

**Amelia Concourse  
Community Development District**

475 West Town Place, Suite 114  
St. Augustine, Florida 32092  
[www.AmeliaConcourseCDD.com](http://www.AmeliaConcourseCDD.com)

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April 14, 2026

Board of Supervisors  
Amelia Concourse Community Development District  
**Staff/Supervisor Call In #: 1-877-304-9269 Code 3537070**

Dear Board Members:

The Amelia Concourse Community Development District Budget Workshop is scheduled to be held **Tuesday, April 21, 2026 at 11:00 a.m. at the Amelia Concourse Amenity Center, 85200 Amaryllis Court, Fernandina Beach, Florida 32034.**

Following is the agenda for the meeting:

- I. Call to Order
- II. Discussion of the Fiscal Year 2027 Budget
- III. Audience Comments
- IV. Next Scheduled Meeting – May 19, 2026 at 11:00 a.m. at the Amelia Concourse Amenity Center
- V. Adjournment

# *Amelia Concourse*

*Community Development District*

*Proposed Budget*  
*FY 2027*

*Presented by:*



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**Amelia Concourse**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY 2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
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**REVENUES:**

Special Assessments - Tax Roll	\$ 477,433	\$ 474,434	\$ 2,999	\$ 477,433	\$ 480,573
Interest income	5,000	9,484	5,500	14,984	5,000
Rental Revenue/Miscellaneous Revenue	1,000	25,000	250	25,250	1,000
Carry Forward Surplus	29,296	-	29,296	29,296	51,949
<b>TOTAL REVENUES</b>	<b>\$ 512,729</b>	<b>\$ 508,917</b>	<b>\$ 38,045</b>	<b>\$ 546,963</b>	<b>\$ 538,522</b>

**EXPENDITURES:**

***Administrative***

Supervisors	\$ 3,600	\$ 1,600	\$ 2,400	\$ 4,000	\$ 3,600
FICA Expense	275	122	184	306	275
Travel	300	-	300	300	300
Engineering	7,500	6,553	3,448	10,000	10,000
Attorney Fees	20,000	9,435	10,403	19,838	20,000
Annual Audit	4,500	-	4,500	4,500	3,800
Dissemination	12,152	6,376	5,776	12,152	12,600
Assessment Roll Administration	8,680	8,680	-	8,680	9,201
Property Appraiser	5,000	4,847	-	4,847	5,000
Trustee Fees	14,946	8,979	5,967	14,946	16,441
Arbitrage Rebate	1,800	-	1,800	1,800	1,800
Management Fees	53,135	26,568	26,568	53,135	56,323
Information Technology	2,315	1,158	1,157	2,315	2,453
Website Maintenance	1,157	579	579	1,157	1,227
Telephone	500	144	356	500	500
Postage	1,000	185	815	1,000	1,000
Insurance General Liability	12,672	11,939	-	11,939	13,133
Printing & Binding	750	199	50	249	750
Legal Advertising	2,500	615	1,886	2,500	2,500
Other Current Charges	1,000	980	20	1,000	1,000
Office Supplies	100	2	98	100	100
Dues, Licenses & Subscriptions	175	175	-	175	175
<b>TOTAL ADMINISTRATIVE</b>	<b>\$ 154,057</b>	<b>\$ 89,134</b>	<b>\$ 66,305</b>	<b>\$ 155,440</b>	<b>\$ 162,178</b>

