Amelia Concourse

Community Development District

Adopted Budget
FY 2027

Presented by:

Table of Contents

Amelia Concourse

Community Development District

Adopted Budget

General Fund

Description	Adopted Budget FY 2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Adopted Budget FY 2027
REVENUES:					
Special Assessments - Tax Roll	$ 477,433	$ 483,528	$ -	$ 483,528	$ 477,432
Interest income	5,000	15,436	2,500	17,936	5,000
Rental Revenue/Miscellaneous Revenue	1,000	25,920	1,000	26,920	1,000
Carry Forward Surplus	29,296	-	29,296	29,296	50,000
TOTAL REVENUES	**$ 512,729**	**$ 524,885**	**$ 32,796**	**$ 557,681**	**$ 533,432**
EXPENDITURES:					
Administrative					
Supervisors	$ 3,600	$ 2,600	$ 1,800	$ 4,400	$ 3,600
FICA Expense	275	199	138	337	275
Travel	300	-	300	300	300
Engineering	7,500	8,218	1,783	10,000	7,500
Attorney Fees	20,000	17,255	10,403	27,658	20,000
Annual Audit	4,500	-	4,500	4,500	3,800
Dissemination	12,152	9,614	2,538	12,152	12,500
Assessment Roll Administration	8,680	8,680	-	8,680	8,940
Property Appraiser	5,000	4,847	-	4,847	5,000
Trustee Fees	14,946	12,039	2,908	14,946	16,300
Arbitrage Rebate	1,800	600	1,200	1,800	1,800
Management Fees	53,135	39,851	13,284	53,135	54,729
Information Technology	2,315	1,736	578	2,315	2,384
Website Maintenance	1,157	868	290	1,157	1,192
Telephone	500	186	314	500	250
Postage	1,000	252	748	1,000	750
Insurance General Liability	12,672	11,939	-	11,939	13,133
Printing & Binding	750	333	50	383	500
Legal Advertising	2,500	924	1,576	2,500	2,500
Other Current Charges	1,000	1,105	450	1,555	1,500
Office Supplies	100	3	97	100	100
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	**$ 154,057**	**$ 121,422**	**$ 42,956**	**$ 164,378**	**$ 157,229**

Amelia Concourse

Community Development District

Adopted Budget

General Fund

Description	Adopted Budget FY 2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Adopted Budget FY 2027
Operations & Maintenance					
Contract Services:					
Landscape Maintenance	$ 58,250	$ 29,169	$ 9,531	$ 38,700	$ 59,415
Lake Maintenance	9,400	4,528	1,560	6,088	9,400
Field Operations Management	19,320	14,490	4,830	19,320	22,218
Repairs & Maintenance					
Repairs & Maintenance	$ 18,000	$ 11,041	$ 6,959	$ 18,000	$ 16,000
Irrigation Repairs	4,000	2,250	1,750	4,000	4,000
Landscape Contingency	10,000	12,184	8,500	20,684	17,000
Utilities					
Electric	$ 35,000	$ 24,145	$ 8,700	$ 32,845	$ 37,240
Water & Sewer	23,000	6,608	15,892	22,500	25,300
TOTAL OPERATIONS & MAINTENANCE	**$ 176,970**	**$ 104,415**	**$ 57,722**	**$ 162,137**	**$ 190,573**
Amenity Center					
Insurance	$ 22,361	$ 19,890	$ -	$ 19,890	$ 18,478
Facility Management	19,320	14,490	4,830	19,320	22,218
Pool Maintenance	19,565	15,844	3,721	19,565	20,739
Pool Chemicals	13,500	9,428	4,072	13,500	13,500
Pool Permits	530	515	-	515	530
Cable	2,200	1,705	495	2,200	2,200
Janitorial	9,840	7,380	2,460	9,840	10,430
Facility Maintenance	15,635	1,560	14,075	15,635	15,635
Pest Control	1,000	1,015	243	1,258	1,000
Refuse	750	634	212	846	900
Holiday Decorations	2,000	4,230	-	4,230	5,000
TOTAL AMENITY CENTER	**$ 106,701**	**$ 76,690**	**$ 30,109**	**$ 106,800**	**$ 110,630**
Reserves					
Capital Reserve Fund	$ 75,000	$ -	$ 75,000	$ 75,000	$ 75,000
TOTAL RESERVES	**$ 75,000**	**$ -**	**$ 75,000**	**$ 75,000**	**$ 75,000**
TOTAL EXPENDITURES	**$ 512,729**	**$ 302,527**	**$ 205,787**	**$ 508,315**	**$ 533,432**
Other Sources/(Uses)					
Interlocal Transfer In/(Out)	$ -	$ -	$ -	$ -	$ -
TOTAL OTHER SOURCES/(USES)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
EXCESS REVENUES (EXPENDITURES)	**$ -**	**$ 222,357**	**$ (172,991)**	**$ 49,366**	**$ -**

