,174	\$163,479	\$288,653	\$207,438
Other Sources and Uses					
Interfund Transfer	\$0	(\$2)	\$0	(\$2)	\$0
TOTAL OTHER SOURCES AND USES	\$0	(\$2)	\$0	(\$2)	\$0
EXCESS REVENUES	\$87,065	\$249,241	(\$163,329)	\$85,912	\$91,378

Interest 11/1/22 \$79,948

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

Amortization Schedule

Series 2019A Capital Improvement Revenue Bonds

DATE	RATE	PRINCIPAL	INTEREST	TOTAL
05/01/21	5.65%	\$ 40,000	\$ 83,479	\$ 123,479
11/01/21	5.65%	\$ -	\$ 81,219	
05/01/22	5.65%	\$ 45,000	\$ 81,219	\$ 207,438
11/01/22	5.65%	\$ -	\$ 79,948	
05/01/23	5.65%	\$ 45,000	\$ 79,948	\$ 204,895
11/01/23	5.65%	\$ -	\$ 78,676	
05/01/24	5.65%	\$ 50,000	\$ 78,676	\$ 207,353
11/01/24	5.65%	\$ -	\$ 77,264	
05/01/25	5.65%	\$ 50,000	\$ 77,264	\$ 204,528
11/01/25	5.65%	\$ -	\$ 75,851	
05/01/26	5.65%	\$ 55,000	\$ 75,851	\$ 206,703
11/01/26	5.65%	\$ -	\$ 74,298	
05/01/27	5.65%	\$ 55,000	\$ 74,298	\$ 203,595
11/01/27	5.65%	\$ -	\$ 72,744	
05/01/28	5.65%	\$ 60,000	\$ 72,744	\$ 205,488
11/01/28	5.65%	\$ -	\$ 71,049	
05/01/29	5.65%	\$ 65,000	\$ 71,049	\$ 207,098
11/01/29	5.65%	\$ -	\$ 69,213	
05/01/30	5.65%	\$ 70,000	\$ 69,213	\$ 208,425
11/01/30	5.65%	\$ -	\$ 67,235	
05/01/31	5.65%	\$ 70,000	\$ 67,235	\$ 204,470
11/01/31	5.65%	\$ -	\$ 65,258	
05/01/32	5.65%	\$ 75,000	\$ 65,258	\$ 205,515
11/01/32	5.65%	\$ -	\$ 63,139	
05/01/33	5.65%	\$ 80,000	\$ 63,139	\$ 206,278
11/01/33	5.65%	\$ -	\$ 60,879	
05/01/34	5.65%	\$ 85,000	\$ 60,879	\$ 206,758
11/01/34	5.65%	\$ -	\$ 58,478	
05/01/35	5.65%	\$ 90,000	\$ 58,478	\$ 206,955
11/01/35	5.65%	\$ -	\$ 55,935	
05/01/36	5.65%	\$ 95,000	\$ 55,935	\$ 206,870
11/01/36	5.65%	\$ -	\$ 53,251	
05/01/37	5.65%	\$ 100,000	\$ 53,251	\$ 206,503
11/01/37	5.65%	\$ -	\$ 50,426	
05/01/38	5.65%	\$ 105,000	\$ 50,426	\$ 205,853
11/01/38	5.65%	\$ -	\$ 47,460	
05/01/39	5.65%	\$ 115,000	\$ 47,460	\$ 209,920
11/01/39	5.65%	\$ -	\$ 44,211	
05/01/40	5.65%	\$ 120,000	\$ 44,211	\$ 208,423
11/01/40	5.65%	\$ -	\$ 40,821	
05/01/41	5.65%	\$ 125,000	\$ 40,821	\$ 206,643
11/01/41	5.65%	\$ -	\$ 37,290	
05/01/42	5.65%	\$ 135,000	\$ 37,290	\$ 209,580
11/01/42	5.65%	\$ -	\$ 33,476	
05/01/43	5.65%	\$ 140,000	\$ 33,476	\$ 206,953
11/01/43	5.65%	\$ -	\$ 29,521	
05/01/44	5.65%	\$ 150,000	\$ 29,521	\$ 209,043
11/01/44	5.65%	\$ -	\$ 25,284	
05/01/45	5.65%	\$ 160,000	\$ 25,284	\$ 210,568
11/01/45	5.65%	\$ -	\$ 20,764	
05/01/46	5.65%	\$ 170,000	\$ 20,764	\$ 211,528
11/01/46	5.65%	\$ -	\$ 15,961	
05/01/47	5.65%	\$ 175,000	\$ 15,961	\$ 206,923
11/01/47	5.65%	\$ -	\$ 11,018	
05/01/48	5.65%	\$ 190,000	\$ 11,018	\$ 212,035
11/01/48	5.65%	\$ -	\$ 5,650	
05/01/49	5.65%	\$ 200,000	\$ 5,650	\$ 211,300
Total		\$ 2,875,000	\$ 2,932,633	\$ 5,807,633

