

# **Amelia Concourse Community Development District**



**Adopted Budget  
Fiscal Year 2023**



**Amelia Concourse  
Community Development District**

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# Amelia Concourse

## Community Development District

## General Fund

Description	Adopted Budget FY 2022	Actual Thru 6/30/22	Projected Next 3 Months	Total Projected 9/30/22	Adopted Budget FY 2023
<b>Revenues</b>					
Assessments - Tax Roll	\$348,677	\$354,710	\$0	\$354,710	\$421,342
Interest Income	\$50	\$13	\$5	\$18	\$100
Rental Revenue/Miscellaneous Revenue	\$500	\$400	\$100	\$500	\$500
<b>TOTAL REVENUES</b>	<b>\$349,227</b>	<b>\$355,124</b>	<b>\$105</b>	<b>\$355,229</b>	<b>\$421,942</b>
<b>Expenditures</b>					
<u>Administrative</u>					
Supervisors	\$6,000	\$2,600	\$3,000	\$5,600	\$6,000
FICA Expense	\$459	\$199	\$230	\$428	\$459
Travel	\$300	\$0	\$150	\$150	\$300
Engineering	\$13,000	\$14,688	\$2,000	\$16,688	\$17,000
Attorney Fees	\$25,000	\$19,869	\$5,131	\$25,000	\$25,000
Annual Audit	\$4,050	\$0	\$4,350	\$4,350	\$4,350
Dissemination	\$10,100	\$7,950	\$2,550	\$10,500	\$10,500
Assessment Roll	\$7,500	\$7,500	\$0	\$7,500	\$7,500
Property Appraiser	\$2,400	\$2,175	\$0	\$2,175	\$2,175
Trustee Fees	\$10,000	\$2,813	\$7,150	\$9,963	\$10,000
Arbitrage	\$1,800	\$600	\$1,200	\$1,800	\$1,800
Management Fees	\$45,000	\$33,750	\$11,250	\$45,000	\$47,250
Information Technology	\$1,875	\$1,406	\$469	\$1,875	\$2,000
Website Maintenance	\$750	\$563	\$188	\$750	\$1,000
Telephone	\$500	\$156	\$250	\$406	\$500
Postage	\$800	\$457	\$500	\$957	\$1,000
Insurance	\$10,055	\$9,461	\$0	\$9,461	\$11,353
Printing and Binding	\$1,500	\$727	\$773	\$1,500	\$1,500
Legal Advertising	\$4,500	\$707	\$1,500	\$2,207	\$2,500
Other Current Charges	\$550	\$307	\$165	\$472	\$550
Office Supplies	\$150	\$41	\$85	\$126	\$150
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
<b>TOTAL ADMINISTRATIVE</b>	<b>\$146,464</b>	<b>\$106,142</b>	<b>\$40,940</b>	<b>\$147,082</b>	<b>\$153,062</b>
<b>FIELD:</b>					
<b>Contract Services:</b>					
Landscape Maintenance	\$25,000	\$13,217	\$10,256	\$23,472	\$25,000
Lake Maintenance	\$6,686	\$5,102	\$1,774	\$6,876	\$7,354
Management Company	\$7,140	\$5,355	\$1,785	\$7,140	\$7,639
<b>Subtotal Contract Services</b>	<b>\$38,826</b>	<b>\$23,673</b>	<b>\$13,814</b>	<b>\$37,488</b>	<b>\$39,993</b>
<b>Repairs &amp; Maintenance:</b>					
Repairs & Maintenance	\$16,800	\$12,118	\$4,682	\$16,800	\$16,800
Irrigation Repairs	\$800	\$509	\$491	\$1,000	\$1,000
Landscape Contingency	\$10,000	\$5,483	\$4,517	\$10,000	\$10,000
<b>Subtotal Repairs and Maintenance</b>	<b>\$27,600</b>	<b>\$18,110</b>	<b>\$9,690</b>	<b>\$27,800</b>	<b>\$27,800</b>

