

Amelia Concourse
Community Development District
Workshop Agenda

Tuesday
April 4, 2023
11:00 a.m.

Amelia Concourse Amenity Center
85200 Amaryllis Court
Fernandina Beach, Florida 32034
Call In #1-877-304-9269; 3537070
www.ameliaconcoursecdd.com

- I. Roll Call
- II. Discussion of the Fiscal Year 2024 Budget
- III. Adjournment

Amelia Concourse Community Development District



**Proposed Budget
Fiscal Year 2024**



**Amelia Concourse
Community Development District**

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Amelia Concourse

Community Development District

General Fund

Description	Adopted Budget FY 2023	Actual Thru 2/28/23	Projected Next 7 Months	Total Projected 9/30/23	Proposed Budget FY 2024
Revenues					
Assessments - Tax Roll	\$421,342	\$420,261	\$1,081	\$421,342	\$431,133
Interest Income	\$100	\$6,183	\$8,656	\$14,839	\$7,500
Rental Revenue/Miscellaneous Revenue	\$500	\$0	\$500	\$500	\$500
TOTAL REVENUES	\$421,942	\$426,444	\$10,237	\$436,681	\$439,133
Expenditures					
<u>Administrative</u>					
Supervisors	\$6,000	\$1,400	\$4,600	\$6,000	\$6,000
FICA Expense	\$459	\$107	\$352	\$459	\$459
Travel	\$300	\$0	\$300	\$300	\$300
Engineering	\$17,000	\$2,025	\$7,975	\$10,000	\$10,000
Attorney Fees	\$25,000	\$24,026	\$20,974	\$45,000	\$45,000
Annual Audit	\$4,350	\$0	\$4,350	\$4,350	\$4,350
Dissemination	\$10,500	\$4,375	\$6,125	\$10,500	\$11,130
Assessment Roll	\$7,500	\$7,500	\$0	\$7,500	\$7,950
Property Appraiser	\$2,175	\$4,093	\$0	\$4,093	\$6,000
Trustee Fees	\$10,000	\$5,563	\$4,438	\$10,000	\$10,000
Arbitrage	\$1,800	\$0	\$1,800	\$1,800	\$1,800
Management Fees	\$47,250	\$19,688	\$27,566	\$47,254	\$50,085
Information Technology	\$2,000	\$833	\$1,167	\$2,000	\$2,120
Website Maintenance	\$1,000	\$417	\$583	\$1,000	\$1,060
Telephone	\$500	\$71	\$429	\$500	\$500
Postage	\$1,000	\$161	\$839	\$1,000	\$1,000
Insurance	\$11,353	\$10,171	\$0	\$10,171	\$11,188
Printing and Binding	\$1,500	\$235	\$1,265	\$1,500	\$1,500
Legal Advertising	\$2,500	\$0	\$2,500	\$2,500	\$2,500
Other Current Charges	\$550	\$600	\$165	\$765	\$1,000
Office Supplies	\$150	\$7	\$50	\$57	\$100
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
TOTAL ADMINISTRATIVE	\$153,062	\$81,447	\$85,477	\$166,924	\$174,217
FIELD:					
Contract Services:					
Landscape Maintenance	\$25,000	\$9,642	\$18,326	\$27,968	\$32,050
Lake Maintenance	\$7,354	\$1,840	\$3,576	\$5,416	\$5,500
Management Company	\$7,639	\$2,975	\$4,165	\$7,140	\$7,639
Subtotal Contract Services	\$39,993	\$14,457	\$26,067	\$40,524	\$45,189
Repairs & Maintenance:					
Repairs & Maintenance	\$16,800	\$4,962	\$11,838	\$16,800	\$16,800
Irrigation Repairs	\$1,000	\$2,410	\$1,500	\$3,910	\$4,000
Landscape Contingency	\$10,000	\$3,581	\$6,419	\$10,000	\$10,000
Subtotal Repairs and Maintenance	\$27,800	\$10,953	\$19,757	\$30,710	\$30,800