Amelia Concourse
Community Development District

Debt Service Fund
 Series 2019B

Description	Adopted Budget FY 2021	Actual Thru 2/28/21	Projected Next 7 Months	Total Projected 9/30/21	Proposed Budget FY 2022
Revenues					
Special Assessments	\$203,388	\$101,694	\$165,656	\$267,350	\$161,625
Special Assessments- Prepayments	\$0	\$620,344	\$58,948	\$679,292	\$0
Special Assessments- Prepayment Interest	\$0	\$13,303	\$3,548	\$16,850	\$0
Interest Income	\$0	\$117	\$110	\$300	\$300
Carry Forward Surplus	\$101,894	\$0	\$0	\$0	\$80,812
TOTAL REVENUES	\$305,282	\$735,458	\$228,262	\$963,792	\$242,737
Expenditures					
Series 2019B-1					
Interest - 11/01	\$50,400	\$50,400	\$0	\$50,400	\$40,031
Special Call - 2/1	\$0	\$205,000	\$0	\$205,000	\$0
Interest Expense - 2/1	\$0	\$2,691	\$0	\$2,691	\$0
Interest - 05/01	\$50,400	\$0	\$45,019	\$45,019	\$40,031
Principal Prepayment-05/01	\$0	\$0	\$190,000	\$190,000	\$0
Series 2019B-2					
Interest - 11/01	\$51,294	\$51,294	\$0	\$51,294	\$40,781
Special Call - 2/1	\$0	\$150,000	\$0	\$150,000	\$0
Interest Expense - 2/1	\$0	\$2,719	\$0	\$2,719	\$0
Interest - 05/01	\$51,294	\$0	\$45,856	\$45,856	\$40,781
Principal Prepayment-05/01	\$0	\$0	\$140,000	\$140,000	\$0
TOTAL EXPENDITURES	\$203,388	\$462,103	\$420,875	\$882,978	\$161,625
Other Sources and Uses					
Interfund Transfer	\$0	(\$2)	\$0	(\$2)	\$0
TOTAL OTHER SOURCES AND USES	\$0	(\$2)	\$0	(\$2)	\$0
EXCESS REVENUES	\$101,894	\$273,352	(\$192,614)	\$80,812	\$81,112

Interest 11/1/2022 \$80,813

Development Type	Units	Gross Per Unit	Gross Assessments
Single Family	172	\$998	\$171,727
Less Disc. + Collections 7%			\$10,102
Net Annual Assessment			\$161,625

Amelia Concourse
Community Development District

Amortization Schedule
Series 2019B-1 Capital Improvement Revenue Bonds

<u>DATE</u>	<u>BALANCE</u>	<u>RATE</u>	<u>PRINCIPAL</u>	<u>INTEREST</u>	<u>TOTAL</u>
05/01/21	\$ 1,715,000	5.25%		\$ 45,019	\$ 95,419
11/01/21	\$ 1,525,000	5.25%	\$ -	\$ 40,031	
05/01/22	\$ 1,525,000	5.25%	\$ -	\$ 40,031	\$ 80,063
11/01/22	\$ 1,525,000	5.25%	\$ -	\$ 40,031	
05/01/23	\$ 1,525,000	5.25%	\$ -	\$ 40,031	\$ 80,063
11/01/23	\$ 1,525,000	5.25%	\$ -	\$ 40,031	
05/01/24	\$ 1,525,000	5.25%	\$ -	\$ 40,031	\$ 80,063
11/01/24	\$ 1,525,000	5.25%	\$ -	\$ 40,031	
05/01/25	\$ 1,525,000	5.25%	\$ -	\$ 40,031	\$ 80,063
11/01/25	\$ 1,525,000	5.25%	\$ -	\$ 40,031	
05/01/26	\$ 1,525,000	5.25%	\$ -	\$ 40,031	\$ 80,063
11/01/26	\$ 1,525,000	5.25%	\$ -	\$ 40,031	
05/01/27	\$ 1,525,000	5.25%	\$ -	\$ 40,031	\$ 80,063
11/01/27	\$ 1,525,000	5.25%	\$ -	\$ 40,031	
05/01/28	\$ 1,525,000	5.25%	\$ -	\$ 40,031	\$ 80,063
11/01/28	\$ 1,525,000	5.25%	\$ -	\$ 40,031	
05/01/29	\$ 1,525,000	5.25%	\$ 1,715,000	\$ 40,031	\$ 80,063
<u>Total</u>			<u>\$ 1,715,000.00</u>	<u>\$ 640,500</u>	<u>\$ 640,500</u>

