

**Amelia Concourse
Community Development District**

ANNUAL FINANCIAL REPORT

September 30, 2023

Amelia Concourse Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2023

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REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Amelia Concourse Community Development District
Nassau County, Florida

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of Amelia Concourse Community Development District (the "District"), as of and for the year ended September 30, 2023, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Amelia Concourse Community Development District as of September 30, 2023, and the respective changes in financial position and the budgetary comparison for the General Fund and Special Purpose Entity for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

To the Board of Supervisors
Amelia Concourse Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

To the Board of Supervisors
Amelia Concourse Community Development District

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated August 1, 2024 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Amelia Concourse Community Development District's internal control over financial reporting and compliance.



Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

August 1, 2024

**Amelia Concourse Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2023**

Management's discussion and analysis of Amelia Concourse Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by the private-sector. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position are reported in three categories; 1) net investment in capital assets, 2) restricted and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities funded by the District include general government, physical environment, culture and recreation, and interest on long-term debt.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Amelia Concourse Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2023**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual**, is provided for the District's General Fund and SPE Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as balances of spendable resources available at the end of the year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the statement of revenues, expenditures, and changes in fund balances provide reconciliations to facilitate this comparison between governmental funds and governmental activities.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets, and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights:

The following are the highlights of financial activity for the year ended September 30, 2023.

- The District's total assets exceeded total liabilities by \$4,590,463 (net position). Unrestricted net position was \$612,857. Restricted net position was \$225,475. Net investment in capital assets was \$3,752,131.
- Governmental activities revenues totaled \$2,304,772 while governmental activities expenses totaled \$1,447,901.

**Amelia Concourse Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2023**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District.

Net Position

	Governmental Activities	
	2023	2022
Current assets	\$ 629,149	\$ 1,747,234
Restricted assets	1,207,913	4,328,788
Capital assets, net of depreciation	8,229,292	8,397,425
Total Assets	<u>10,066,354</u>	<u>14,473,447</u>
Current liabilities	285,891	799,855
Non-current liabilities	5,190,000	9,940,000
Total Liabilities	<u>5,475,891</u>	<u>10,739,855</u>
Net investment in capital assets	3,752,131	(1,694,315)
Net position-restricted	225,475	4,079,447
Net position-unrestricted	612,857	1,348,460
Total Net Position	<u>\$ 4,590,463</u>	<u>\$ 3,733,592</u>

The decrease in current assets is related to the decrease in cash in the Special Purpose Entity.

The decrease in restricted assets and current liabilities is related to the payments made for matured interest and matured principal in the current year.

The decrease in non-current liabilities is related to the debt service payments that were made in the current year.

**Amelia Concourse Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2023**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District.

Change in Net Position

	Governmental Activities	
	<u>2023</u>	<u>2022</u>
Program Revenues		
Charges for services	\$ 1,353,821	\$ 2,242,386
Operating grants and contributions	17,532	21,809
General Revenues		
Investments earnings	204,900	8,686
Other revenues	728,519	2,525,000
Total Revenues	<u>2,304,772</u>	<u>4,797,881</u>
 Expenses		
General government	183,156	210,044
Physical environment	248,045	218,525
Culture/recreation	125,155	108,430
Interest and other charges	891,545	927,170
Total Expenses	<u>1,447,901</u>	<u>1,464,169</u>
 Change in Net Position	856,871	3,333,712
 Net Position - Beginning of Year	<u>3,733,592</u>	<u>399,880</u>
 Net Position - End of year	<u><u>\$ 4,590,463</u></u>	<u><u>\$ 3,733,592</u></u>

The decrease in charges for services is related to the decrease in the special assessment prepayments in the current year.

The decrease in general government is related to the decrease in engineering and insurance expenses in the current year.

The increase in physical environment is related to the increase in landscape and repairs and maintenance expenses in the current year.

**Amelia Concourse Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2023**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2023 and 2022.

<u>Description</u>	Governmental Activities	
	<u>2023</u>	<u>2022</u>
Land and improvements	\$ 719,533	\$ 719,533
Construction in progress	5,113,634	5,107,103
Improvements other than buildings	423,490	423,490
Infrastructure	2,315,537	2,315,537
Recreation facilities and amenities	1,526,077	1,526,077
Accumulated depreciation	<u>(1,868,979)</u>	<u>(1,694,315)</u>
Total Capital Assets (Net)	<u>\$ 8,229,292</u>	<u>\$ 8,397,425</u>

During the year, depreciation was \$174,664 and additions to construction in progress were \$6,531.

General Fund Budgetary Highlights

The budget exceeded actual expenditures primarily because water and sewer, facility maintenance and holiday decoration expenditures were less than anticipated.

The September 30, 2023 General Fund budget was amended because legal fees and repairs and maintenance expenditures were higher than originally anticipated.