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Community Development District

General Fund

Description	Adopted Budget FY 2023	Actual Thru 2/28/23	Projected Next 7 Months	Total Projected 9/30/23	Proposed Budget FY 2024
Utilities:					
Electric	\$30,800	\$12,706	\$17,788	\$30,494	\$32,183
Water & Sewer	\$19,250	\$5,128	\$7,179	\$12,307	\$13,000
Subtotal Utilities	\$50,050	\$17,834	\$24,967	\$42,801	\$45,183
Amenity Center:					
Insurance	\$16,156	\$14,548	\$0	\$14,548	\$13,225
Pool Maintenance	\$16,000	\$6,000	\$9,900	\$15,900	\$16,000
Pool Chemicals	\$13,728	\$2,205	\$11,523	\$13,728	\$13,728
Pool Permits	\$530	\$0	\$530	\$530	\$530
Cable	\$2,000	\$291	\$1,050	\$1,608	\$2,000
Janitorial	\$5,600	\$1,965	\$2,751	\$4,716	\$5,600
Facility Maintenance	\$10,000	\$699	\$9,301	\$10,000	\$10,000
Pest Control	\$1,500	\$385	\$1,115	\$1,500	\$1,500
Refuse	\$660	\$315	\$345	\$660	\$660
Holiday Decorations	\$5,500	\$0	\$5,500	\$5,500	\$5,500
Subtotal Amenity Center	\$71,674	\$26,408	\$42,015	\$68,690	\$68,743
Reserves:					
Capital Outlay	\$4,363	\$0	\$4,363	\$4,363	\$0
Capital Reserve Fund	\$75,000	\$0	\$75,000	\$75,000	\$75,000
Subtotal Reserves	\$79,363	\$0	\$79,363	\$79,363	\$75,000
TOTAL FIELD EXPENDITURES	\$268,880	\$69,652	\$192,169	\$262,088	\$264,915
TOTAL EXPENDITURES	\$421,942	\$151,099	\$277,646	\$429,012	\$439,133
EXCESS REVENUE	\$0	\$275,345	(\$267,409)	\$7,669	\$0

	FY 2023	FY 2024
Net Assessment	\$421,342	\$431,133
Collection & Discounts (7%)	\$31,716	\$32,453
Gross Assessment	\$453,058	\$463,586
No. of Units	458	458
Gross Per Unit Assessment	\$989.21	\$1,012.20

Amelia Concourse

Community Development District

General Fund Budget
FY 2024

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 Kilinski Van Wyk, 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.

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Community Development District

General Fund Budget
FY 2024

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 2024

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 Bright View Landscaping Services 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
Bright View	Landscape Maintenance	\$2,618	\$31,416
	Contingency		\$634
Total			\$32,050

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	\$368	\$4,416
	Contingency		\$1,084
Total			\$5,500

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General Fund Budget
FY 2024

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
	Contingency		\$499
Total			\$7,639

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	\$781	\$9,375
85200 Amaryllis Ct St Lights	69397-29510	\$678	\$8,132
95016 Daisy Ln # Entry Light	47823-07021	\$32	\$378
95016 Daisy Ln	10995-48073	\$1,051	\$12,610
Contingency for new accounts		\$141	\$1,689
Total			\$32,183

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	\$381	\$4,576
85200 Amaryllis Ct	67891709	\$454	\$5,449
85200 Amaryllis Ct - Sewer	67891712	\$122	\$1,468
85200 Amaryllis Ct - Water	67891712	\$68	\$814
Contingency for new accounts		\$58	\$693
Total			\$13,000

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General Fund Budget
FY 2024

Insurance

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

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
Total			\$16,600

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
Total			\$13,728

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
Total			\$2,000

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
Total			\$5,600

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Community Development District

General Fund Budget
FY 2024

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.

Refuse

Garbage disposal services provided by Meridian Waste.