Amelia Concourse
Community Development District

Amortization Schedule
Series 2019B-2 Capital Improvement Revenue Bonds

<u>DATE</u>	<u>BALANCE</u>	<u>RATE</u>	<u>PRINCIPAL</u>	<u>INTEREST</u>	<u>TOTAL</u>
05/01/21	\$ 1,265,000	7.25%	\$ -	\$ 45,856	\$ -
11/01/21	\$ 1,125,000	7.25%	\$ -	\$ 40,781	\$ 86,638
05/01/22	\$ 1,125,000	7.25%	\$ -	\$ 40,781	\$ -
11/01/22	\$ 1,125,000	7.25%	\$ -	\$ 40,781	\$ 81,563
05/01/23	\$ 1,125,000	7.25%	\$ -	\$ 40,781	\$ -
11/01/23	\$ 1,125,000	7.25%	\$ -	\$ 40,781	\$ 81,563
05/01/24	\$ 1,125,000	7.25%	\$ -	\$ 40,781	\$ -
11/01/24	\$ 1,125,000	7.25%	\$ -	\$ 40,781	\$ 81,563
05/01/25	\$ 1,125,000	7.25%	\$ -	\$ 40,781	\$ -
11/01/25	\$ 1,125,000	7.25%	\$ -	\$ 40,781	\$ 81,563
05/01/26	\$ 1,125,000	7.25%	\$ -	\$ 40,781	\$ -
11/01/26	\$ 1,125,000	7.25%	\$ -	\$ 40,781	\$ 81,563
05/01/27	\$ 1,125,000	7.25%	\$ -	\$ 40,781	\$ -
11/01/27	\$ 1,125,000	7.25%	\$ -	\$ 40,781	\$ 81,563
05/01/28	\$ 1,125,000	7.25%	\$ -	\$ 40,781	\$ -
11/01/28	\$ 1,125,000	7.25%	\$ -	\$ 40,781	\$ 81,563
05/01/29	\$ 1,125,000	7.25%	\$ 1,265,000	\$ 40,781	\$ -
<u>Total</u>			<u>\$ 1,265,000</u>	<u>\$ 652,500</u>	<u>\$ 657,575</u>

Amelia Concourse
Community Development District

Amelia Concourse SPE, LLC

Description	Adopted Budget FY 2021	Actual Thru 2/28/21	Total Projected 9/30/21	Proposed Budget FY 2022
Revenues				
Bondholder Funding	\$25,650	\$10,688	\$25,650	\$25,650
TOTAL REVENUES	\$25,650	\$10,688	\$25,650	\$25,650
Expenditures				
Annual Corporate Fees	\$150	\$144	\$150	\$150
Bank Charges/Other Current	\$1,500	\$525	\$1,500	\$1,500
Contingency/Miscellaneous	\$2,500	\$275	\$2,500	\$2,500
Insurance - Liability	\$1,500	\$0	\$1,500	\$1,500
Management Fees	\$20,000	\$4,500	\$20,000	\$20,000
TOTAL EXPENDITURES	\$25,650	\$5,444	\$25,650	\$25,650
EXCESS REVENUES	\$0	\$5,244	\$0	\$0

Amelia Concourse
Community Development District

Capital Reserve

Description	Adopted Budget FY 2021	Actual Thru 2/28/21	Total Projected 9/30/21	Proposed Budget FY 2022
Revenues:				
Interest	\$1,000	\$65	\$1,000	\$1,000
Capital Reserve Funding - Transfer In	\$24,693	\$0	\$24,693	\$18,179
Carry Forward Surplus	\$77,265	\$76,806	\$76,806	\$92,499
Total Revenues	\$102,958	\$76,871	\$102,499	\$111,678
Expenditures				
Capital Outlay	\$10,000	\$0	\$10,000	\$10,000
Capital Reserve Study	\$0	\$0	\$0	\$0
Total Expenditures	\$10,000	\$0	\$10,000	\$10,000
Excess Revenues (Expenditures)	\$92,958	\$76,871	\$92,499	\$101,678

Reserve Study Funding Plan (Next 5 Years)

	Funding	Interest	Expenses	Planned Balance	Budgeted Balance	Variance
Beginning Balance				\$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		
Fiscal Year 2022	\$33,659	\$1,481	\$4,589	\$100,197	\$101,678	\$1,481
Fiscal Year 2023	\$34,332	\$1,616	\$26,787	\$109,358		