

Amelia Concourse

Community Development District

*Adopted Budget
FY 2026*

Presented by:



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Amelia Concourse
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY 2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
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REVENUES:

Special Assessments - Tax Roll	\$ 459,139	\$ 465,187	\$ -	\$ 465,187	\$ 477,433
Interest income	5,000	18,089	5,500	23,589	5,000
Rental Revenue/Miscellaneous Revenue	500	940	250	1,190	1,000
Carry Forward Surplus	23,188	-	23,188	23,188	29,296
TOTAL REVENUES	\$ 487,827	\$ 484,216	\$ 28,938	\$ 513,154	\$ 512,729

EXPENDITURES:

Administrative

Supervisors	\$ 6,000	\$ 2,800	\$ 1,800	\$ 4,600	\$ 3,600
FICA Expense	459	214	138	352	275
Travel	300	-	300	300	300
Engineering	7,500	7,553	800	8,353	7,500
Attorney Fees	30,000	13,106	10,403	23,509	20,000
Annual Audit	4,350	-	4,350	4,350	4,500
Dissemination	11,798	9,149	2,649	11,798	12,152
Assessment Roll Administration	8,427	8,427	-	8,427	8,680
Property Appraiser	5,000	4,640	-	4,640	5,000
Trustee Fees	13,588	12,733	855	13,588	14,946
Arbitrage Rebate	1,800	600	1,200	1,800	1,800
Management Fees	51,588	38,691	12,897	51,588	53,135
Information Technology	2,247	1,685	562	2,247	2,315
Website Maintenance	1,124	843	281	1,124	1,157
Telephone	500	164	336	500	500
Postage	1,000	401	599	1,000	1,000
Insurance General Liability	11,580	11,264	-	11,264	12,672
Printing & Binding	750	884	50	934	750
Legal Advertising	2,500	1,036	1,465	2,500	2,500
Other Current Charges	1,000	838	162	1,000	1,000
Office Supplies	100	3	97	100	100
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$ 161,785	\$ 115,205	\$ 38,943	\$ 154,148	\$ 154,057

Amelia Concourse
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY 2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
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Operations & Maintenance

Contract Services:

Landscape Maintenance	\$ 45,000	\$ 28,593	\$ 9,531	\$ 38,124	\$ 58,250
Lake Maintenance	7,000	3,312	1,104	4,416	9,400
Field Operations Management	16,800	12,600	4,200	16,800	19,320

Repairs & Maintenance

Repairs & Maintenance	\$ 18,000	\$ 23,722	\$ 3,256	\$ 26,978	\$ 18,000
Irrigation Repairs	4,000	-	4,000	4,000	4,000
Landscape Contingency	10,000	8,319	1,681	10,000	10,000

Utilities

Electric	\$ 35,000	\$ 25,607	\$ 8,700	\$ 34,307	\$ 35,000
Water & Sewer	15,000	14,764	7,736	22,500	23,000

TOTAL OPERATIONS & MAINTENANCE	\$ 150,800	\$ 116,917	\$ 40,209	\$ 157,125	\$ 176,970
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Amenity Center

Insurance	\$ 22,207	\$ 20,242	\$ -	\$ 20,242	\$ 22,361
Facility Management	16,800	12,600	4,200	16,800	19,320
Pool Maintenance	18,318	13,739	4,580	18,318	19,565
Pool Chemicals	13,000	10,488	2,512	13,000	13,500
Pool Permits	530	515	-	515	530
Cable	2,200	1,462	738	2,200	2,200
Janitorial	9,841	7,381	2,460	9,841	9,840
Facility Maintenance	13,596	8,030	5,566	13,596	15,635
Pest Control	1,000	1,080	243	1,323	1,000
Refuse	750	555	195	750	750
Holiday Decorations	2,000	-	1,000	1,000	2,000

TOTAL AMENITY CENTER	\$ 100,242	\$ 76,092	\$ 21,493	\$ 97,585	\$ 106,701
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Reserves

Capital Reserve Fund	\$ 75,000	\$ -	\$ 75,000	\$ 75,000	\$ 75,000
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TOTAL RESERVES	\$ 75,000	\$ -	\$ 75,000	\$ 75,000	\$ 75,000
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TOTAL EXPENDITURES	\$ 487,827	\$ 308,213	\$ 175,645	\$ 483,858	\$ 512,729
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Other Sources/(Uses)

Interlocal Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
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TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
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EXCESS REVENUES (EXPENDITURES)	\$ (0)	\$ 176,003	\$ (146,707)	\$ 29,296	\$ 0
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Amelia Concourse
Community Development District
Budget Narrative
Fiscal Year 2026

REVENUES

Special Assessments-Tax Roll

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.