Vendor	Description	Monthly	Annual
Meridian Waste	Refuse	\$55	\$660
Total			\$660

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 2023	Proposed Budget FY 2024
Revenues		
Special Assessments ⁽¹⁾	\$116,683	\$112,423
Interest Income	\$500	\$500
Other Revenue Sources	\$394,893	\$394,893
TOTAL REVENUES	\$512,076	\$507,816
Expenditures		
<u>Series 2007</u>		
Debt Service Obligation	\$511,375	\$507,816
TOTAL EXPENDITURES	\$511,375	\$507,816
Other Sources and Uses		
Property Appraiser	\$701	\$0
TOTAL OTHER SOURCES AND USES	\$701	\$0
EXCESS REVENUES	\$0	\$0

Net Assessment	\$112,424
Plus Collection Fees & Discounts (7%)	\$7,870
Gross Assessment	\$120,294

(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 2023	Actual Thru 2/28/23	Projected Next 7 Months	Total Projected 9/30/23	Proposed Budget FY 2024
Revenues					
Special Assessments	\$149,500	\$147,710	\$381	\$148,091	\$148,091
Special Assessments- Prepayments	\$0	\$14,373	\$0	\$14,373	\$0
Interest Income	\$50	\$1,544	\$2,162	\$3,706	\$2,000
Carry Forward Surplus	\$97,143	\$95,847	\$0	\$95,847	\$84,128
TOTAL REVENUES	\$246,693	\$259,474	\$2,542	\$262,017	\$234,219
Expenditures					
<u>Series 2016</u>					
Interest - 11/1	\$55,950	\$55,950	\$0	\$55,950	\$54,450
Principal Prepayment-11/1	\$10,000	\$15,000	\$0	\$15,000	\$0
Interest - 5/1	\$55,500	\$0	\$55,500	\$55,500	\$54,450
Principal - 5/1	\$35,000	\$0	\$35,000	\$35,000	\$35,000
Principal Prepayment - 5/1	\$10,000	\$0	\$15,000	\$15,000	\$0
TOTAL EXPENDITURES	\$166,450	\$70,950	\$105,500	\$176,450	\$143,900
Other Sources and Uses					
Property Appraiser	\$931	\$1,439	\$0	\$1,439	\$0
TOTAL OTHER SOURCES AND USES	\$931	\$1,439	\$0	\$1,439	\$0
EXCESS REVENUES	\$79,312	\$187,085	(\$102,958)	\$84,128	\$90,319