**Amelia Concourse**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY 2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
<b><i>Operations &amp; Maintenance</i></b>					
<b><u>Contract Services:</u></b>					
Landscape Maintenance	\$ 58,250	\$ 19,446	\$ 19,062	\$ 38,508	\$ 59,415
Lake Maintenance	9,400	2,968	3,120	6,088	9,400
Field Operations Management	19,320	9,660	9,660	19,320	22,218
<b><u>Repairs &amp; Maintenance</u></b>					
Repairs & Maintenance	\$ 18,000	\$ 5,633	\$ 12,367	\$ 18,000	\$ 18,000
Irrigation Repairs	4,000	1,258	2,742	4,000	4,000
Landscape Contingency	10,000	8,351	8,500	16,851	17,000
<b><u>Utilities</u></b>					
Electric	\$ 35,000	\$ 15,391	\$ 17,400	\$ 32,791	\$ 37,240
Water & Sewer	23,000	4,246	18,254	22,500	23,200
<b>TOTAL OPERATIONS &amp; MAINTENANCE</b>	<b>\$ 176,970</b>	<b>\$ 66,953</b>	<b>\$ 91,105</b>	<b>\$ 158,058</b>	<b>\$ 190,473</b>
<b><u>Amenity Center</u></b>					
Insurance	\$ 22,361	\$ 19,890	\$ -	\$ 19,890	\$ 18,478
Facility Management	19,320	9,660	9,660	19,320	22,218
Pool Maintenance	19,565	10,953	8,612	19,565	20,739
Pool Chemicals	13,500	4,953	8,547	13,500	13,500
Pool Permits	530	515	-	515	530
Cable	2,200	1,105	1,095	2,200	2,440
Janitorial	9,840	4,920	4,920	9,840	10,430
Facility Maintenance	15,635	1,170	14,465	15,635	15,635
Pest Control	1,000	488	486	974	1,000
Refuse	750	421	424	846	900
Holiday Decorations	2,000	4,230	-	4,230	5,000
<b>TOTAL AMENITY CENTER</b>	<b>\$ 106,701</b>	<b>\$ 58,306</b>	<b>\$ 48,209</b>	<b>\$ 106,516</b>	<b>\$ 110,871</b>
<b><u>Reserves</u></b>					
Capital Reserve Fund	\$ 75,000	\$ -	\$ 75,000	\$ 75,000	\$ 75,000
<b>TOTAL RESERVES</b>	<b>\$ 75,000</b>	<b>\$ -</b>	<b>\$ 75,000</b>	<b>\$ 75,000</b>	<b>\$ 75,000</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 512,729</b>	<b>\$ 214,394</b>	<b>\$ 280,620</b>	<b>\$ 495,014</b>	<b>\$ 538,522</b>
<b><u>Other Sources/(Uses)</u></b>					
Interlocal Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 0</b>	<b>\$ 294,524</b>	<b>\$ (242,575)</b>	<b>\$ 51,949</b>	<b>\$ 0</b>

**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.

<u>Vendor</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
GMS	Dissemination Agent	\$ 1,000.00	\$ 12,000.00
Disclosure Services	Revised Amortization Schedules		600.00
	<b>Total</b>		<b>\$ 12,600.00</b>

**Annual Audit**

The District is required annually to conduct an audit of its financial records by Grau and Associates, 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	\$ 4,951	\$ 59,415

**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		1,000
<b>Total</b>			<b>\$ 9,400</b>

**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	\$ 1,852	\$ 22,218

**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:

<b>Location</b>	<b>Meter Number</b>	<b>Monthly</b>	<b>Annual</b>
85200 Amaryllis Ct	6616480262	\$ 850	\$ 10,200
85200 Amaryllis Ct St Lights	6939729510	800	9,600
95016 Daisy Ln # Entry Light	4782307021	40	480
100 Amaryllis Ct	1099548073	1,300	15,600
85152 Amaryllis Ct	8028456484	30	360
Contingency			1,000
<b>Total</b>			<b>\$ 37,240</b>

**Water & Sewer**

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

<b>Location</b>	<b>Meter Number</b>	<b>Monthly</b>	<b>Annual</b>
85190 Amaryllis Ct	67891789	\$ 1,150	\$ 13,800
85200 Amaryllis Ct	67891709	450	5,400
85200 Amaryllis Ct - Sewer	94707602	150	1,800
85200 Amaryllis Ct - Water	94707602	100	1,200
Contingency			1,000
<b>Total</b>			<b>\$ 23,200</b>

**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.

<b>Vendor</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
GMS, LLC	Management Fees	\$ 1,852	\$ 22,218

**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.

<b>Vendor</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
GMS, LLC	Pool Maintenance	\$ 1,728	\$ 20,739

**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.

<b>Vendor</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
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.