Debt Management

Governmental Activities debt includes the following:

- In July 2007, the District issued \$7,350,000 Series 2007 Capital Improvement Revenue Bonds. The bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. The District has \$585,000 in matured bonds outstanding and the remaining balance outstanding at September 30, 2023 was \$1,105,000.
- In June 2016, the District issued \$3,385,000 Series 2016 Capital Improvement Revenue Bonds. The bonds were issued to finance the acquisition, construction, equipping and installation of certain improvements for the benefit of Phase II of the District improvements. The balance outstanding at September 30, 2023 was \$1,795,000.

**Amelia Concourse Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2023**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Debt Management (Continued)

- In March 2019, the District issued \$3,035,000 Series 2019A Capital Improvement Revenue Bonds. The bonds were issued to finance a portion of the cost of acquisition, construction, installation, and equipping of the Phase III Project. The balance outstanding at September 30, 2023 was \$2,405,000.
- In March 2019, the District issued \$1,920,000 Series 2019B-1 Capital Improvement Revenue Bonds. The bonds were issued to finance a portion of the cost of acquisition, construction, installation, and equipping of the Phase III Project. The balance was paid in full as of September 30, 2023.
- In March 2019, the District issued \$1,415,000 Series 2019B-2 Capital Improvement Revenue Bonds. The bonds were issued to finance a portion of the cost of acquisition, construction, installation, and equipping of the Phase III Project. The balance outstanding at September 30, 2023 was \$30,000.

Economic Factors and Next Year's Budget

Amelia Concourse Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2024.

Request for Information

The financial report is designed to provide a general overview of Amelia Concourse Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Amelia Concourse Community Development District, Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

Amelia Concourse Community Development District
STATEMENT OF NET POSITION
September 30, 2023

	Governmental Activities
ASSETS	
Current Assets	
Cash and cash equivalents	\$ 386,510
Investments	196,918
Due from other governments	7,004
Deposits	2,475
Prepaid expenses	36,242
Total Current Assets	629,149
Non-Current Assets	
Restricted assets	
Investments	1,207,913
Capital assets, not being depreciated	
Land and improvements	719,533
Construction in progress	5,113,634
Capital assets, being depreciated	
Improvements other than buildings	423,490
Recreation facilities and amenities	1,526,077
Infrastructure	2,315,537
Less: accumulated depreciation	(1,868,979)
Total Non-Current Assets	9,437,205
Total Assets	10,066,354
LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	12,018
Accrued interest	128,873
Bonds payable	145,000
Total Current Liabilities	285,891
Non-Current Liabilities	
Bonds payable	5,190,000
Total Liabilities	5,475,891
NET POSITION	
Net investment in capital assets	3,752,131
Restricted for special revenues	5,997
Restricted for debt service	219,478
Unrestricted	612,857
Total Net Position	\$ 4,590,463

See accompanying notes.

Amelia Concourse Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2023

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>		<u>Net (Expense) Revenues and Changes in Net Position</u>
Primary government		Charges for Services	Operating Grants and Contributions	Governmental Activities
Governmental Activities				
General government	\$ (183,156)	\$ 209,370	\$ 17,532	\$ 43,746
Physical environment	(248,045)	158,364	-	(89,681)
Culture/recreation	(125,155)	61,052	-	(64,103)
Interest and other charges	(891,545)	925,035	-	33,490
Total Governmental Activities	<u>\$ (1,447,901)</u>	<u>\$ 1,353,821</u>	<u>\$ 17,532</u>	<u>(76,548)</u>
General Revenues				
Investment earnings				204,900
Miscellaneous revenues				728,519
Total General Revenues				<u>933,419</u>
Change in Net Position				856,871
Net Position - October 1, 2022				<u>3,733,592</u>
Net Position - September 30, 2023				<u>\$ 4,590,463</u>

See accompanying notes.