Interest 11/1/2024 \$ 53,400

Amelia Concourse

Community Development District

Amortization Schedule

Series 2016 Capital Improvement Bonds

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
05/01/23	\$ 1,850,000	6.0%	\$ 35,000	\$ 55,500	
11/01/23	\$ 1,815,000	6.0%	\$ -	\$ 54,450	\$ 144,950
05/01/24	\$ 1,815,000	6.0%	\$ 35,000	\$ 54,450	
11/01/24	\$ 1,780,000	6.0%	\$ -	\$ 53,400	\$ 142,850
05/01/25	\$ 1,780,000	6.0%	\$ 35,000	\$ 53,400	
11/01/25	\$ 1,745,000	6.0%	\$ -	\$ 52,350	\$ 140,750
05/01/26	\$ 1,745,000	6.0%	\$ 40,000	\$ 52,350	
11/01/26	\$ 1,705,000	6.0%	\$ -	\$ 51,150	\$ 143,500
05/01/27	\$ 1,705,000	6.0%	\$ 40,000	\$ 51,150	
11/01/27	\$ 1,665,000	6.0%	\$ -	\$ 49,950	\$ 141,100
05/01/28	\$ 1,665,000	6.0%	\$ 45,000	\$ 49,950	
11/01/28	\$ 1,620,000	6.0%	\$ -	\$ 48,600	\$ 143,550
05/01/29	\$ 1,620,000	6.0%	\$ 45,000	\$ 48,600	
11/01/29	\$ 1,575,000	6.0%	\$ -	\$ 47,250	\$ 140,850
05/01/30	\$ 1,575,000	6.0%	\$ 50,000	\$ 47,250	
11/01/30	\$ 1,525,000	6.0%	\$ -	\$ 45,750	\$ 143,000
05/01/31	\$ 1,525,000	6.0%	\$ 55,000	\$ 45,750	
11/01/31	\$ 1,470,000	6.0%	\$ -	\$ 44,100	\$ 144,850
05/01/32	\$ 1,470,000	6.0%	\$ 55,000	\$ 44,100	
11/01/32	\$ 1,415,000	6.0%	\$ -	\$ 42,450	\$ 141,550
05/01/33	\$ 1,415,000	6.0%	\$ 60,000	\$ 42,450	
11/01/33	\$ 1,355,000	6.0%	\$ -	\$ 40,650	\$ 143,100
05/01/34	\$ 1,355,000	6.0%	\$ 65,000	\$ 40,650	
11/01/34	\$ 1,290,000	6.0%	\$ -	\$ 38,700	\$ 144,350
05/01/35	\$ 1,290,000	6.0%	\$ 70,000	\$ 38,700	
11/01/35	\$ 1,220,000	6.0%	\$ -	\$ 36,600	\$ 145,300
05/01/36	\$ 1,220,000	6.0%	\$ 70,000	\$ 36,600	
11/01/36	\$ 1,150,000	6.0%	\$ -	\$ 34,500	\$ 141,100
05/01/37	\$ 1,150,000	6.0%	\$ 75,000	\$ 34,500	
11/01/37	\$ 1,075,000	6.0%	\$ -	\$ 32,250	\$ 141,750
05/01/38	\$ 1,075,000	6.0%	\$ 80,000	\$ 32,250	
11/01/38	\$ 995,000	6.0%	\$ -	\$ 29,850	\$ 142,100
05/01/39	\$ 995,000	6.0%	\$ 85,000	\$ 29,850	
11/01/39	\$ 910,000	6.0%	\$ -	\$ 27,300	\$ 142,150
05/01/40	\$ 910,000	6.0%	\$ 90,000	\$ 27,300	
11/01/40	\$ 820,000	6.0%	\$ -	\$ 24,600	\$ 141,900
05/01/41	\$ 820,000	6.0%	\$ 95,000	\$ 24,600	
11/01/41	\$ 725,000	6.0%	\$ -	\$ 21,750	\$ 141,350
05/01/42	\$ 725,000	6.0%	\$ 105,000	\$ 21,750	
11/01/42	\$ 620,000	6.0%	\$ -	\$ 18,600	\$ 145,350
05/01/43	\$ 620,000	6.0%	\$ 110,000	\$ 18,600	
11/01/43	\$ 510,000	6.0%	\$ -	\$ 15,300	\$ 143,900
05/01/44	\$ 510,000	6.0%	\$ 115,000	\$ 15,300	
11/01/44	\$ 395,000	6.0%	\$ -	\$ 11,850	\$ 142,150
05/01/45	\$ 395,000	6.0%	\$ 125,000	\$ 11,850	
11/01/45	\$ 270,000	6.0%	\$ -	\$ 8,100	\$ 144,950
05/01/46	\$ 270,000	6.0%	\$ 130,000	\$ 8,100	
11/01/46	\$ 140,000	6.0%	\$ -	\$ 4,200	\$ 142,300
05/01/47	\$ -	6.0%	\$ 140,000	\$ 4,200	
11/01/47					\$ 144,200
Total			\$ 1,850,000	\$ 1,722,900	\$ 3,572,900