Amelia Concourse

Community Development District

General Fund 2-Year Budget Summary

Description	Amended Budget FY 2025	Actuals FY 2025	Adopted Budget FY 2026	Projected Thru 9/30/26	Adopted Budget FY 2027
REVENUES:					
Special Assessments - Tax Roll	$ 467,807	$ 467,807	$ 477,433	$ 483,528	$ 477,432
Interest income	24,189	24,189	5,000	17,936	5,000
Rental Revenue/Miscellaneous Revenue	1,270	1,270	1,000	26,920	1,000
Carry Forward Surplus	11,141	-	29,296	-	50,000
TOTAL REVENUES	**$ 504,408**	**$ 493,267**	**$ 512,729**	**$ 528,385**	**$ 533,432**
EXPENDITURES:					
Administrative					
Supervisors	$ 6,000	$ 4,200	$ 3,600	$ 4,400	$ 3,600
FICA Expense	459	321	275	337	275
Travel	300	-	300	300	300
Engineering	12,500	10,249	7,500	10,000	7,500
Attorney Fees	30,000	22,577	20,000	27,658	20,000
Annual Audit	4,550	4,550	4,500	4,500	3,800
Dissemination	12,098	12,098	12,152	12,152	12,500
Assessment Roll Administration	8,427	8,427	8,680	8,680	8,940
Property Appraiser	5,000	4,640	5,000	4,847	5,000
Trustee Fees	14,816	14,816	14,946	14,946	16,300
Arbitrage Rebate	1,800	1,200	1,800	1,800	1,800
Management Fees	51,588	51,588	53,135	53,135	54,729
Information Technology	2,247	2,247	2,315	2,315	2,384
Website Maintenance	1,124	1,124	1,157	1,157	1,192
Telephone	500	242	500	500	250
Postage	1,000	460	1,000	1,000	750
Insurance General Liability	11,264	11,264	12,672	11,939	13,133
Printing & Binding	999	999	750	383	500
Legal Advertising	2,500	1,132	2,500	2,500	2,500
Other Current Charges	1,000	889	1,000	1,555	1,500
Office Supplies	100	4	100	100	100
Dues, Licenses & Subscriptions	175	175	175	175	175
TOTAL ADMINISTRATIVE	**$ 168,446**	**$ 153,201**	**$ 154,057**	**$ 164,378**	**$ 157,229**