<b>Vendor</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
AT&T	Cable & Internet	\$ 185	\$ 2,220
	Contingency		220
<b>Total</b>			<b>\$ 2,440</b>

**Janitorial**

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

<b>Vendor</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
GMS, LLC	Janitorial Services	\$ 869	\$ 10,430

**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.

<b>Vendor</b>	<b>Description</b>	<b>Monthly</b>	<b>Annual</b>
Meridian Waste	Refuse	\$ 75	\$ 900

**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

### Proposed Budget Debt Service Series 2007 Capital Improvement Revenue Bonds

Description	Adopted Budget FY 2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
<b>REVENUES:</b>					
Special Assessments-On Roll	\$ 111,295	\$ 109,476	\$ 1,819	\$ 111,295	\$ 111,295
Interest Earnings	5,000	4,943	2,500	7,443	5,000
Carry Forward Surplus <sup>(1)</sup>	133,469	134,219	-	134,219	130,346
<b>TOTAL REVENUES</b>	<b>\$ 249,764</b>	<b>\$ 248,638</b>	<b>\$ 4,319</b>	<b>\$ 252,957</b>	<b>\$ 246,641</b>
<b>EXPENDITURES:</b>					
Interest - 11/1	\$ 28,463	\$ 28,463	-	\$ 28,463	\$ 26,594
Principal Prepayment - 11/1	-	15,000	-	15,000	-
Interest - 5/1	28,463	-	28,031	28,031	26,594
Principal - 5/1	50,000	-	50,000	50,000	55,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 106,925</b>	<b>\$ 43,463</b>	<b>\$ 78,031</b>	<b>\$ 121,494</b>	<b>\$ 108,188</b>
<b>Other Sources/(Uses)</b>					
Interfund transfer (Out)	-	-	-	-	-
Interfund transfer In	-	-	-	-	-
Property Appraiser	(1,200)	(1,118)	-	(1,118)	(1,200)
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$ (1,200)</b>	<b>\$ (1,118)</b>	<b>\$ -</b>	<b>\$ (1,118)</b>	<b>\$ (1,200)</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 108,125</b>	<b>\$ 44,581</b>	<b>\$ 78,031</b>	<b>\$ 122,612</b>	<b>\$ 109,388</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 141,639</b>	<b>\$ 204,057</b>	<b>\$ (73,712)</b>	<b>\$ 130,346</b>	<b>\$ 137,253</b>

<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27 \$ 25,013

# Amelia Concourse

## Community Development District

### AMORTIZATION SCHEDULE

#### Debt Service Series 2007 Capital Improvement Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	925,000	5.750%	-	26,594	26,594
05/01/27	870,000	5.750%	55,000	26,594	
11/01/27	870,000	5.750%	-	25,013	106,606
05/01/28	810,000	5.750%	60,000	25,013	
11/01/28	810,000	5.750%	-	23,288	108,300
05/01/29	750,000	5.750%	60,000	23,288	
11/01/29	750,000	5.750%	-	21,563	104,850
05/01/30	685,000	5.750%	65,000	21,563	
11/01/30	685,000	5.750%	-	19,694	106,256
05/01/31	615,000	5.750%	70,000	19,694	
11/01/31	615,000	5.750%	-	17,681	107,375
05/01/32	540,000	5.750%	75,000	17,681	
11/01/32	540,000	5.750%	-	15,525	108,206
05/01/33	460,000	5.750%	80,000	15,525	
11/01/33	460,000	5.750%	-	13,225	108,750
05/01/34	380,000	5.750%	80,000	13,225	
11/01/34	380,000	5.750%	-	10,925	104,150
05/01/35	295,000	5.750%	85,000	10,925	
11/01/35	295,000	5.750%	-	8,481	104,406
05/01/36	205,000	5.750%	90,000	8,481	
11/01/36	205,000	5.750%	-	5,894	104,375
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
<b>Total</b>			<b>\$ 925,000</b>	<b>\$ 381,800</b>	<b>\$ 1,306,800</b>