Interest Income

The District earns interest on the monthly average collected balance for each of their investment accounts.

Rental Revenue/Miscellaneous Revenue

Income received from residents for rental of clubroom or patio and other miscellaneous revenue.

Expenditures - Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The amount for the fiscal year is based upon three supervisors attending an estimated 6 annual meetings.

FICA Taxes

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

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.

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.

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.

Assessment Roll Administration

The District's assessment roll administration, Governmental Management Services, 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 Bonds.

Property Appraiser

The Nassau County Board of Commissioners provides the District with a listing of the legal description of each property parcel within the District boundaries, and the names and addresses of the owners of such property. The District reimburses the Board of Commissioners for necessary administrative costs incurred to provide this service. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The budget for Board of Commissioners costs was based on a unit price per parcel.

Trustee Fees

The District issued Series 2007, 2016, & 2019A 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 Rebate

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

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Amelia Concourse
Community Development District
Budget Narrative
Fiscal Year 2026

Expenditures - Administrative (continued)

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 and Delivery

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

Insurance General Liability

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

Printing and 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 and other public hearings in a newspaper of general circulation.

Other Current Charges

This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

Expenditures - Field (Contract Services)

Landscape Maintenance

The District has contracted with The Greenery, Inc. to provide landscaping and irrigation maintenance services to all the common areas within the District. Includes plant maintenance at the Social Hall.

<u>Vendor</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
The Greenery, Inc.	Landscape Maintenance	\$ 4,854	\$ 58,250

Lake Maintenance

The District has contracted with Sitex Aquatics, LLC to provide monthly water management services to all the lakes throughout the District.

<u>Vendor</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
Sitex Aquatics	Lake Maintenance	\$ 700	\$ 8,400
	Contingency		<u>1,000</u>
Total			\$ 9,400

Field Operations Management

The District is contracted with Governmental Management Services, LLC to provide onsite field management of contracts for District Services such as landscape and lake maintenance. Services to include weekly site inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

<u>Vendor</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
GMS, LLC	Management Fees	\$ 1,610	\$ 19,320

Amelia Concourse
Community Development District
Budget Narrative
Fiscal Year 2026

Expenditures – Field (Repairs & Maintenance)

Repairs & Maintenance

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

Irrigation Repairs

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.

Expenditures – Field (Utilities)

Electric

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

<u>Location</u>	<u>Meter Number</u>	<u>Monthly</u>	<u>Annual</u>
85200 Amaryllis Ct	66164-80262	\$ 815	\$ 9,780
85200 Amaryllis Ct St Lights	69397-29510	770	9,240
95016 Daisy Ln # Entry Light	47823-07021	33	391
100 Amaryllis Ct	10995-48073	1,250	15,000
Contingency			589
Total			\$ 35,000

Water & Sewer

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

<u>Location</u>	<u>Meter Number</u>	<u>Monthly</u>	<u>Annual</u>
85190 Amaryllis Ct	67891789	\$ 1,170	\$ 14,040
85200 Amaryllis Ct	67891709	350	4,200
85200 Amaryllis Ct - Sewer	67891712	109	1,307
85200 Amaryllis Ct - Water	67891712	64	767
Contingency			2,686
Total			\$ 23,000

Expenditures – Amenity Center

Insurance

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

Facility Management

Represents the cost to staff the Amenity Center, oversee maintenance contracts related to the Amenity Center such as janitorial and pool maintenance, conduct various special events throughout the year, administer rental program, issue access cards to new residents, respond to resident requests, etc.