Amelia Concourse

Community Development District

Debt Service Fund
Series 2019A

Description	Adopted Budget FY 2023	Actual Thru 2/28/23	Projected Next 7 Months	Total Projected 9/30/23	Proposed Budget FY 2024
Revenues					
Special Assessments	\$212,603	\$183,152	\$0	\$183,152	\$183,152
Special Assessments- Prepayments	\$0	\$16,170	\$0	\$16,170	\$0
Interest Income	\$50	\$1,779	\$2,491	\$4,270	\$2,000
Carry Forward Surplus	\$88,970	\$94,599	\$0	\$94,599	\$78,170
TOTAL REVENUES	\$301,623	\$295,700	\$2,491	\$298,191	\$263,322
Expenditures					
Series 2019A					
Interest - 11/1	\$71,190	\$71,190	\$0	\$71,190	\$69,495
Principal Prepayment - 11/1	\$45,000	\$20,000	\$0	\$20,000	\$0
Interest - 5/1	\$70,625	\$0	\$70,625	\$70,625	\$69,495
Principal - 5/1	\$40,000	\$0	\$40,000	\$40,000	\$45,000
Principal Prepayment - 5/1	\$0	\$0	\$15,000	\$15,000	\$0
TOTAL EXPENDITURES	\$226,815	\$91,190	\$125,625	\$216,815	\$183,990
Other Sources and Uses					
Property Appraiser	\$1,246	\$1,784	\$0	\$1,784	\$0
Interfund Transfer	\$0	\$872	\$550	\$1,422	\$0
TOTAL OTHER SOURCES AND USES	\$1,246	\$2,656	\$550	\$3,206	\$0
EXCESS REVENUES	\$73,562	\$201,854	(\$123,684)	\$78,170	\$263,322