# Amelia Concourse

## Community Development District

## General Fund

Description	Adopted Budget FY 2022	Actual Thru 6/30/22	Projected Next 3 Months	Total Projected 9/30/22	Adopted Budget FY 2023
<b>Utilities:</b>					
Electric	\$28,000	\$21,036	\$9,764	\$30,800	\$30,800
Water & Sewer	\$17,500	\$9,899	\$8,300	\$18,198	\$19,250
<b>Subtotal Utilities</b>	<b>\$45,500</b>	<b>\$30,935</b>	<b>\$18,063</b>	<b>\$48,998</b>	<b>\$50,050</b>
<b>Amenity Center:</b>					
Insurance	\$14,310	\$13,463	\$0	\$13,463	\$16,156
Pool Maintenance	\$14,400	\$10,800	\$5,100	\$15,900	\$16,000
Pool Chemicals	\$12,480	\$3,588	\$3,120	\$6,708	\$13,728
Pool Permits	\$530	\$515	\$0	\$515	\$530
Cable	\$1,500	\$1,070	\$430	\$1,608	\$2,000
Janitorial	\$5,000	\$3,951	\$1,649	\$5,600	\$5,600
Facility Maintenance	\$10,000	\$1,100	\$4,500	\$5,600	\$10,000
Pest Control	\$1,500	\$938	\$531	\$1,469	\$1,500
Refuse	\$362	\$309	\$165	\$474	\$660
Holiday Decorations	\$4,000	\$5,095	\$0	\$5,095	\$5,500
<b>Subtotal Amenity Center</b>	<b>\$64,082</b>	<b>\$40,829</b>	<b>\$15,495</b>	<b>\$56,432</b>	<b>\$71,674</b>
<b>Reserves:</b>					
Capital Outlay	\$0	\$8,788	\$0	\$8,788	\$4,363
Capital Reserve Fund	\$26,754	\$0	\$26,754	\$26,754	\$75,000
<b>Subtotal Reserves</b>	<b>\$26,754</b>	<b>\$8,788</b>	<b>\$26,754</b>	<b>\$35,542</b>	<b>\$79,363</b>
<b>TOTAL FIELD EXPENDITURES</b>	<b>\$202,762</b>	<b>\$122,335</b>	<b>\$83,817</b>	<b>\$206,260</b>	<b>\$268,880</b>
<b>TOTAL EXPENDITURES</b>	<b>\$349,226</b>	<b>\$228,476</b>	<b>\$124,757</b>	<b>\$353,341</b>	<b>\$421,942</b>
<b>EXCESS REVENUE</b>	<b>\$0</b>	<b>\$126,647</b>	<b>(\$124,652)</b>	<b>\$1,887</b>	<b>\$0</b>

	FY 2022	FY 2023
Net Assessment	\$348,677	\$421,342
Collection & Discounts (7%)	\$26,245	\$31,716
Gross Assessment	\$374,922	\$453,058
No. of Units	458	458
<b>Gross Per Unit Assessment</b>	<b>\$818.61</b>	<b>\$989.21</b>

# **Amelia Concourse**

## **Community Development District**

General Fund Budget  
FY 2023

### **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 Yuro & Associates will be providing general engineering services to the District including attendance and preparation for board meetings, etc.

##### **Attorney**

The District's legal counsel Ke Law Group, PLLC 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  
FY 2023

### **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. It has contracted with Governmental Management Services, LLC to provide this service. 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  
FY 2023

### **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.

<b>Vendor</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
Trim All Lawn	Landscape Maintenance	\$2,031	\$17,622
	Contingency		\$634
<b>Total</b>			<b>\$25,000</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	\$613	\$7,354
<b>Total</b>			<b>\$7,354</b>

# Amelia Concourse

## Community Development District

General Fund Budget  
FY 2023

### 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	\$637	\$7,639
<b>Total</b>			<b>\$7,639</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.

### Electric

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

Location	Meter Number	Monthly	Annual
85200 Amaryllis Ct	66164-80262	\$720	\$8,640
85200 Amaryllis Ct St Lights	69397-29510	\$785	\$9,420
95016 Daisy Ln # Entry Light	47823-07021	\$25	\$300
95016 Daisy Ln	10995-48073	\$954	\$11,448
Contingency for new accounts		\$83	\$992
<b>Total</b>			<b>\$30,800</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	\$475	\$5,700
85200 Amaryllis Ct	67891709	\$645	\$7,740
85200 Amaryllis Ct - Sewer	67891712	\$247	\$2,964
85200 Amaryllis Ct - Water	67891712	\$101	\$1,212
Contingency for new accounts		\$136	\$1,634
<b>Total</b>			<b>\$19,250</b>

### 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  
FY 2023

### 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	\$1,333	\$16,000
<b>Total</b>			<b>\$16,600</b>

### Pool Chemicals

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

Vendor	Description	Monthly	Annual
Pool Sure	Pool Chemicals	\$1,144	\$13,728
<b>Total</b>			<b>\$13,728</b>

### Pool Permits

Represents the estimated cost for pool permits.