Amelia Concourse

Community Development District

General Fund 2-Year Budget Summary

Description	Amended Budget FY 2025	Actuals FY 2025	Adopted Budget FY 2026	Projected Thru 9/30/26	Adopted Budget FY 2027
Operations & Maintenance					
Contract Services:					
Landscape Maintenance	$ 45,000	$ 38,188	$ 58,250	$ 38,700	$ 59,415
Lake Maintenance	7,000	4,416	9,400	6,088	9,400
Field Operations Management	16,800	16,800	19,320	19,320	22,218
Repairs & Maintenance					
Repairs & Maintenance	$ 18,000	$ 15,597	$ 18,000	$ 18,000	$ 16,000
Irrigation Repairs	4,000	1,879	4,000	4,000	4,000
Landscape Contingency	14,704	14,704	10,000	20,684	17,000
Utilities					
Electric	$ 35,000	$ 32,842	$ 35,000	$ 32,845	$ 37,240
Water & Sewer	17,977	17,977	23,000	22,500	25,300
TOTAL OPERATIONS & MAINTENANCE	**$ 158,481**	**$ 142,403**	**$ 176,970**	**$ 162,137**	**$ 190,573**
Amenity Center					
Insurance	$ 20,242	$ 20,242	$ 22,361	$ 19,890	$ 18,478
Facility Management	16,800	16,800	19,320	19,320	22,218
Pool Maintenance	18,318	18,318	19,565	19,565	20,739
Pool Chemicals	16,873	16,873	13,500	13,500	13,500
Pool Permits	530	515	530	515	530
Cable	2,200	1,993	2,200	2,200	2,200
Janitorial	9,841	9,841	9,840	9,840	10,430
Facility Maintenance	13,596	9,290	15,635	15,635	15,635
Pest Control	1,323	1,323	1,000	1,258	1,000
Refuse	759	759	750	846	900
Holiday Decorations	2,000	-	2,000	4,230	5,000
TOTAL AMENITY CENTER	**$ 102,481**	**$ 95,953**	**$ 106,701**	**$ 106,800**	**$ 110,630**
Reserves					
Capital Reserve Fund	$ 75,000	$ 75,000	$ 75,000	$ 75,000	$ 75,000
TOTAL RESERVES	**$ 75,000**	**$ 75,000**	**$ 75,000**	**$ 75,000**	**$ 75,000**
TOTAL EXPENDITURES	**$ 504,408**	**$ 466,558**	**$ 512,729**	**$ 508,315**	**$ 533,432**
EXCESS REVENUES (EXPENDITURES)	**$ -**	**$ 26,709**	**$ -**	**$ 20,070**	**$ -**

Amelia Concourse

Community Development District

Budget Narrative

Fiscal Year 2027

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 its 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 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, will be providing general legal services to the District, i.e., attendance and preparation for monthly meetings, review of operating and maintenance contracts, etc.

Dissemination Agent
The District is required by the Securities and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Vendor	Description	Monthly	Annual
GMS	Dissemination Agent	$ 1,000	$ 12,000
Disclosure Services	Revised Amortization Schedules		500
	Total		**$ 12,500**

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 administrator, Governmental Management Services, LLC, will provide services to prepare assessment rolls for district property owners, prepare estoppel letters, administer optional principal prepayments, and maintain the 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.

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, stationery, 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 incurred during the year.

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

Dues, Licenses & Subscriptions
The District is required to pay an annual fee of $175 to the Florida Department of Commerce.

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.

Vendor	Description	Monthly	Annual
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.

Vendor	Description	Monthly	Annual
Sitex Aquatics	Lake Maintenance	$ 700	$ 8,400
	Contingency	-	1,000
	Total		**$ 9,400**

Field Operations Management
The District has contracted with Governmental Management Services, LLC to provide onsite field management of contracts for District services such as landscape and lake maintenance. Services include weekly site inspections, meetings with contractors, monitoring of utility accounts, attending Board meetings, and receiving and responding to property owner phone calls and emails.

Vendor	Description	Monthly	Annual
GMS, LLC	Management Fees	$ 1,852	$ 22,218

Amelia Concourse

Community Development District

Budget Narrative

Fiscal Year 2027

Expenditures – Field (Repairs & Maintenance)

Repairs & Maintenance
Represents any funds that will be used to make repairs, replacements, and maintenance to facilities 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, removing trees, and seasonal flower rotation.

Expenditures – Field (Utilities)

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

Location	Meter Number	Monthly	Annual
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
	Total		**$ 37,240**

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

Location	Meter Number	Monthly	Annual
85190 Amaryllis Ct	67891789	$ 1,200	$ 14,400
85200 Amaryllis Ct	67891709	500	6,000
85200 Amaryllis Ct - Sewer	94707602	200	2,400
85200 Amaryllis Ct - Water	94707602	125	1,500
Contingency		-	1,000
	Total		**$ 25,300**

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.