# Amelia Concourse

## Community Development District

### Proposed Budget Debt Service Series 2016 Capital Improvement Revenue Bonds

Description	Adopted Budget FY 2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
<b>REVENUES:</b>					
Special Assessments-On Roll	\$ 146,859	\$ 145,937	\$ 922	\$ 146,859	\$ 146,859
Interest Earnings	5,000	3,663	1,500	5,163	5,000
Carry Forward Surplus <sup>(1)</sup>	97,921	98,681	-	98,681	92,062
<b>TOTAL REVENUES</b>	<b>\$ 249,780</b>	<b>\$ 248,281</b>	<b>\$ 2,422</b>	<b>\$ 250,703</b>	<b>\$ 243,921</b>
<b>EXPENDITURES:</b>					
Interest - 11/1	\$ 51,150	\$ 51,150	-	\$ 51,150	\$ 49,650
Principal Prepayment - 11/1	-	5,000	-	5,000	-
Interest - 5/1	51,000	-	51,000	51,000	49,650
Principal - 5/1	45,000	-	45,000	45,000	40,000
Principal Prepayment - 5/1	-	-	5,000	5,000	-
<b>TOTAL EXPENDITURES</b>	<b>\$ 147,150</b>	<b>\$ 56,150</b>	<b>\$ 101,000</b>	<b>\$ 157,150</b>	<b>\$ 139,300</b>
<b>Other Sources/(Uses)</b>					
Interfund transfer (Out)	\$ -	\$ -	-	-	-
Interfund transfer In	-	-	-	-	-
Property Appraiser	(1,500)	(1,491)	-	(1,491)	(1,500)
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$ (1,500)</b>	<b>\$ (1,491)</b>	<b>\$ -</b>	<b>\$ (1,491)</b>	<b>\$ (1,500)</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 148,650</b>	<b>\$ 57,641</b>	<b>\$ 101,000</b>	<b>\$ 158,641</b>	<b>\$ 140,800</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 101,130</b>	<b>\$ 190,640</b>	<b>\$ (98,578)</b>	<b>\$ 92,062</b>	<b>\$ 103,121</b>

<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27 \$ 48,450

**Amelia Concourse**  
**Community Development District**  
**AMORTIZATION SCHEDULE**  
**Debt Service Series 2016 Capital Improvement Revenue Bonds**

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	1,655,000	6.0%	-	49,650	49,650
05/01/27	1,655,000	6.0%	40,000	49,650	
11/01/27	1,615,000	6.0%	-	48,450	138,100
05/01/28	1,615,000	6.0%	45,000	48,450	
11/01/28	1,570,000	6.0%	-	47,100	140,550
05/01/29	1,570,000	6.0%	45,000	47,100	
11/01/29	1,525,000	6.0%	-	45,750	137,850
05/01/30	1,525,000	6.0%	50,000	45,750	
11/01/30	1,475,000	6.0%	-	44,250	140,000
05/01/31	1,475,000	6.0%	50,000	44,250	
11/01/31	1,425,000	6.0%	-	42,750	137,000
05/01/32	1,425,000	6.0%	55,000	42,750	
11/01/32	1,370,000	6.0%	-	41,100	138,850
05/01/33	1,370,000	6.0%	55,000	41,100	
11/01/33	1,315,000	6.0%	-	39,450	135,550
05/01/34	1,315,000	6.0%	60,000	39,450	
11/01/34	1,255,000	6.0%	-	37,650	137,100
05/01/35	1,255,000	6.0%	65,000	37,650	
11/01/35	1,190,000	6.0%	-	35,700	138,350
05/01/36	1,190,000	6.0%	70,000	35,700	
11/01/36	1,120,000	6.0%	-	33,600	139,300
05/01/37	1,120,000	6.0%	75,000	33,600	
11/01/37	1,045,000	6.0%	-	31,350	139,950
05/01/38	1,045,000	6.0%	80,000	31,350	
11/01/38	965,000	6.0%	-	28,950	140,300
05/01/39	965,000	6.0%	85,000	28,950	
11/01/39	880,000	6.0%	-	26,400	140,350
05/01/40	880,000	6.0%	90,000	26,400	
11/01/40	790,000	6.0%	-	23,700	140,100
05/01/41	790,000	6.0%	95,000	23,700	
11/01/41	695,000	6.0%	-	20,850	139,550
05/01/42	695,000	6.0%	100,000	20,850	
11/01/42	595,000	6.0%	-	17,850	138,700
05/01/43	595,000	6.0%	105,000	17,850	
11/01/43	490,000	6.0%	-	14,700	137,550
05/01/44	490,000	6.0%	110,000	14,700	
11/01/44	380,000	6.0%	-	11,400	136,100
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
<b>Total</b>			<b>\$ 1,655,000</b>	<b>\$ 1,305,000</b>	<b>\$ 2,960,000</b>