### Cable/Internet Service

The District has contracted with Comcast for cable and internet services.

Vendor	Description	Monthly	Annual
ATT	Cable & Internet	\$134	\$1,608
	Contingency		\$392
<b>Total</b>			<b>\$2,000</b>

### 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	\$467	\$5,600
<b>Total</b>			<b>\$5,600</b>

# **Amelia Concourse**

## **Community Development District**

General Fund Budget  
FY 2023

### **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
	Contingency		\$576
<b>Total</b>			<b>\$1,500</b>

### **Refuse**

Garbage disposal services provided by Advanced Disposal.

<b>Vendor</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
Advanced Disposal	Refuse	\$42	\$500
<b>Total</b>			<b>\$500</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 2022	Adopted Budget FY 2023
<b>Revenues</b>		
Special Assessments <sup>(1)</sup>	\$116,683	\$116,683
Interest Income	\$0	\$500
Other Revenue Sources	\$394,692	\$394,893
<b>TOTAL REVENUES</b>	<b>\$511,375</b>	<b>\$512,076</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>Other Sources and Uses</b>		
Property Appraiser	\$0	\$701
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$0</b>	<b>\$701</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 foreclosure proceedings.

# Amelia Concourse

## Community Development District

Debt Service Fund

Series 2016

Description	Adopted Budget FY 2022	Actual Thru 6/30/22	Projected Next 3 Months	Total Projected 9/30/22	Adopted Budget FY 2023
<b>Revenues</b>					
Special Assessments	\$149,500	\$151,752	\$0	\$151,752	\$149,500
Special Assessments- Prepayments	\$0	\$13,273	\$0	\$13,273	\$0
Interest Income	\$30	\$7	\$5	\$12	\$50
Carry Forward Surplus	\$109,972	\$85,325	\$0	\$85,325	\$97,143
<b>TOTAL REVENUES</b>	<b>\$259,502</b>	<b>\$250,357</b>	<b>\$5</b>	<b>\$250,362</b>	<b>\$246,693</b>
<b>Expenditures</b>					
<u>Series 2016</u>					
Interest - 11/1	\$57,150	\$57,150	\$0	\$57,150	\$55,950
Principal Prepayment-11/1	\$5,000	\$5,000	\$0	\$5,000	\$10,000
Interest - 5/1	\$57,150	\$57,000	\$0	\$57,000	\$55,950
Principal - 5/1	\$30,000	\$30,000	\$0	\$30,000	\$35,000
Principal Prepayment - 5/1	\$0	\$5,000	\$0	\$5,000	\$10,000
<b>TOTAL EXPENDITURES</b>	<b>\$149,300</b>	<b>\$154,150</b>	<b>\$0</b>	<b>\$154,150</b>	<b>\$166,900</b>
<b>Other Sources and Uses</b>					
Property Appraiser	\$1,710	\$931	\$0	\$931	\$931
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$1,710</b>	<b>\$931</b>	<b>\$0</b>	<b>\$931</b>	<b>\$931</b>
<b>EXCESS REVENUES</b>	<b>\$111,912</b>	<b>\$97,138</b>	<b>\$5</b>	<b>\$97,143</b>	<b>\$80,724</b>