Interest 11/1/2024 \$ 68,223.75

Amelia Concourse
Community Development District

Amortization Schedule
Series 2019A Capital Improvement Revenue Bonds

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
05/01/23	\$ 2,500,000	5.65%	\$ 40,000	\$ 70,625.00	\$ 180,120.00
11/01/23	\$ 2,460,000	5.65%	\$ -	\$ 69,495.00	
05/01/24	\$ 2,460,000	5.65%	\$ 45,000	\$ 69,495.00	\$ 182,718.75
11/01/24	\$ 2,415,000	5.65%	\$ -	\$ 68,223.75	
05/01/25	\$ 2,415,000	5.65%	\$ 45,000	\$ 68,223.75	\$ 180,176.25
11/01/25	\$ 2,370,000	5.65%	\$ -	\$ 66,952.50	
05/01/26	\$ 2,370,000	5.65%	\$ 50,000	\$ 66,952.50	\$ 182,492.50
11/01/26	\$ 2,320,000	5.65%	\$ -	\$ 65,540.00	
05/01/27	\$ 2,320,000	5.65%	\$ 50,000	\$ 65,540.00	\$ 179,667.50
11/01/27	\$ 2,270,000	5.65%	\$ -	\$ 64,127.50	
05/01/28	\$ 2,270,000	5.65%	\$ 55,000	\$ 64,127.50	\$ 181,701.25
11/01/28	\$ 2,215,000	5.65%	\$ -	\$ 62,573.75	
05/01/29	\$ 2,215,000	5.65%	\$ 55,000	\$ 62,573.75	\$ 178,593.75
11/01/29	\$ 2,160,000	5.65%	\$ -	\$ 61,020.00	
05/01/30	\$ 2,160,000	5.65%	\$ 60,000	\$ 61,020.00	\$ 180,345.00
11/01/30	\$ 2,100,000	5.65%	\$ -	\$ 59,325.00	
05/01/31	\$ 2,100,000	5.65%	\$ 65,000	\$ 59,325.00	\$ 181,813.75
11/01/31	\$ 2,035,000	5.65%	\$ -	\$ 57,488.75	
05/01/32	\$ 2,035,000	5.65%	\$ 65,000	\$ 57,488.75	\$ 178,141.25
11/01/32	\$ 1,970,000	5.65%	\$ -	\$ 55,652.50	
05/01/33	\$ 1,970,000	5.65%	\$ 70,000	\$ 55,652.50	\$ 179,327.50
11/01/33	\$ 1,900,000	5.65%	\$ -	\$ 53,675.00	
05/01/34	\$ 1,900,000	5.65%	\$ 75,000	\$ 53,675.00	\$ 180,231.25
11/01/34	\$ 1,825,000	5.65%	\$ -	\$ 51,556.25	
05/01/35	\$ 1,825,000	5.65%	\$ 80,000	\$ 51,556.25	\$ 180,852.50
11/01/35	\$ 1,745,000	5.65%	\$ -	\$ 49,296.25	
05/01/36	\$ 1,745,000	5.65%	\$ 85,000	\$ 49,296.25	\$ 181,191.25
11/01/36	\$ 1,660,000	5.65%	\$ -	\$ 46,895.00	
05/01/37	\$ 1,660,000	5.65%	\$ 90,000	\$ 46,895.00	\$ 181,247.50
11/01/37	\$ 1,570,000	5.65%	\$ -	\$ 44,352.50	
05/01/38	\$ 1,570,000	5.65%	\$ 95,000	\$ 44,352.50	\$ 181,021.25
11/01/38	\$ 1,475,000	5.65%	\$ -	\$ 41,668.75	
05/01/39	\$ 1,475,000	5.65%	\$ 100,000	\$ 41,668.75	\$ 180,512.50
11/01/39	\$ 1,375,000	5.65%	\$ -	\$ 38,843.75	
05/01/40	\$ 1,375,000	5.65%	\$ 105,000	\$ 38,843.75	\$ 179,721.25
11/01/40	\$ 1,270,000	5.65%	\$ -	\$ 35,877.50	
05/01/41	\$ 1,270,000	5.65%	\$ 110,000	\$ 35,877.50	\$ 178,647.50
11/01/41	\$ 1,160,000	5.65%	\$ -	\$ 32,770.00	
05/01/42	\$ 1,160,000	5.65%	\$ 120,000	\$ 32,770.00	\$ 182,150.00
11/01/42	\$ 1,040,000	5.65%	\$ -	\$ 29,380.00	
05/01/43	\$ 1,040,000	5.65%	\$ 125,000	\$ 29,380.00	\$ 180,228.75
11/01/43	\$ 915,000	5.65%	\$ -	\$ 25,848.75	
05/01/44	\$ 915,000	5.65%	\$ 130,000	\$ 25,848.75	\$ 178,025.00
11/01/44	\$ 785,000	5.65%	\$ -	\$ 22,176.25	
05/01/45	\$ 785,000	5.65%	\$ 140,000	\$ 22,176.25	\$ 180,397.50
11/01/45	\$ 645,000	5.65%	\$ -	\$ 18,221.25	
05/01/46	\$ 645,000	5.65%	\$ 150,000	\$ 18,221.25	\$ 182,205.00
11/01/46	\$ 495,000	5.65%	\$ -	\$ 13,983.75	
05/01/47	\$ 495,000	5.65%	\$ 155,000	\$ 13,983.75	\$ 178,588.75
11/01/47	\$ 340,000	5.65%	\$ -	\$ 9,605.00	
05/01/48	\$ 340,000	5.65%	\$ 165,000	\$ 9,605.00	\$ 179,548.75
11/01/48	\$ 175,000	5.65%	\$ -	\$ 4,943.75	
05/01/49	\$ 175,000	5.65%	\$ 175,000	\$ 4,943.75	\$ 179,943.75
Total			\$ 2,500,000	\$ 2,369,610.00	\$ 4,869,610.00