<u>Vendor</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
GMS, LLC	Management Fees	\$ 1,610	\$ 19,320

Pool Maintenance

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

<u>Vendor</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
GMS, LLC	Pool Maintenance	\$ 1,630	\$ 19,565

Amelia Concourse
Community Development District
Budget Narrative
Fiscal Year 2026

Expenditures – Amenity Center (Continued)

Pool Chemicals

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

<u>Vendor</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
Hawkins Inc.	Pool Chemicals	\$ 1,125	\$ 13,500

Pool Permits

Represents the estimated cost for pool permits.

Cable

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

<u>Vendor</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
AT&T	Cable & Internet	\$ 165	\$ 1,980
	Contingency		220
Total			\$ 2,200

Janitorial

The District will contract with GMS, LLC to provide janitorial services for the Amenity Center.

<u>Vendor</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
GMS, LLC	Janitorial Services	\$ 820	\$ 9,840

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.

<u>Vendor</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
Meridian Waste	Refuse	\$ 63	\$ 750

Holiday Decorations

The cost to install holiday lights around the CDD.

Expenditures – Reserves

Capital Reserve Fund

Money set aside for future replacements of capital related items

Amelia Concourse
Community Development District
Adopted Budget
Debt Service Series 2007 Capital Improvement Revenue Bonds

Description	Adopted Budget FY 2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
REVENUES:					
Special Assessments-On Roll	\$ 111,295	\$ 113,228	\$ -	\$ 113,228	\$ 111,295
Special Assessments - Prepayment	-	10,273	-	10,273	-
Interest Earnings	5,000	8,767	2,500	11,267	5,000
Carry Forward Surplus ⁽¹⁾	103,187	109,630	-	109,630	133,469
TOTAL REVENUES	\$ 219,483	\$ 241,898	\$ 2,500	\$ 244,398	\$ 249,764
EXPENDITURES:					
Interest - 11/1	\$ 29,900	\$ 29,900	\$ -	\$ 29,900	\$ 28,463
Interest - 5/1	29,900	29,900	-	29,900	28,463
Principal - 5/1	50,000	50,000	-	50,000	50,000
TOTAL EXPENDITURES	\$ 109,800	\$ 109,800	\$ -	\$ 109,800	\$ 106,925
Other Sources/(Uses)					
Interfund transfer (Out)	\$ -	\$ -	\$ -	\$ -	\$ -
Interfund transfer In	-	-	-	-	-
Property Appraiser	(1,200)	(1,129)	-	(1,129)	(1,200)
TOTAL OTHER SOURCES/(USES)	\$ (1,200)	\$ (1,129)	\$ -	\$ (1,129)	\$ (1,200)
TOTAL EXPENDITURES	\$ 111,000	\$ 110,929	\$ -	\$ 110,929	\$ 108,125
EXCESS REVENUES (EXPENDITURES)	\$ 108,483	\$ 130,969	\$ 2,500	\$ 133,469	\$ 141,639

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26 \$ 27,025

Amelia Concourse
Community Development District
AMORTIZATION SCHEDULE

Debt Service Series 2007 Capital Improvement Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	\$ 990,000	5.750%	-	\$ 28,463	\$ 28,463
05/01/26	940,000	5.750%	\$ 50,000	28,463	
11/01/26	940,000	5.750%	-	27,025	105,488
05/01/27	885,000	5.750%	55,000	27,025	
11/01/27	885,000	5.750%	-	25,444	107,469
05/01/28	825,000	5.750%	60,000	25,444	
11/01/28	825,000	5.750%	-	23,719	109,163
05/01/29	765,000	5.750%	60,000	23,719	
11/01/29	765,000	5.750%	-	21,994	105,713
05/01/30	700,000	5.750%	65,000	21,994	
11/01/30	700,000	5.750%	-	20,125	107,119
05/01/31	630,000	5.750%	70,000	20,125	
11/01/31	630,000	5.750%	-	18,113	108,238
05/01/32	555,000	5.750%	75,000	18,113	
11/01/32	555,000	5.750%	-	15,956	109,069
05/01/33	475,000	5.750%	80,000	15,956	
11/01/33	475,000	5.750%	-	13,656	109,613
05/01/34	390,000	5.750%	85,000	13,656	
11/01/34	390,000	5.750%	-	11,213	109,869
05/01/35	300,000	5.750%	90,000	11,213	
11/01/35	300,000	5.750%	-	8,625	109,838
05/01/36	205,000	5.750%	95,000	8,625	
11/01/36	205,000	5.750%	-	5,894	109,519
05/01/37	105,000	5.750%	100,000	5,894	
11/01/37	105,000	5.750%	-	3,019	108,913
05/01/38	-	5.750%	105,000	3,019	
11/01/38	-	5.750%	-	-	108,019
Total			\$ 990,000	\$ 446,488	\$ 1,436,488