**Amelia Concourse Community Development District
BALANCE SHEET -
GOVERNMENTAL FUNDS
September 30, 2023**

	General	Special Purpose Entity	Debt Service	Capital Projects	Total Governmental Funds
ASSETS					
Cash and cash equivalents	\$ 380,513	\$ 5,997	\$ -	\$ -	\$ 386,510
Investments	102,589	-	-	94,329	196,918
Due from other governments	5,463	-	1,541	-	7,004
Due from other funds	3,264	-	-	75,000	78,264
Deposits	2,475	-	-	-	2,475
Prepaid expenses	36,242	-	-	-	36,242
Restricted assets					
Investments, at fair value	-	-	587,421	620,492	1,207,913
Total Assets	<u>\$ 530,546</u>	<u>\$ 5,997</u>	<u>\$ 588,962</u>	<u>\$ 789,821</u>	<u>\$ 1,915,326</u>
LIABILITIES AND FUND BALANCES					
Liabilities:					
Accounts payable and accrued expenses	\$ 12,018	\$ -	\$ -	\$ -	\$ 12,018
Due to other funds	75,000	-	-	3,264	78,264
Total Liabilities	<u>87,018</u>	<u>-</u>	<u>-</u>	<u>3,264</u>	<u>90,282</u>
Fund Balances:					
Nonspendable					
Deposits and prepaid expenses	38,717	-	-	-	38,717
Restricted					
Debt service	-	-	588,962	-	588,962
Special purpose	-	5,997	-	-	5,997
Assigned-capital projects	-	-	-	786,557	786,557
Unassigned	404,811	-	-	-	404,811
Total Fund Balances	<u>443,528</u>	<u>5,997</u>	<u>588,962</u>	<u>786,557</u>	<u>1,825,044</u>
Total Liabilities and Fund Balances	<u>\$ 530,546</u>	<u>\$ 5,997</u>	<u>\$ 588,962</u>	<u>\$ 789,821</u>	<u>\$ 1,915,326</u>

See accompanying notes.

Amelia Concourse Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2023

Total Governmental Fund Balances	\$ 1,825,044
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets not being depreciated, land and improvements, \$719,533, and construction in progress, \$5,113,634, used in governmental activities are not current financial resources and, therefore, are not reported at the fund level.	5,833,167
Capital assets being depreciated, infrastructure, \$2,315,537, improvements other than buildings, \$423,490, and recreation facilities and amenities, \$1,526,077, net of accumulated depreciation, \$(1,868,979), used in governmental activities are not financial resources and therefore, are not reported at the fund level.	2,396,125
Long-term liabilities, including bonds payable, are not due and payable in the current period and; therefore, are not reported at the fund level.	(5,335,000)
Accrued interest expense for long-term debt is not a current financial use and; therefore, is not reported at the fund level.	<u>(128,873)</u>
Net Position of Governmental Activities	<u><u>\$ 4,590,463</u></u>

See accompanying notes.

Amelia Concourse Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
For the Year Ended September 30, 2023

	General	Special Purpose Entity	Debt Service	Capital Projects	Total Governmental Funds
Revenues					
Special assessments	\$ 428,786	\$ -	\$ 925,035	\$ -	\$ 1,353,821
Bondholder contributions	-	17,532	-	-	17,532
Investment earnings	9,746	-	163,549	31,605	204,900
Miscellaneous revenues	1,119	-	727,400	-	728,519
Total Revenues	<u>439,651</u>	<u>17,532</u>	<u>1,815,984</u>	<u>31,605</u>	<u>2,304,772</u>
Expenditures					
Current					
General government	167,528	11,313	4,315	-	183,156
Physical environment	126,715	-	-	22,970	149,685
Culture/recreation	48,851	-	-	-	48,851
Capital outlay	-	-	-	6,531	6,531
Debt service					
Principal	-	-	4,890,000	-	4,890,000
Interest	-	-	964,950	-	964,950
Other	-	-	50,000	-	50,000
Total Expenditures	<u>343,094</u>	<u>11,313</u>	<u>5,909,265</u>	<u>29,501</u>	<u>6,293,173</u>
Excess of revenues over/(under) expenditures	96,557	6,219	(4,093,281)	2,104	(3,988,401)
Other financing sources/(uses)					
Transfers in	-	-	84,324	81,043	165,367
Transfers out	(75,000)	-	(6,043)	(84,324)	(165,367)
Total Other Financing Sources/(Uses)	<u>(75,000)</u>	<u>-</u>	<u>78,281</u>	<u>(3,281)</u>	<u>-</u>
Net change in fund balances	21,557	6,219	(4,015,000)	(1,177)	(3,988,401)
Fund Balances - October 1, 2022	<u>421,971</u>	<u>(222)</u>	<u>4,603,962</u>	<u>787,734</u>	<u>5,813,445</u>
Fund Balances - September 30, 2023	<u>\$ 443,528</u>	<u>\$ 5,997</u>	<u>\$ 588,962</u>	<u>\$ 786,557</u>	<u>\$ 1,825,044</u>

See accompanying notes.

Amelia Concourse Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2023

Net Change in Fund Balances - Total Governmental Funds	\$ (3,988,401)
Amounts reported for governmental activities in the Statement of Activities are different because:	
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets are allocated over their estimated useful lives as depreciation. This is the amount that depreciation, \$(174,664), exceeded capital outlay, \$6,531, in the current year.	(168,133)
Repayments of bond principal are expenditures at the fund level, but the repayments reduce long-term liabilities in the Statement of Net Position.	4,890,000
In the Statement of Activities, interest is accrued on outstanding bonds; whereas in the fund level interest expenditures are reported when due. This is the change in accrued interest in the current period.	<u>123,405</u>
Change in Net Position of Governmental Activities	<u><u>\$ 856,871</u></u>

See accompanying notes.