Interest 11/1/2023 \$54,900

# Amelia Concourse

Community Development District

## Amortization Schedule

Series 2016 Capital Improvement Bonds

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/22	\$ 1,865,000	6.0%	\$ -	\$ 55,950	\$ 146,900
05/01/23	\$ 1,865,000	6.0%	\$ 35,000	\$ 55,950	
11/01/23	\$ 1,830,000	6.0%	\$ -	\$ 54,900	\$ 144,800
05/01/24	\$ 1,830,000	6.0%	\$ 35,000	\$ 54,900	
11/01/24	\$ 1,795,000	6.0%	\$ -	\$ 53,850	\$ 147,700
05/01/25	\$ 1,795,000	6.0%	\$ 40,000	\$ 53,850	
11/01/25	\$ 1,755,000	6.0%	\$ -	\$ 52,650	\$ 145,300
05/01/26	\$ 1,755,000	6.0%	\$ 40,000	\$ 52,650	
11/01/26	\$ 1,715,000	6.0%	\$ -	\$ 51,450	\$ 142,900
05/01/27	\$ 1,715,000	6.0%	\$ 40,000	\$ 51,450	
11/01/27	\$ 1,675,000	6.0%	\$ -	\$ 50,250	\$ 145,500
05/01/28	\$ 1,675,000	6.0%	\$ 45,000	\$ 50,250	
11/01/28	\$ 1,630,000	6.0%	\$ -	\$ 48,900	\$ 147,800
05/01/29	\$ 1,630,000	6.0%	\$ 50,000	\$ 48,900	
11/01/29	\$ 1,580,000	6.0%	\$ -	\$ 47,400	\$ 144,800
05/01/30	\$ 1,580,000	6.0%	\$ 50,000	\$ 47,400	
11/01/30	\$ 1,530,000	6.0%	\$ -	\$ 45,900	\$ 146,800
05/01/31	\$ 1,530,000	6.0%	\$ 55,000	\$ 45,900	
11/01/31	\$ 1,475,000	6.0%	\$ -	\$ 44,250	\$ 143,500
05/01/32	\$ 1,475,000	6.0%	\$ 55,000	\$ 44,250	
11/01/32	\$ 1,420,000	6.0%	\$ -	\$ 42,600	\$ 145,200
05/01/33	\$ 1,420,000	6.0%	\$ 60,000	\$ 42,600	
11/01/33	\$ 1,360,000	6.0%	\$ -	\$ 40,800	\$ 146,600
05/01/34	\$ 1,360,000	6.0%	\$ 65,000	\$ 40,800	
11/01/34	\$ 1,295,000	6.0%	\$ -	\$ 38,850	\$ 147,700
05/01/35	\$ 1,295,000	6.0%	\$ 70,000	\$ 38,850	
11/01/35	\$ 1,225,000	6.0%	\$ -	\$ 36,750	\$ 148,500
05/01/36	\$ 1,225,000	6.0%	\$ 75,000	\$ 36,750	
11/01/36	\$ 1,150,000	6.0%	\$ -	\$ 34,500	\$ 144,000
05/01/37	\$ 1,150,000	6.0%	\$ 75,000	\$ 34,500	
11/01/37	\$ 1,075,000	6.0%	\$ -	\$ 32,250	\$ 144,500
05/01/38	\$ 1,075,000	6.0%	\$ 80,000	\$ 32,250	
11/01/38	\$ 995,000	6.0%	\$ -	\$ 29,850	\$ 144,700
05/01/39	\$ 995,000	6.0%	\$ 85,000	\$ 29,850	
11/01/39	\$ 910,000	6.0%	\$ -	\$ 27,300	\$ 144,600
05/01/40	\$ 910,000	6.0%	\$ 90,000	\$ 27,300	
11/01/40	\$ 820,000	6.0%	\$ -	\$ 24,600	\$ 144,200
05/01/41	\$ 820,000	6.0%	\$ 95,000	\$ 24,600	
11/01/41	\$ 725,000	6.0%	\$ -	\$ 21,750	\$ 148,500
05/01/42	\$ 725,000	6.0%	\$ 105,000	\$ 21,750	
11/01/42	\$ 620,000	6.0%	\$ -	\$ 18,600	\$ 147,200
05/01/43	\$ 620,000	6.0%	\$ 110,000	\$ 18,600	
11/01/43	\$ 510,000	6.0%	\$ -	\$ 15,300	\$ 145,600
05/01/44	\$ 510,000	6.0%	\$ 115,000	\$ 15,300	
11/01/44	\$ 395,000	6.0%	\$ -	\$ 11,850	\$ 148,700
05/01/45	\$ 395,000	6.0%	\$ 125,000	\$ 11,850	
11/01/45	\$ 270,000	6.0%	\$ -	\$ 8,100	\$ 146,200
05/01/46	\$ 270,000	6.0%	\$ 130,000	\$ 8,100	
11/01/46	\$ 140,000	6.0%	\$ -	\$ 4,200	\$ 148,400
05/01/47	\$ -	6.0%	\$ 140,000	\$ 4,200	
Total			\$ 1,865,000	\$ 1,785,600	\$ 3,650,600