Amelia Concourse
Community Development District
Adopted Budget
Debt Service Series 2016 Capital Improvement Revenue Bonds

Description	Adopted Budget FY 2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
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REVENUES:

Special Assessments-On Roll	\$ 146,859	\$ 148,470	\$ -	\$ 148,470	\$ 146,859
Interest Earnings	5,000	6,788	1,700	8,488	5,000
Carry Forward Surplus ⁽¹⁾	92,266	92,294	-	92,294	97,921
TOTAL REVENUES	\$ 244,125	\$ 247,552	\$ 1,700	\$ 249,252	\$ 249,780

EXPENDITURES:

Interest - 11/1	\$ 52,500	\$ 52,500	\$ -	\$ 52,500	\$ 51,150
Principal Prepayment - 11/1	-	5,000	-	5,000	-
Interest - 5/1	52,500	52,350	-	52,350	51,150
Principal - 5/1	35,000	35,000	-	35,000	40,000
Principal Prepayment - 5/1	-	5,000	-	5,000	-
TOTAL EXPENDITURES	\$ 140,000	\$ 149,850	\$ -	\$ 149,850	\$ 142,300

Other Sources/(Uses)

Interfund transfer (Out)	\$ -	\$ -	\$ -	\$ -	\$ -
Interfund transfer In	-	-	-	-	-
Property Appraiser	(1,500)	(1,481)	-	(1,481)	(1,500)
TOTAL OTHER SOURCES/(USES)	\$ (1,500)	\$ (1,481)	\$ -	\$ (1,481)	\$ (1,500)

TOTAL EXPENDITURES	\$ 141,500	\$ 151,331	\$ -	\$ 151,331	\$ 143,800
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EXCESS REVENUES (EXPENDITURES)	\$ 102,625	\$ 96,221	\$ 1,700	\$ 97,921	\$ 105,980
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⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26 \$ 49,950

Amelia Concourse
Community Development District
AMORTIZATION SCHEDULE

Debt Service Series 2016 Capital Improvement Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	\$ 1,705,000	6.0%	-	\$ 51,150	\$ 51,150
05/01/26	1,705,000	6.0%	\$ 40,000	51,150	
11/01/26	1,665,000	6.0%	-	49,950	141,100
05/01/27	1,665,000	6.0%	40,000	49,950	
11/01/27	1,625,000	6.0%	-	48,750	138,700
05/01/28	1,625,000	6.0%	45,000	48,750	
11/01/28	1,580,000	6.0%	-	47,400	141,150
05/01/29	1,580,000	6.0%	45,000	47,400	
11/01/29	1,535,000	6.0%	-	46,050	138,450
05/01/30	1,535,000	6.0%	50,000	46,050	
11/01/30	1,485,000	6.0%	-	44,550	140,600
05/01/31	1,485,000	6.0%	50,000	44,550	
11/01/31	1,435,000	6.0%	-	43,050	137,600
05/01/32	1,435,000	6.0%	55,000	43,050	
11/01/32	1,380,000	6.0%	-	41,400	139,450
05/01/33	1,380,000	6.0%	60,000	41,400	
11/01/33	1,320,000	6.0%	-	39,600	141,000
05/01/34	1,320,000	6.0%	60,000	39,600	
11/01/34	1,260,000	6.0%	-	37,800	137,400
05/01/35	1,260,000	6.0%	65,000	37,800	
11/01/35	1,195,000	6.0%	-	35,850	138,650
05/01/36	1,195,000	6.0%	70,000	35,850	
11/01/36	1,125,000	6.0%	-	33,750	139,600
05/01/37	1,125,000	6.0%	75,000	33,750	
11/01/37	1,050,000	6.0%	-	31,500	140,250
05/01/38	1,050,000	6.0%	80,000	31,500	
11/01/38	970,000	6.0%	-	29,100	140,600
05/01/39	970,000	6.0%	85,000	29,100	
11/01/39	885,000	6.0%	-	26,550	140,650
05/01/40	885,000	6.0%	90,000	26,550	
11/01/40	795,000	6.0%	-	23,850	140,400
05/01/41	795,000	6.0%	95,000	23,850	
11/01/41	700,000	6.0%	-	21,000	139,850
05/01/42	700,000	6.0%	100,000	21,000	
11/01/42	600,000	6.0%	-	18,000	139,000
05/01/43	600,000	6.0%	105,000	18,000	
11/01/43	495,000	6.0%	-	14,850	137,850
05/01/44	495,000	6.0%	115,000	14,850	
11/01/44	380,000	6.0%	-	11,400	141,250
05/01/45	380,000	6.0%	120,000	11,400	
11/01/45	260,000	6.0%	-	7,800	139,200
05/01/46	260,000	6.0%	125,000	7,800	
11/01/46	135,000	6.0%	-	4,050	136,850
05/01/47	135,000	6.0%	135,000	4,050	139,050
Total			\$ 1,705,000	\$ 1,414,800	\$ 3,119,800