Amelia Concourse Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND
For the Year Ended September 30, 2023

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance with Final Budget Positive (Negative)</u>
Revenues				
Special assessments	\$ 421,342	\$ 427,323	\$ 428,786	\$ 1,463
Investment earnings	100	9,751	9,746	(5)
Miscellaneous revenues	500	1,119	1,119	-
Total Revenues	<u>421,942</u>	<u>438,193</u>	<u>439,651</u>	<u>1,458</u>
Expenditures				
Current				
General government	153,062	183,975	167,528	16,447
Physical environment	117,843	140,227	126,715	13,512
Culture/recreation	71,674	66,055	48,851	17,204
Total Expenditures	<u>342,579</u>	<u>390,257</u>	<u>343,094</u>	<u>47,163</u>
Excess of revenues over expenditures	79,363	47,936	96,557	48,621
Other Financing Sources/(Uses)				
Transfer out	<u>(79,363)</u>	<u>(75,000)</u>	<u>(75,000)</u>	<u>-</u>
Net change in fund balances	-	(27,064)	21,557	48,621
Fund Balances - October 1, 2022	<u>-</u>	<u>27,064</u>	<u>421,971</u>	<u>394,907</u>
Fund Balances - September 30, 2023	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 443,528</u>	<u>\$ 443,528</u>

See accompanying notes.

Amelia Concourse Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES – BUDGET AND ACTUAL – SPECIAL PURPOSE ENTITY
For the Year Ended September 30, 2023

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	Variance with Final Budget Positive (Negative)
Revenues				
Bondholder contributions	<u>\$ 25,650</u>	<u>\$ 25,650</u>	<u>\$ 17,532</u>	<u>\$ (8,118)</u>
Expenditures				
Current				
General government	<u>25,650</u>	<u>25,650</u>	<u>11,313</u>	<u>14,337</u>
Net change in fund balances	<u>-</u>	<u>-</u>	<u>6,219</u>	<u>6,219</u>
Fund Balances - October 1, 2022	<u>-</u>	<u>-</u>	<u>(222)</u>	<u>(222)</u>
Fund Balances - September 30, 2023	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 5,997</u></u>	<u><u>\$ 5,997</u></u>

See accompanying notes.

Amelia Concourse Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2023

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on July 10, 2006, by Ordinance 2006-58 of Nassau County, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing or re-constructing, enlarging or extending, equipping, operating and maintaining water management, bridges or culverts, district roads, landscaping, street lights and other basic infrastructure projects within or without the boundaries of the Amelia Concourse Community Development District. The District is governed by a five-member Board of Supervisors who are elected for four year terms. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Amelia Concourse Community Development District (the primary government) as a local unit of special-purpose government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters. To be includable within the District's financial statements, the component unit must be financially accountable or the exclusion of the nature and significance of their relationship with the District would cause the financial statements to be misleading or incomplete. Blended component units must be financially accountable to the District; there must be a financial burden/benefit relationship and the entity, although legally separate, must operate like a fund of the District.

Based upon the application of the above-mentioned criteria as set forth in Governmental Accounting Standards Board, the District has identified one blended component unit.

The blended component unit is a legally separate entity. It is reported as a Special Revenue Fund. The blended component unit of the District is as follows:

Amelia Concourse Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2023

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

1. Reporting Entity (Continued)

Amelia Concourse SPE, LLC – The Company is a Special Purpose Entity (the “SPE”) that was created to own, manage, maintain, and sell and/or dispose of the Property for the benefit of the District based upon an agreement between the Company, the District, and the U.S. Bank National Association (the “Trustee”). The Company has sold all the property subject to the agreement to the Developer. The Developer and SPE entered into a Real Estate Sales Agreement that requires the Developer to remit a % of each home sale to the Company based upon the sale price. Whenever the Company receives cash from the sale of the property to end user, the net proceeds are remitted to the Trustee to apply pursuant to the Series 2007 Trust Indenture.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole and its blended component unit. These statements include all the governmental activities of the primary government and its component unit. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments, developer contributions, intergovernmental revenues and interest. Program revenues are netted with program expenses in the Statement of Activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

Amelia Concourse Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2023

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

Governmental Funds

The District implemented the Governmental Accounting Standards Board Statement 54 – *Fund Balance Reporting and Governmental Fund Type Definitions*. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent. The classifications include non-spendable, restricted, committed, assigned and unassigned.

The District has various policies governing the fund balance classifications.