# Amelia Concourse

## Community Development District

Debt Service Fund  
Series 2019A

Description	Adopted Budget FY 2022	Actual Thru 6/30/22	Projected Next 3 Months	Total Projected 9/30/22	Adopted Budget FY 2023
<b>Revenues</b>					
Special Assessments	\$212,603	\$203,147	\$9,456	\$212,603	\$212,603
Special Assessments- Prepayments	\$0	\$149,344	\$0	\$149,344	\$0
Interest Income	\$30	\$10	\$5	\$15	\$50
Carry Forward Surplus	\$85,939	\$182,263	\$0	\$182,263	\$88,970
<b>TOTAL REVENUES</b>	<b>\$298,572</b>	<b>\$534,765</b>	<b>\$9,461</b>	<b>\$544,225</b>	<b>\$301,623</b>
<b>Expenditures</b>					
<b>Series 2019A</b>					
Interest - 11/1	\$79,665	\$79,665	\$0	\$79,665	\$71,190
Principal Prepayment - 11/1	\$40,000	\$85,000	\$0	\$85,000	\$45,000
Interest - 2/1	\$0	\$1,201	\$0	\$1,201	\$0
Principal Prepayment - 1/1	\$0	\$85,000	\$0	\$85,000	\$0
Interest - 5/1	\$79,665	\$74,863	\$0	\$74,863	\$71,190
Principal - 5/1	\$40,000	\$40,000	\$0	\$40,000	\$40,000
Principal Prepayment - 5/1	\$0	\$35,000	\$0	\$35,000	\$0
Principal Prepayment - 8/1	\$0	\$0	\$55,000	\$55,000	\$0
Interest prepayment - 8/1	\$0	\$0	\$777	\$777	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$239,330</b>	<b>\$400,728</b>	<b>\$55,777</b>	<b>\$456,505</b>	<b>\$227,380</b>
<b>Other Sources and Uses</b>					
Property Appraiser	\$0	\$1,246	\$0	\$1,246	\$1,246
Interfund Transfer	\$0	\$3	\$0	\$4	\$0
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$0</b>	<b>\$1,249</b>	<b>\$0</b>	<b>\$1,250</b>	<b>\$1,246</b>
<b>EXCESS REVENUES</b>	<b>\$59,242</b>	<b>\$135,286</b>	<b>(\$46,316)</b>	<b>\$88,970</b>	<b>\$75,489</b>