Amelia Concourse

Community Development District

Adopted Budget Debt Service Series 2019A Capital Improvement Revenue Bonds

Description	Adopted Budget FY 2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
REVENUES:					
Special Assessments - Tax Roll	\$ 179,916	\$ 181,889	\$ -	\$ 181,889	\$ 179,916
Special Assessments - Prepayment	-	15,603	-	15,603	-
Interest Earnings	500	7,807	1,700	9,507	5,000
Carry Forward Surplus ⁽¹⁾	75,131	76,077	-	76,077	79,678
TOTAL REVENUES	\$ 255,547	\$ 281,376	\$ 1,700	\$ 283,076	\$ 264,594
EXPENDITURES:					
Interest - 11/1	\$ 66,529	\$ 66,529	\$ -	\$ 66,529	\$ 64,693
Interest - 5/1	66,529	66,529	-	66,529	64,693
Principal - 5/1	45,000	45,000	-	45,000	45,000
Principal Prepayment - 5/1	-	20,000	-	20,000	-
TOTAL EXPENDITURES	\$ 178,058	\$ 198,058	\$ -	\$ 198,058	\$ 174,385
Other Sources/(Uses)					
Interfund transfer (Out)	\$ -	\$ (3,527)	\$ -	\$ (3,527)	\$ -
Interfund transfer In	-	-	-	-	-
Property Appraiser	(1,900)	(1,814)	-	(1,814)	(1,900)
TOTAL OTHER SOURCES/(USES)	\$ (1,900)	\$ (5,341)	\$ -	\$ (5,341)	\$ (1,900)
TOTAL EXPENDITURES	\$ 179,958	\$ 203,399	\$ -	\$ 203,399	\$ 176,285
EXCESS REVENUES (EXPENDITURES)	\$ 75,589	\$ 77,978	\$ 1,700	\$ 79,678	\$ 88,309