# Amelia Concourse

## Community Development District

### Proposed Budget Debt Service Series 2019A Capital Improvement Revenue Bonds

Description	Adopted Budget FY 2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
<b>REVENUES:</b>					
Special Assessments - Tax Roll	\$ 179,916	\$ 177,558	\$ 2,358	\$ 179,916	\$ 179,916
Interest Earnings	5,000	3,995	1,200	5,195	5,000
Carry Forward Surplus <sup>(1)</sup>	57,789	79,839	-	79,839	77,064
<b>TOTAL REVENUES</b>	<b>\$ 242,705</b>	<b>\$ 261,392</b>	<b>\$ 3,558</b>	<b>\$ 264,950</b>	<b>\$ 261,980</b>
<b>EXPENDITURES:</b>					
Interest - 11/1	\$ 64,693	\$ 64,693	\$ -	\$ 64,693	\$ 63,139
Principal Prepayment - 11/1	-	5,000	-	5,000	-
Interest - 5/1	64,693	-	64,410	64,410	63,139
Principal - 5/1	45,000	-	45,000	45,000	50,000
Principal Prepayment - 5/1	-	-	5,000	5,000	-
<b>TOTAL EXPENDITURES</b>	<b>\$ 174,385</b>	<b>\$ 69,693</b>	<b>\$ 114,410</b>	<b>\$ 184,103</b>	<b>\$ 176,278</b>
<b>Other Sources/(Uses)</b>					
Interfund transfer (Out)	\$ -	\$ (1,970)	\$ -	\$ (1,970)	\$ -
Interfund transfer In	-	-	-	-	-
Property Appraiser	(1,900)	(1,814)	-	(1,814)	(1,900)
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$ (1,900)</b>	<b>\$ (3,783)</b>	<b>\$ -</b>	<b>\$ (3,783)</b>	<b>\$ (1,900)</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 176,285</b>	<b>\$ 73,476</b>	<b>\$ 114,410</b>	<b>\$ 187,886</b>	<b>\$ 178,178</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 66,420</b>	<b>\$ 187,916</b>	<b>\$ (110,852)</b>	<b>\$ 77,064</b>	<b>\$ 83,803</b>