Interest 11/1/2023 \$ 70,060.00

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	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/22	\$ 2,520,000	5.65%	\$ -	\$ 71,190.00	
05/01/23	\$ 2,520,000	5.65%	\$ 40,000	\$ 71,190.00	\$ 182,380.00
11/01/23	\$ 2,480,000	5.65%	\$ -	\$ 70,060.00	
05/01/24	\$ 2,480,000	5.65%	\$ 45,000	\$ 70,060.00	\$ 185,120.00
11/01/24	\$ 2,435,000	5.65%	\$ -	\$ 68,788.75	
05/01/25	\$ 2,435,000	5.65%	\$ 45,000	\$ 68,788.75	\$ 182,577.50
11/01/25	\$ 2,390,000	5.65%	\$ -	\$ 67,517.50	
05/01/26	\$ 2,390,000	5.65%	\$ 50,000	\$ 67,517.50	\$ 185,035.00
11/01/26	\$ 2,340,000	5.65%	\$ -	\$ 66,105.00	
05/01/27	\$ 2,340,000	5.65%	\$ 50,000	\$ 66,105.00	\$ 182,210.00
11/01/27	\$ 2,290,000	5.65%	\$ -	\$ 64,692.50	
05/01/28	\$ 2,290,000	5.65%	\$ 55,000	\$ 64,692.50	\$ 184,385.00
11/01/28	\$ 2,235,000	5.65%	\$ -	\$ 63,138.75	
05/01/29	\$ 2,235,000	5.65%	\$ 55,000	\$ 63,138.75	\$ 181,277.50
11/01/29	\$ 2,180,000	5.65%	\$ -	\$ 61,585.00	
05/01/30	\$ 2,180,000	5.65%	\$ 60,000	\$ 61,585.00	\$ 183,170.00
11/01/30	\$ 2,120,000	5.65%	\$ -	\$ 59,890.00	
05/01/31	\$ 2,120,000	5.65%	\$ 65,000	\$ 59,890.00	\$ 184,780.00
11/01/31	\$ 2,055,000	5.65%	\$ -	\$ 58,053.75	
05/01/32	\$ 2,055,000	5.65%	\$ 70,000	\$ 58,053.75	\$ 186,107.50
11/01/32	\$ 1,985,000	5.65%	\$ -	\$ 56,076.25	
05/01/33	\$ 1,985,000	5.65%	\$ 70,000	\$ 56,076.25	\$ 182,152.50
11/01/33	\$ 1,915,000	5.65%	\$ -	\$ 54,098.75	
05/01/34	\$ 1,915,000	5.65%	\$ 75,000	\$ 54,098.75	\$ 183,197.50
11/01/34	\$ 1,840,000	5.65%	\$ -	\$ 51,980.00	
05/01/35	\$ 1,840,000	5.65%	\$ 80,000	\$ 51,980.00	\$ 183,960.00
11/01/35	\$ 1,760,000	5.65%	\$ -	\$ 49,720.00	
05/01/36	\$ 1,760,000	5.65%	\$ 85,000	\$ 49,720.00	\$ 184,440.00
11/01/36	\$ 1,675,000	5.65%	\$ -	\$ 47,318.75	
05/01/37	\$ 1,675,000	5.65%	\$ 90,000	\$ 47,318.75	\$ 184,637.50
11/01/37	\$ 1,585,000	5.65%	\$ -	\$ 44,776.25	
05/01/38	\$ 1,585,000	5.65%	\$ 95,000	\$ 44,776.25	\$ 184,552.50
11/01/38	\$ 1,490,000	5.65%	\$ -	\$ 42,092.50	
05/01/39	\$ 1,490,000	5.65%	\$ 100,000	\$ 42,092.50	\$ 184,185.00
11/01/39	\$ 1,390,000	5.65%	\$ -	\$ 39,267.50	
05/01/40	\$ 1,390,000	5.65%	\$ 105,000	\$ 39,267.50	\$ 183,535.00
11/01/40	\$ 1,285,000	5.65%	\$ -	\$ 36,301.25	
05/01/41	\$ 1,285,000	5.65%	\$ 115,000	\$ 36,301.25	\$ 187,602.50
11/01/41	\$ 1,170,000	5.65%	\$ -	\$ 33,052.50	
05/01/42	\$ 1,170,000	5.65%	\$ 120,000	\$ 33,052.50	\$ 186,105.00
11/01/42	\$ 1,050,000	5.65%	\$ -	\$ 29,662.50	
05/01/43	\$ 1,050,000	5.65%	\$ 125,000	\$ 29,662.50	\$ 184,325.00
11/01/43	\$ 925,000	5.65%	\$ -	\$ 26,131.25	
05/01/44	\$ 925,000	5.65%	\$ 135,000	\$ 26,131.25	\$ 187,262.50
11/01/44	\$ 790,000	5.65%	\$ -	\$ 22,317.50	
05/01/45	\$ 790,000	5.65%	\$ 140,000	\$ 22,317.50	\$ 184,635.00
11/01/45	\$ 650,000	5.65%	\$ -	\$ 18,362.50	
05/01/46	\$ 650,000	5.65%	\$ 150,000	\$ 18,362.50	\$ 186,725.00
11/01/46	\$ 500,000	5.65%	\$ -	\$ 14,125.00	
05/01/47	\$ 500,000	5.65%	\$ 160,000	\$ 14,125.00	\$ 188,250.00
11/01/47	\$ 340,000	5.65%	\$ -	\$ 9,605.00	
05/01/48	\$ 340,000	5.65%	\$ 165,000	\$ 9,605.00	\$ 184,210.00
11/01/48	\$ 175,000	5.65%	\$ -	\$ 4,943.75	
05/01/49	\$ 175,000	5.65%	\$ 175,000	\$ 4,943.75	\$ 184,887.50
Total			\$ 2,520,000	\$ 2,461,705.00	\$ 4,981,705.00