Vendor	Description	Monthly	Annual
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 backwashing of the Amenity Center pool.

Vendor	Description	Monthly	Annual
GMS, LLC	Pool Maintenance	$ 1,728	$ 20,739

Expenditures – Amenity Center (Continued)

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

Vendor	Description	Monthly	Annual
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.

Vendor	Description	Monthly	Annual
AT&T	Cable & Internet	$ 183	$ 2,200

Janitorial
The District has contracted with GMS, LLC to provide janitorial services for the Amenity Center.

Vendor	Description	Monthly	Annual
GMS, LLC	Janitorial Services	$ 869	$ 10,430

Facility Maintenance
The cost of routine repairs and maintenance of the District's common areas and Amenity Center.

Pest Control
The estimated costs for Nader's Pest Control to provide monthly pest control services.

Refuse
Garbage disposal services provided by Meridian Waste.

Vendor	Description	Monthly	Annual
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

Adopted Budget

Debt Service Series 2007 Capital Improvement Revenue Bonds

Description	Adopted Budget FY 2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Adopted Budget FY 2027
REVENUES:					
Special Assessments-On Roll	$ 111,295	$ 111,575	$ -	$ 111,575	$ 111,295
Interest Earnings	5,000	7,516	1,500	9,016	5,000
Carry Forward Surplus (1)	133,469	134,219	-	134,219	132,197
TOTAL REVENUES	**$ 249,764**	**$ 253,310**	**$ 1,500**	**$ 254,810**	**$ 248,493**
EXPENDITURES:					
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
TOTAL EXPENDITURES	**$ 106,925**	**$ 121,494**	**$ -**	**$ 121,494**	**$ 108,188**
Other Sources/(Uses)					
Interfund transfer (Out)	$ -	$ -	$ -	$ -	$ -
Interfund transfer In	-	-	-	-	-
Property Appraiser	(1,200)	(1,118)	-	(1,118)	(1,200)
TOTAL OTHER SOURCES/(USES)	**$ (1,200)**	**$ (1,118)**	**$ -**	**$ (1,118)**	**$ (1,200)**
TOTAL EXPENDITURES	**$ 108,125**	**$ 122,612**	**$ -**	**$ 122,612**	**$ 109,388**
EXCESS REVENUES (EXPENDITURES)	**$ 141,639**	**$ 130,697**	**$ 1,500**	**$ 132,197**	**$ 139,105**

(1) 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
Total			**$ 925,000**	**$ 381,800**	**$ 1,306,800**

Amelia Concourse

Community Development District

Adopted Budget

Debt Service Series 2016 Capital Improvement Revenue Bonds

Description	Adopted Budget FY 2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Adopted Budget FY 2027
REVENUES:					
Special Assessments-On Roll	$ 146,859	$ 148,734	$ -	$ 148,734	$ 146,859
Special Assessments - Prepayment	-	32,643	-	32,643	-
Interest Earnings	5,000	5,711	500	6,211	5,000
Carry Forward Surplus [(1)]	97,921	98,681	-	98,681	132,628
TOTAL REVENUES	**$ 249,780**	**$ 285,769**	**$ 500**	**$ 286,269**	**$ 284,487**
EXPENDITURES:					
Interest - 11/1	$ 51,150	$ 51,150	$ -	$ 51,150	$ 49,650
Principal Prepayment - 11/1	-	5,000	-	5,000	-
Interest - 5/1	51,150	51,000	-	51,000	49,650
Principal - 5/1	40,000	40,000	-	40,000	40,000
Principal Prepayment - 5/1	-	5,000	-	5,000	-
TOTAL EXPENDITURES	**$ 142,300**	**$ 152,150**	**$ -**	**$ 152,150**	**$ 139,300**
Other Sources/(Uses)					
Interfund transfer (Out)	$ -	$ -	$ -	$ -	$ -
Interfund transfer In	-	-	-	-	-
Property Appraiser	(1,500)	(1,491)	-	(1,491)	(1,500)
TOTAL OTHER SOURCES/(USES)	**$ (1,500)**	**$ (1,491)**	**$ -**	**$ (1,491)**	**$ (1,500)**
TOTAL EXPENDITURES	**$ 143,800**	**$ 153,641**	**$ -**	**$ 153,641**	**$ 140,800**
EXCESS REVENUES (EXPENDITURES)	**$ 105,980**	**$ 132,128**	**$ 500**	**$ 132,628**	**$ 143,687**