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26
\$ 63,421

Amelia Concourse
Community Development District
AMORTIZATION SCHEDULE

Debt Service Series 2019A Capital Improvement Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	\$ 2,290,000	5.650%	-	\$ 64,693	\$ 64,693
05/01/26	2,290,000	5.650%	45,000	64,693	
11/01/26	2,245,000	5.650%	-	63,421	173,114
05/01/27	2,245,000	5.650%	50,000	63,421	
11/01/27	2,195,000	5.650%	-	62,009	175,430
05/01/28	2,195,000	5.650%	50,000	62,009	
11/01/28	2,145,000	5.650%	-	60,596	172,605
05/01/29	2,145,000	5.650%	55,000	60,596	
11/01/29	2,090,000	5.650%	-	59,043	174,639
05/01/30	2,090,000	5.650%	60,000	59,043	
11/01/30	2,030,000	5.650%	-	57,348	176,390
05/01/31	2,030,000	5.650%	60,000	57,348	
11/01/31	1,970,000	5.650%	-	55,653	173,000
05/01/32	1,970,000	5.650%	65,000	55,653	
11/01/32	1,905,000	5.650%	-	53,816	174,469
05/01/33	1,905,000	5.650%	70,000	53,816	
11/01/33	1,835,000	5.650%	-	51,839	175,655
05/01/34	1,835,000	5.650%	75,000	51,839	
11/01/34	1,760,000	5.650%	-	49,720	176,559
05/01/35	1,760,000	5.650%	75,000	49,720	
11/01/35	1,685,000	5.650%	-	47,601	172,321
05/01/36	1,685,000	5.650%	80,000	47,601	
11/01/36	1,605,000	5.650%	-	45,341	172,943
05/01/37	1,605,000	5.650%	85,000	45,341	
11/01/37	1,520,000	5.650%	-	42,940	173,281
05/01/38	1,520,000	5.650%	90,000	42,940	
11/01/38	1,430,000	5.650%	-	40,398	173,338
05/01/39	1,430,000	5.650%	95,000	40,398	
11/01/39	1,335,000	5.650%	-	37,714	173,111
05/01/40	1,335,000	5.650%	100,000	37,714	
11/01/40	1,235,000	5.650%	-	34,889	172,603
05/01/41	1,235,000	5.650%	110,000	34,889	
11/01/41	1,125,000	5.650%	-	31,781	176,670
05/01/42	1,125,000	5.650%	115,000	31,781	
11/01/42	1,010,000	5.650%	-	28,533	175,314
05/01/43	1,010,000	5.650%	120,000	28,533	
11/01/43	890,000	5.650%	-	25,143	173,675
05/01/44	890,000	5.650%	130,000	25,143	
11/01/44	760,000	5.650%	-	21,470	176,613
05/01/45	760,000	5.650%	135,000	21,470	
11/01/45	625,000	5.650%	-	17,656	174,126
05/01/46	625,000	5.650%	145,000	17,656	
11/01/46	480,000	5.650%	-	13,560	176,216
05/01/47	480,000	5.650%	150,000	13,560	
11/01/47	330,000	5.650%	-	9,323	172,883
05/01/48	330,000	5.650%	160,000	9,323	
11/01/48	170,000	5.650%	-	4,803	174,125
05/01/49	170,000	5.650%	170,000	4,803	174,803
Total			\$ 2,290,000	\$ 1,958,573	\$ 4,248,573

Amelia Concourse
Community Development District
Adopted Budget
Capital Reserve Fund

Description	Adopted Budget FY 2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
<u>REVENUES:</u>					
Interest Income	\$ 5,000	\$ 8,114	\$ 1,500	\$ 9,614	\$ 5,000
Capital Reserve Funding - Transfer In	75,000	-	75,000	75,000	75,000
Carry Forward Balance	239,061	231,454	-	231,454	309,218
TOTAL REVENUES	\$ 319,061	\$ 239,568	\$ 76,500	\$ 316,068	\$ 389,218
<u>EXPENDITURES:</u>					
Capital Outlay	\$ 20,000	\$ -	\$ 1,000	\$ 1,000	\$ 20,000
Repair and Replacements	50,000	3,350	2,500	5,850	50,000
TOTAL EXPENDITURES	\$ 70,000	\$ 3,350	\$ 3,500	\$ 6,850	\$ 70,000
<u>Other Sources/(Uses)</u>					
Transfer in/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OTHER SOURCES/(USES)	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENDITURES	\$ 70,000	\$ 3,350	\$ 3,500	\$ 6,850	\$ 70,000
EXCESS REVENUES (EXPENDITURES)	\$ 249,061	\$ 236,218	\$ 73,000	\$ 309,218	\$ 319,218

Amelia Concourse
Community Development District
Non-Ad Valorem Assessments Comparison
2025-2026

Neighborhood	O&M Units	Annual Maintenance Assessments			
		FY 2026	FY2025	Increase/ (decrease)	
SF	458	\$1,120.89	\$1,077.94	\$42.95	3.98%
Total	458				