# Amelia Concourse

## Community Development District

### Debt Service Fund

Series 2019B

Description	Adopted Budget FY 2022	Actual Thru 6/30/22	Projected Next 3 Months	Total Projected 9/30/22	Adopted Budget FY 2023
<b>Revenues</b>					
Special Assessments	\$118,350	\$30,693	\$60,749	\$91,442	\$38,500
Special Assessments- Prepayments	\$0	\$902,264	\$0	\$902,264	\$0
Special Assessments- Prepayment Interest	\$0	\$19,215	\$0	\$19,215	\$0
Interest Income	\$50	\$17	\$5	\$22	\$100
Carry Forward Surplus	\$101,894	\$781,021	\$0	\$781,021	\$41,426
<b>TOTAL REVENUES</b>	<b>\$220,294</b>	<b>\$1,733,209</b>	<b>\$60,754</b>	<b>\$1,793,963</b>	<b>\$80,026</b>
<b>Expenditures</b>					
<u>Series 2019B-1</u>					
Interest - 11/1	\$35,044	\$35,044	\$0	\$35,044	\$10,369
Principal Prepayment - 11/1	\$220,000	\$320,000	\$0	\$320,000	\$0
Principal Prepayment - 2/1	\$0	\$3,281	\$0	\$3,281	\$0
Interest Prepayment - 2/1	\$0	\$250,000	\$0	\$250,000	\$0
Interest - 5/1	\$29,269	\$20,081	\$0	\$20,081	\$10,369
Principal Prepayment - 5/1	\$0	\$200,000	\$0	\$200,000	\$0
Principal Prepayment - 8/1	\$0	\$0	\$170,000	\$170,000	\$0
Prepayment Interest - 8/1	\$0	\$0	\$2,231	\$2,231	\$0
<u>Series 2019B-2</u>					
Interest - 11/1	\$35,706	\$35,706	\$0	\$35,706	\$8,881
Principal Prepayment - 11/1	\$160,000	\$235,000	\$0	\$235,000	\$0
Principal Prepayment - 2/1	\$0	\$3,263	\$0	\$3,263	\$0
Interest Prepayment - 2/1	\$0	\$180,000	\$0	\$180,000	\$0
Interest - 5/1	\$29,906	\$20,663	\$0	\$20,663	\$8,881
Principal Prepayment - 5/1	\$0	\$150,000	\$0	\$150,000	\$0
Principal Prepayment - 8/1	\$0	\$0	\$125,000	\$125,000	\$0
Prepayment Interest - 8/1	\$0	\$0	\$2,266	\$2,266	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$509,925</b>	<b>\$1,453,038</b>	<b>\$299,497</b>	<b>\$1,752,535</b>	<b>\$38,500</b>
<b>Other Sources and Uses</b>					
Interfund Transfer	\$0	(\$2)	\$0	(\$2)	\$0
<b>TOTAL OTHER SOURCES AND USES</b>	<b>\$0</b>	<b>(\$2)</b>	<b>\$0</b>	<b>(\$2)</b>	<b>\$0</b>
<b>EXCESS REVENUES</b>	<b>(\$289,632)</b>	<b>\$280,169</b>	<b>(\$238,743)</b>	<b>\$41,426</b>	<b>\$41,526</b>

Interest 11/1/2023

\$19,250



# Amelia Concourse

Community Development District

## Amortization Schedule

Series 2019B-1 Capital Improvement Revenue Bonds

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/22	\$ 395,000	5.25%	\$ -	\$ 10,369	
05/01/23	\$ 395,000	5.25%	\$ -	\$ 10,369	\$ 20,738
11/01/23	\$ 395,000	5.25%	\$ -	\$ 10,369	
05/01/24	\$ 395,000	5.25%	\$ -	\$ 10,369	\$ 20,738
11/01/24	\$ 395,000	5.25%	\$ -	\$ 10,369	
05/01/25	\$ 395,000	5.25%	\$ -	\$ 10,369	\$ 20,738
11/01/25	\$ 395,000	5.25%	\$ -	\$ 10,369	
05/01/26	\$ 395,000	5.25%	\$ -	\$ 10,369	\$ 20,738
11/01/26	\$ 395,000	5.25%	\$ -	\$ 10,369	
05/01/27	\$ 395,000	5.25%	\$ -	\$ 10,369	\$ 20,738
11/01/27	\$ 395,000	5.25%	\$ -	\$ 10,369	
05/01/28	\$ 395,000	5.25%	\$ -	\$ 10,369	\$ 20,738
11/01/28	\$ 395,000	5.25%	\$ -	\$ 10,369	
05/01/29	\$ 395,000	5.25%	\$ 395,000	\$ 10,369	\$ 20,738
Total			\$ 395,000	\$ 200,288	\$ 770,288