<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27  
\$ 61,726

# Amelia Concourse

## Community Development District

### AMORTIZATION SCHEDULE

#### Debt Service Series 2019A Capital Improvement Revenue Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	\$ 2,235,000	5.650%	-	\$ 63,139	\$ 63,139
05/01/27	2,235,000	5.650%	50,000	63,139	
11/01/27	2,185,000	5.650%	-	61,726	174,865
05/01/28	2,185,000	5.650%	50,000	61,726	
11/01/28	2,135,000	5.650%	-	60,314	172,040
05/01/29	2,135,000	5.650%	55,000	60,314	
11/01/29	2,080,000	5.650%	-	58,760	174,074
05/01/30	2,080,000	5.650%	60,000	58,760	
11/01/30	2,020,000	5.650%	-	57,065	175,825
05/01/31	2,020,000	5.650%	60,000	57,065	
11/01/31	1,960,000	5.650%	-	55,370	172,435
05/01/32	1,960,000	5.650%	65,000	55,370	
11/01/32	1,895,000	5.650%	-	53,534	173,904
05/01/33	1,895,000	5.650%	70,000	53,534	
11/01/33	1,825,000	5.650%	-	51,556	175,090
05/01/34	1,825,000	5.650%	75,000	51,556	
11/01/34	1,750,000	5.650%	-	49,438	175,994
05/01/35	1,750,000	5.650%	75,000	49,438	
11/01/35	1,675,000	5.650%	-	47,319	171,756
05/01/36	1,675,000	5.650%	80,000	47,319	
11/01/36	1,595,000	5.650%	-	45,059	172,378
05/01/37	1,595,000	5.650%	85,000	45,059	
11/01/37	1,510,000	5.650%	-	42,658	172,716
05/01/38	1,510,000	5.650%	90,000	42,658	
11/01/38	1,420,000	5.650%	-	40,115	172,773
05/01/39	1,420,000	5.650%	95,000	40,115	
11/01/39	1,325,000	5.650%	-	37,431	172,546
05/01/40	1,325,000	5.650%	100,000	37,431	
11/01/40	1,225,000	5.650%	-	34,606	172,038
05/01/41	1,225,000	5.650%	110,000	34,606	
11/01/41	1,115,000	5.650%	-	31,499	176,105
05/01/42	1,115,000	5.650%	115,000	31,499	
11/01/42	1,000,000	5.650%	-	28,250	174,749
05/01/43	1,000,000	5.650%	120,000	28,250	
11/01/43	880,000	5.650%	-	24,860	173,110
05/01/44	880,000	5.650%	125,000	24,860	
11/01/44	755,000	5.650%	-	21,329	171,189
05/01/45	755,000	5.650%	135,000	21,329	
11/01/45	620,000	5.650%	-	17,515	173,844
05/01/46	620,000	5.650%	140,000	17,515	
11/01/46	480,000	5.650%	-	13,560	171,075
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
<b>Total</b>			<b>\$ 2,235,000</b>	<b>\$ 1,818,453</b>	<b>\$ 4,053,453</b>

**Amelia Concourse**  
**Community Development District**  
**Proposed Budget**  
**Capital Reserve Fund**

Description	Adopted Budget FY 2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Proposed Budget FY 2027
<b>REVENUES:</b>					
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
<b>TOTAL REVENUES</b>	<b>\$ 319,061</b>	<b>\$ 239,568</b>	<b>\$ 76,500</b>	<b>\$ 316,068</b>	<b>\$ 389,218</b>
<b>EXPENDITURES:</b>					
Capital Outlay	\$ 20,000	\$ -	\$ 1,000	\$ 1,000	\$ 20,000
Repair and Replacements	50,000	3,350	2,500	5,850	50,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 70,000</b>	<b>\$ 3,350</b>	<b>\$ 3,500</b>	<b>\$ 6,850</b>	<b>\$ 70,000</b>
<b>Other Sources/(Uses)</b>					
Transfer in/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 70,000</b>	<b>\$ 3,350</b>	<b>\$ 3,500</b>	<b>\$ 6,850</b>	<b>\$ 70,000</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 249,061</b>	<b>\$ 236,218</b>	<b>\$ 73,000</b>	<b>\$ 309,218</b>	<b>\$ 319,218</b>

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

Neighborhood	O&M Units	Annual Maintenance Assessments			
		FY2026	FY2025	Increase/ (decrease)	
SF	458	\$1,128.26	\$1,077.94	\$50.32	4.67%
Total	458				