Non-spendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Committed Fund Balance – This classification consists of amounts that can only be used for specific purposes pursuant to the constraints imposed by a formal action of the government's highest level of decision making authority.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Amelia Concourse Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2023

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Unassigned Fund Balance – This classification is the residual classification for the government’s general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – When restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter, to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”. Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. In addition, the proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

Amelia Concourse Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2023

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Special Purpose Entity Fund – The Special Purpose Entity Fund is a Special Revenue Fund that accounts for the activities of the SPE, a blended component unit of the government. The SPE owns, manages, maintains, and will sell and/or dispose of the property for the benefit of the District.

Debt Service Fund – The Debt Service Fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund – Accounts for construction of infrastructure improvements within the District.

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as infrastructure and improvements, and non-current governmental liabilities, such as general obligation bonds, be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Liabilities, and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

Amelia Concourse Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2023

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity (Continued)

a. Cash and Investments (Continued)

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash equivalents include time deposits and certificates of deposit with original maturities of three months or less and held in a qualified public depository as defined by Section 280.02, Florida Statutes.

b. Restricted Assets

Certain assets of the District and a corresponding liability or portion of net position is classified as restricted on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation, or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted assets, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

c. Capital Assets

Capital assets, which include land and improvements, construction in progress, improvements other than buildings, recreational facilities and amenities, and infrastructure, are reported in the governmental activities column in the government-wide statements.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

**Amelia Concourse Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2023**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity (Continued)

c. Capital Assets (Continued)

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Infrastructure	20 years
Improvements other than buildings	20 years
Recreational facilities and amenities	30 years

d. Budgets

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds.

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

“Total fund balances” of the District’s governmental funds, \$1,825,044, differs from “net position” of governmental activities, \$4,590,463, reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the Governmental Fund Balance Sheet. The effect of the differences is illustrated below.

Capital related items

When capital assets (infrastructure and recreational facilities that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Land	\$ 719,533
Construction in progress	5,113,634
Improvements other than buildings	1,526,077
Infrastructure	2,315,537
Recreational facilities	423,490
Accumulated depreciation	<u>(1,868,979)</u>
Total	<u>\$ 8,229,292</u>

Amelia Concourse Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2023

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position (Continued)

Long-term debt transactions

Long-term liabilities applicable to the District’s governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position.

Balances at September 30, 2023 were:

Bonds payable	\$ <u>(5,335,000)</u>
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Accrued interest

Accrued liabilities in the Statement of Net Position differ from the amount reported in governmental funds due to the accrued interest on bonds.

Accrued interest	\$ <u>(128,873)</u>
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2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The “net change in fund balances” for government funds, \$(3,988,401), differs from the “change in net position” for governmental activities, \$856,871, reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below.

Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the costs of those assets are allocated over their estimated useful lives as depreciation. The following is the amount that capital outlay exceeded depreciation in the current year.

Depreciation	\$ (174,664)
Capital outlay	<u>6,531</u>
Total	<u>\$ (168,133)</u>

Amelia Concourse Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2023

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities (Continued)

Long-term debt transactions

Repayments of bond principal are expenditures at the fund level but reduce liabilities in the Statement of Net Position. The issuance of new debt is an other financing source at the fund level but it increases long-term liabilities in the Statement of Net Position.

Principal payments	<u>\$ 4,890,000</u>
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Some expenses reported in the Statement of Activities do not require the use of current financial resources, therefore, are not reported as expenditures in governmental funds.

Change in accrued interest payable	<u>\$ 123,405</u>
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NOTE C – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet and statement of net position as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned. The investment policy of the District follows the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2023, the District's bank balance was \$420,471 and the carrying value was \$386,510. The District controls its exposure to custodial credit risk because it maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Amelia Concourse Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2023

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Investments

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes. The investment in Florida PRIME is measured at amortized cost. Florida PRIME has established policies and guidelines regarding participant transactions and the authority to limit or restrict withdrawals or impose a penalty for an early withdrawal. As of September 30, 2023, there were no redemption fees, maximum transaction amounts, or any other requirement that would limit daily access to 100 percent of the account value.

As of September 30, 2023, the District had the following investments and maturities:

<u>Investment</u>	<u>Maturity</u>	<u>Fair Value</u>
Florida PRIME	35 Days *	\$ 152,028
First American Treasury Obligation	15 Days *	616,285
First American Government Obligation	24 Days *	3,514
U.S. Bank Managed Money Market	N/A	633,004
Total		<u>\$ 1,404,831</u>

* Weighted Average Maturity

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investment in First American Treasury Obligation, First American Government Obligation, and U.S. Bank Managed Money Market are Level 1 assets.