# Amelia Concourse

Community Development District

## Amortization Schedule

Series 2019B-2 Capital Improvement Revenue Bonds

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/22	\$ 245,000	7.25%	\$ -	\$ 8,881	\$ 17,763
05/01/23	\$ 245,000	7.25%	\$ -	\$ 8,881	\$ -
11/01/23	\$ 245,000	7.25%	\$ -	\$ 8,881	\$ 17,763
05/01/24	\$ 245,000	7.25%	\$ -	\$ 8,881	\$ -
11/01/24	\$ 245,000	7.25%	\$ -	\$ 8,881	\$ 17,763
05/01/25	\$ 245,000	7.25%	\$ -	\$ 8,881	\$ -
11/01/25	\$ 245,000	7.25%	\$ -	\$ 8,881	\$ 17,763
05/01/26	\$ 245,000	7.25%	\$ -	\$ 8,881	\$ -
11/01/26	\$ 245,000	7.25%	\$ -	\$ 8,881	\$ 17,763
05/01/27	\$ 245,000	7.25%	\$ -	\$ 8,881	\$ -
11/01/27	\$ 245,000	7.25%	\$ -	\$ 8,881	\$ 17,763
05/01/28	\$ 245,000	7.25%	\$ -	\$ 8,881	\$ -
11/01/28	\$ 245,000	7.25%	\$ -	\$ 8,881	\$ 17,763
05/01/29	\$ 245,000	7.25%	\$ 245,000	\$ 8,881	\$ -
Total			\$ 245,000	\$ 180,706	\$ 595,706

# Amelia Concourse

## Community Development District

Amelia Concourse SPE, LLC

Description	Adopted Budget FY 2022	Actual Thru 6/30/22	Projected Next 3 Months	Total Projected 9/30/22	Adopted Budget FY 2023
<b>Revenues</b>					
Bondholder Funding	\$25,650	\$19,144	\$6,506	\$25,650	\$25,650
<b>TOTAL REVENUES</b>	<b>\$25,650</b>	<b>\$19,144</b>	<b>\$6,506</b>	<b>\$25,650</b>	<b>\$25,650</b>
<b>Expenditures</b>					
Annual Corporate Fees	\$150	\$144	\$6	\$150	\$150
Bank Charges/Other Current	\$1,500	\$570	\$930	\$1,500	\$1,500
Contingency/Miscellaneous	\$2,500	\$0	\$1,250	\$1,250	\$2,500
Insurance - Liability	\$1,500	\$0	\$750	\$750	\$1,500
Management Fees	\$20,000	\$9,000	\$11,000	\$20,000	\$20,000
<b>TOTAL EXPENDITURES</b>	<b>\$25,650</b>	<b>\$9,714</b>	<b>\$13,936</b>	<b>\$23,650</b>	<b>\$25,650</b>
<b>EXCESS REVENUES</b>	<b>\$0</b>	<b>\$9,430</b>	<b>(\$7,430)</b>	<b>\$2,000</b>	<b>\$0</b>

## Amelia Concourse

Community Development District

Capital Reserve

Description	Adopted Budget FY 2022	Actual Thru 6/30/22	Projected Next 3 Months	Total Projected 9/30/22	Adopted Budget FY 2023
<b>Revenues:</b>					
Interest	\$150	\$264	\$75	\$339	\$500
Capital Reserve Funding - Transfer In	\$26,754	\$0	\$26,754	\$26,754	\$75,000
Carry Forward Surplus	\$91,643	\$90,776	\$0	\$90,776	\$97,869
<b>Total Revenues</b>	<b>\$118,547</b>	<b>\$91,040</b>	<b>\$26,829</b>	<b>\$117,869</b>	<b>\$173,369</b>
<b>Expenditures</b>					
Capital Outlay	\$10,000	\$11,113	\$8,887	\$20,000	\$20,000
<b>Total Expenditures</b>	<b>\$10,000</b>	<b>\$11,113</b>	<b>\$8,887</b>	<b>\$20,000</b>	<b>\$20,000</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$108,547</b>	<b>\$79,927</b>	<b>\$17,942</b>	<b>\$97,869</b>	<b>\$153,369</b>