Amelia Concourse

Community Development District

Debt Service Fund

Series 2019B

Description	Adopted Budget FY 2023	Actual Thru 2/28/23	Projected Next 7 Months	Total Projected 9/30/23	Proposed Budget FY 2024
Revenues					
Special Assessments	\$38,500	\$0	\$38,500	\$38,500	\$0
Special Assessments- Prepayments	\$0	\$338,369	\$90,000	\$428,369	\$0
Special Assessments- Prepayment Interest	\$0	\$7,705	\$4,177	\$11,882	\$0
Interest Income	\$100	\$2,174	\$3,044	\$5,218	\$0
Carry Forward Surplus	\$41,426	\$306,037	\$0	\$306,037	\$0
TOTAL REVENUES	\$80,026	\$654,286	\$135,721	\$790,007	\$0
Expenditures					
<u>Series 2019B-1</u>					
Interest - 11/1	\$10,369	\$10,369	\$0	\$10,369	\$0
Principal Prepayment - 11/1	\$0	\$155,000	\$0	\$155,000	\$0
Principal Prepayment - 2/1	\$0	\$170,000	\$0	\$170,000	\$0
Interest Prepayment - 2/1	\$0	\$2,231	\$0	\$2,231	\$0
Interest - 5/1	\$10,369	\$0	\$10,369	\$10,369	\$0
Principal Prepayment - 5/1	\$0	\$0	\$35,000	\$35,000	\$0
Principal Prepayment - 8/1	\$0	\$0	\$70,000	\$70,000	\$0
<u>Series 2019B-2</u>					
Interest - 11/1	\$8,881	\$10,694	\$0	\$10,694	\$0
Principal Prepayment - 11/1	\$0	\$115,000	\$0	\$115,000	\$0
Principal Prepayment - 2/1	\$0	\$125,000	\$0	\$125,000	\$0
Interest Prepayment - 2/1	\$0	\$2,266	\$0	\$2,266	\$0
Interest - 5/1	\$8,881	\$0	\$8,881	\$8,881	\$0
Principal Prepayment - 5/1	\$0	\$0	\$20,000	\$20,000	\$0
Principal Prepayment - 8/1	\$0	\$0	\$55,000	\$55,000	\$0
TOTAL EXPENDITURES	\$38,500	\$590,559	\$199,250	\$789,809	\$0
Other Sources and Uses					
Interfund Transfer	\$0	\$198	\$0	\$198	\$0
TOTAL OTHER SOURCES AND USES	\$0	\$198	\$0	\$198	\$0
EXCESS REVENUES	\$41,526	\$63,529	(\$63,529)	\$0	\$0

Amelia Concourse

Community Development District

Amelia Concourse SPE, LLC

Description	Adopted Budget FY 2023	Actual Thru 2/28/23	Projected Next 7 Months	Total Projected 9/30/23	Proposed Budget FY 2024
Revenues					
Bondholder Funding	\$25,650	\$4,735	\$20,915	\$25,650	\$0
TOTAL REVENUES	\$25,650	\$4,735	\$20,915	\$25,650	\$0
Expenditures					
Annual Corporate Fees	\$150	\$0	\$150	\$150	\$0
Bank Charges/Other Current	\$1,500	\$235	\$1,265	\$1,500	\$0
Contingency/Miscellaneous	\$2,500	\$0	\$2,500	\$2,500	\$0
Insurance - Liability	\$1,500	\$0	\$1,500	\$1,500	\$0
Management Fees	\$20,000	\$4,500	\$15,500	\$20,000	\$0
TOTAL EXPENDITURES	\$25,650	\$4,735	\$20,915	\$25,650	\$0
EXCESS REVENUES	\$0	\$0	\$0	\$0	\$0

Amelia Concourse

Community Development District

Capital Reserve

Description	Adopted Budget FY 2023	Actual Thru 2/28/23	Projected Next 7 Months	Total Projected 9/30/23	Proposed Budget FY 2024
Revenues:					
Interest	\$500	\$1,818	\$2,545	\$4,364	\$2,500
Capital Reserve Funding - Transfer In	\$75,000	\$0	\$75,000	\$75,000	\$75,000
Carry Forward Surplus	\$97,869	\$109,345	\$0	\$109,345	\$134,001
Total Revenues	\$173,369	\$111,163	\$77,545	\$188,708	\$211,501
Expenditures					
Capital Outlay	\$20,000	\$0	\$20,000	\$20,000	\$20,000
Repair and Replacements	\$0	\$19,707	\$15,000	\$34,707	\$50,000
Total Expenditures	\$20,000	\$19,707	\$35,000	\$54,707	\$70,000
Excess Revenues (Expenditures)	\$153,369	\$91,456	\$42,545	\$134,001	\$141,501