**Amelia Concourse Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2023**

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Interest Rate Risk

The District monitors investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2023, the District's investment in the First American Treasury Obligation, First American Government Obligation, and Florida PRIME were rated AAAM by Standard & Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one issuer. The investment in First American Treasury Obligation represents 44% of the District's total investments. The investment in Florida PRIME represents 11% of the District's total investments. The investments in U.S. Bank Managed Money Market Account represents 45% of the District's total investments. Less than 1% of the District's total investments are in First American Government Obligation Funds.

The types of deposits and investments and their level of risk exposure as of September 30, 2023 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary. In addition, the District has the ability to hold investments to maturity that have fair values less than cost. The District's investments are recorded at book value.

NOTE D – INTERFUND ACTIVITY

Interfund balances at September 30, 2023, consisted of the following:

	Payable Fund		Total
	General Fund	Capital Projects Fund	
<u>Receivable Fund</u>			
General Fund	\$ -	\$ 3,264	\$ 3,264
Capital Projects	75,000	-	75,000
	\$ 75,000	\$ 3,264	\$ 78,264

The amount due to the Capital Projects Fund from the General Fund related to fiscal year 23 capital reserve funding paid by the General Fund. The amount due to the General Fund from the Capital Projects Fund is related to purchases made by the Capital Projects Fund that was budgeted by the General Fund.

**Amelia Concourse Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2023**

NOTE D – INTERFUND ACTIVITY (CONTINUED)

Interfund transfers for the year ended September 30, 2023, consisted of the following:

Transfers In	Transfers Out			Total
	General Fund	Debt Service Fund	Capital Projects Fund	
Capital Projects Fund	\$ 75,000	\$ 6,043	\$ -	\$ 81,043
Debt Service Fund	-	-	84,324	84,324
Totals	<u>\$ 75,000</u>	<u>\$ 6,043</u>	<u>\$ 84,324</u>	<u>\$ 165,367</u>

The amount transferred to the Capital Projects Fund relates to funds received from the General Fund for capital reserve funding. Amounts transferred from the Debt Service Fund to the Capital Projects Fund are in accordance with the Trust Indenture.

NOTE E – SPECIAL ASSESSMENT REVENUES

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon adopted budget and levied annually. Debt Service Assessments are levied when bonds are issued and collected annually. The District may collect assessments directly or utilize the uniform method of collection (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the Debt Service Assessments on their property subject to various provisions in the bond documents.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

Amelia Concourse Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2023

NOTE F – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2023 was as follows:

	Balance October 1, 2022	Additions	Deletions	Balance September 30, 2023
<u>Governmental Activities:</u>				
Capital assets, not being depreciated:				
Land and improvements	\$ 719,533	\$ -	\$ -	\$ 719,533
Construction in progress	5,107,103	6,531	-	5,113,634
Total Capital Assets, Not Being Depreciated	<u>5,826,636</u>	<u>6,531</u>	<u>-</u>	<u>5,833,167</u>
Capital assets, being depreciated:				
Improvements other than buildings	423,490	-	-	423,490
Infrastructure	2,315,537	-	-	2,315,537
Recreational facilities and amenities	1,526,077	-	-	1,526,077
Total Capital Assets, Being Depreciated	<u>4,265,104</u>	<u>-</u>	<u>-</u>	<u>4,265,104</u>
Less accumulated depreciation for:				
Improvements other than buildings	(105,875)	(21,175)	-	(127,050)
Infrastructure	(499,397)	(77,185)	-	(576,582)
Recreational facilities and amenities	(1,089,043)	(76,304)	-	(1,165,347)
Total Accumulated Depreciation	<u>(1,694,315)</u>	<u>(174,664)</u>	<u>-</u>	<u>(1,868,979)</u>
Total Capital Assets, Being Depreciated, net	<u>\$ 2,570,789</u>	<u>\$ (174,664)</u>	<u>\$ -</u>	<u>\$ 2,396,125</u>
Governmental Activities Capital Assets	<u>\$ 8,397,425</u>	<u>\$ (168,133)</u>	<u>\$ -</u>	<u>\$ 8,229,292</u>

Depreciation of \$98,360 was charged to physical environment and \$76,304 was charged to culture/recreation.

Amelia Concourse Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2023

NOTE G – LONG-TERM DEBT

The following is a summary of activity in the long-term debt of the District for the year ended September 30, 2023:

Long-term debt at October 1, 2022	\$ 10,225,000
Principal payments	<u>(4,890,000)</u>
Long-term debt at September 30, 2023	<u>\$ 5,335,000</u>

Long-term debt is comprised of the following:

Capital Improvement Revenue Bonds

<p>\$7,350,000 Series 2007 Capital Improvement Revenue Bonds due in annual principal installments beginning May 2009 and maturing May 1, 2038. Interest at a rate of 5.75% is due May and November beginning November 2007.</p>	\$ 1,105,000
<p>\$3,385,000 Series 2016 Capital Improvement Revenue Bonds due in annual principal installments beginning May 2018 and maturing May 1, 2047. Interest at a rate of 6.00% is due May and November beginning November 2016.</p>	1,795,000
<p>\$3,035,000 Series 2019A Capital Improvement Revenue Bonds due in annual principal installments beginning May 2020 and maturing May 1, 2049. Interest is at a rate of 5.650% is due May and November beginning May 2019.</p>	2,405,000
<p>\$1,415,000 Series 2019B-2 Capital Improvement Revenue Bonds due in one balloon payment May 2029. Interest at a rate of 7.250% is due May and November beginning May 2019.</p>	<u>30,000</u>
Total Long-term Debt	<u>\$ 5,335,000</u>

**Amelia Concourse Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2023**

NOTE G – LONG-TERM DEBT (CONTINUED)

The annual requirements to amortize the principal and interest of long-term debt outstanding as of September 30, 2023 are as follows:

Year Ending September 30,	Principal	Interest	Total
2024	\$ 145,000	\$ 308,864	\$ 453,864
2025	130,000	300,915	430,915
2026	135,000	293,398	428,398
2027	145,000	285,580	430,580
2028	160,000	277,193	437,193
2029-2033	955,000	1,230,850	2,185,850
2034-2038	1,250,000	923,335	2,173,335
2039-2043	1,030,000	586,806	1,616,806
2044-2048	1,215,000	249,534	1,464,534
2049	170,000	9,605	179,605
Totals	<u>\$ 5,335,000</u>	<u>\$ 4,466,080</u>	<u>\$ 9,801,080</u>

Summary of Significant Bonds Resolution Terms and Covenants

Depository Funds – The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

1. Reserve Fund – The 2007 Reserve Account is funded from the proceeds of the Bonds in an amount equal to the reserve percentage, 7.0264%, times the deemed outstanding amount. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.
2. Reserve Fund – The 2016 Reserve Account is funded from the proceeds of the Bonds in an amount equal to 50% of the maximum annual debt service requirement for the Series 2016 Bonds, which amount initially equals \$123,050. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.
3. Reserve Fund – The 2019A Reserve Account is funded from the proceeds of the Bonds in an amount equal to 50% of the maximum annual debt service requirement for the Series 2019A Bonds, which initially equals \$106,301. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.
4. Reserve Fund – The 2019B-1 and 2019B-2 Reserve Account is funded from the proceeds of the Bonds in an amount equal to 50% of the annual interest requirement for the Series 2019B-1 Bonds and Series 2019B-2 Bonds, which amount initially equals \$50,400 and \$51,294 respectively. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

Amelia Concourse Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2023

NOTE G – LONG-TERM DEBT (CONTINUED)

The following is a schedule for the reserve requirements:

	Capital Improvement Revenue Bonds	
	Reserve Balance	Reserve Requirement
Series 2007 Capital Improvement Revenue Bonds	\$ 113,068	\$ 77,642
Series 2016 Capital Improvement Revenue Bonds	\$ 72,650	\$ 72,075
Series 2019A Capital Improvement Revenue Bonds	\$ 106,301	\$ 89,806
Series 2019B-2 Capital Improvement Revenue Bonds	\$ 1,088	\$ 1,088

NOTE H – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. These risks are covered by commercial insurance from independent third parties. Settled claims from these risks have not exceeded commercial insurance coverage over the past three years.

NOTE I – SUBSEQUENT EVENT

In November 2023, the District made the following prepayments: \$5,000 on the Capital Improvement Revenue Bonds, Series 2016, \$5,000 on the Capital Improvement Revenue Bonds, Series 2019A, and \$30,000 on the Capital Improvement Revenue Bonds, Series 2019B-2, which was a full redemption.

In May 2024, the District made the following prepayments: \$15,000 on the Capital Improvement Revenue Bond, Series 2007, \$5,000 on the Capital Improvement Revenue Bonds, Series 2016, and \$5,000 on the Capital Improvement Revenue Bonds, Series 2019A.

In July 2024, the SPE was dissolved.



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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Amelia Concourse Community Development District
Nassau County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of Amelia Concourse Community Development District, as of and for the year ended September 30, 2023, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated August 1, 2024.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered Amelia Concourse Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Amelia Concourse Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Amelia Concourse Community Development District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.

To the Board of Supervisors
Amelia Concourse Community Development District

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Amelia Concourse Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

We noted certain matters that we reported to management of the District in a separate letter dated August 1, 2024. (See pages 36-40)

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

August 1, 2024



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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MANAGEMENT LETTER

To the Board of Supervisors
Amelia Concourse Community Development District
Nassau County, Florida

Report on the Financial Statements

We have audited the financial statements of the Amelia Concourse Community Development District as of and for the year ended September 30, 2023, and have issued our report thereon dated August 1, 2024.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated August 1, 2024, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. The following findings or recommendations were made in the preceding financial audit report:

Findings and Recommendations

2012-01/2013-01/2014-01 Reserve Requirement

Finding: The Debt Service Reserve Requirement for 2007 Bond was not met at fiscal year end.

Recommendation: The District should make the necessary arrangements to ensure funds are available to make debt service payments.

To the Board of Supervisors
Amelia Concourse Community Development District

Management Response: The District is working directly with the Trustee and Bondholders to resolve all financial issues related to the non-payment of assessments which resulted in foreclosure of property, insufficient funds to meet debt service requirements, fund balance deficits and failure to meet Debt Service Reserve Fund requirements.

Current Status: This finding has been corrected as of September 30, 2023.

2012-02/2013-02/2014-02 Financial Condition Assessment

Finding: The District's financial conditions continue to deteriorate and the future of the project remains uncertain. The Debt Service Fund has reported deficit fund balances at the end of the fiscal year for six years. Nonpayment of assessments by the former Developer caused there to be insufficient funds available to make the required debt service payments on the Series 2007 bond beginning with the scheduled payment due on May 1, 2009. As a result, the interest portion of the May 1, 2009 debt service payment for the Series 2007 Bonds was made, in part, by a draw on the Debt Service Reserve Account and the May 1, 2009 principal payment was not made until March 12, 2013. Additional debt service payments were not made. However, the District did not make the current year principal payment, any of the past due interest nor did they make full payment of the current year interest due. The failures by the District to pay its debt service on 2007 Bond are considered events of default. The District remains obligated with respect to the principal and interest on the Series 2007 Bonds.

Recommendation: The District should take the necessary steps to improve the deteriorating financial condition.

Management Response: The District is working directly with the Trustee and Bondholders to resolve all financial issues related to the non-payment of assessments which resulted in foreclosure of property, insufficient funds to meet debt service requirements, fund balance deficits and failure to meet Debt Service Reserve Fund requirements.

Current Status: The District paid the matured principal and all of the matured interest during the year.

To the Board of Supervisors
Amelia Concourse Community Development District

Financial Condition

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not Amelia Concourse Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that the Amelia Concourse Community Development District met one of the conditions described in Section 218.503(1), Florida Statutes (See finding above).

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2023 for the Amelia Concourse Community Development District. It is management's responsibility to monitor the Amelia Concourse Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Amelia Concourse Community Development District reported:

- 1) The total number of district employees compensated in the last pay period of the District's fiscal year: 4
- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: 12
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$4,433
- 4) All compensation earned by or awarded to nonemployee independent contractors, defined as entities or individuals that receive 1099s, whether paid or accrued, regardless of contingency: \$404,410
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2022, together with the total expenditures for such project: N/A
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was amended, see below.

To the Board of Supervisors
Amelia Concourse Community Development District

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)8, Rules of the Auditor General, the Amelia Concourse Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District: General Fund, \$1,030.77 and Debt Service Fund, \$571.74 - \$1,729.57
- 2) The amount of special assessments collected by or on behalf of the District: Total special assessments collected was \$1,353,821.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds: See page 31, Note G.

	Original Budget	Actual	Variance with Original Budget Positive (Negative)
Revenues			
Special assessments	\$ 421,342	\$ 428,786	\$ 7,444
Investment income	100	9,746	9,646
Miscellaneous revenues	500	1,119	619
Total Revenues	<u>421,942</u>	<u>439,651</u>	<u>17,709</u>
Expenditures			
Current			
General government	153,062	167,528	(14,466)
Physical environment	117,843	126,715	(8,872)
Culture and recreation	71,674	48,851	22,823
Total Expenditures	<u>342,579</u>	<u>343,094</u>	<u>(515)</u>
Excess of revenues over/(under) expenditures	79,363	96,557	17,194
Other Financing Sources/(Uses)			
Transfers out	<u>(79,363)</u>	<u>(75,000)</u>	<u>(4,363)</u>
Net changes in fund balance	-	21,557	12,831
Fund Balances - October 1, 2022	<u>-</u>	<u>421,971</u>	<u>421,971</u>
Fund Balances - September 30, 2023	<u>\$ -</u>	<u>\$ 443,528</u>	<u>\$ 434,802</u>

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.



Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
Amelia Concourse Community Development District

Purpose of this Letter

Our Management Letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger Toombs Elam
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

August 1, 2024



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**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE
WITH SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors
Amelia Concourse Community Development District
Nassau County, Florida

We have examined Amelia Concourse Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2023. Management is responsible for Amelia Concourse Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Amelia Concourse Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Amelia Concourse Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Amelia Concourse Community Development District's compliance with the specified requirements.

In our opinion, Amelia Concourse Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2023.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

August 1, 2024