[(1)] 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
Total			**$ 1,655,000**	**$ 1,305,000**	**$ 2,960,000**

Amelia Concourse

Community Development District

Adopted Budget

Debt Service Series 2019A Capital Improvement Revenue Bonds

Description	Adopted Budget FY 2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Adopted Budget FY 2027
REVENUES:					
Special Assessments - Tax Roll	$ 179,916	$ 180,962	$ -	$ 180,962	$ 179,916
Interest Earnings	5,000	6,267	500	6,767	5,000
Carry Forward Surplus (1)	57,789	79,839	-	79,839	78,604
TOTAL REVENUES	**$ 242,705**	**$ 267,068**	**$ 500**	**$ 267,568**	**$ 263,520**
EXPENDITURES:					
Interest - 11/1	$ 64,693	$ 64,693	$ -	$ 64,693	$ 63,139
Principal Prepayment - 11/1	-	5,000	-	5,000	-
Interest - 5/1	64,693	64,551	-	64,551	63,139
Principal - 5/1	45,000	45,000	-	45,000	50,000
Principal Prepayment - 5/1	-	5,000	-	5,000	-
TOTAL EXPENDITURES	**$ 174,385**	**$ 184,244**	**$ -**	**$ 184,244**	**$ 176,278**
Other Sources/(Uses)					
Interfund transfer (Out)	$ -	$ (2,906)	$ -	$ (2,906)	$ -
Interfund transfer In	-	-	-	-	-
Property Appraiser	(1,900)	(1,814)	-	(1,814)	(1,900)
TOTAL OTHER SOURCES/(USES)	**$ (1,900)**	**$ (4,720)**	**$ -**	**$ (4,720)**	**$ (1,900)**
TOTAL EXPENDITURES	**$ 176,285**	**$ 188,964**	**$ -**	**$ 188,964**	**$ 178,178**
EXCESS REVENUES (EXPENDITURES)	**$ 66,420**	**$ 78,104**	**$ 500**	**$ 78,604**	**$ 85,342**

(1) 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
Total			**$ 2,235,000**	**$ 1,818,453**	**$ 4,053,453**

Amelia Concourse
Community Development District
Adopted Budget
Capital Reserve Fund

Description	Adopted Budget FY 2026	Actuals Thru 6/30/26	Projected Next 3 Months	Projected Thru 9/30/26	Adopted Budget FY 2027
REVENUES:					
Interest Income	$ 5,000	$ 7,490	$ 500	$ 7,990	$ 5,000
Capital Reserve Funding - Transfer In	75,000	-	75,000	75,000	75,000
Carry Forward Balance	239,061	301,025	-	301,025	285,836
TOTAL REVENUES	**$ 319,061**	**$ 308,515**	**$ 75,500**	**$ 384,015**	**$ 365,836**
EXPENDITURES:					
Capital Outlay	$ 20,000	$ -	$ 10,000	$ 10,000	$ 10,000
Repair and Replacements	50,000	73,180	15,000	88,180	100,000
TOTAL EXPENDITURES	**$ 70,000**	**$ 73,180**	**$ 25,000**	**$ 98,180**	**$ 110,000**
Other Sources/(Uses)					
Transfer in/(Out)	$ -	$ -	$ -	$ -	$ -
TOTAL OTHER SOURCES/(USES)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
TOTAL EXPENDITURES	**$ 70,000**	**$ 73,180**	**$ 25,000**	**$ 98,180**	**$ 110,000**
EXCESS REVENUES (EXPENDITURES)	**$ 249,061**	**$ 235,336**	**$ 50,500**	**$ 285,836**	**$ 255,836**

Amelia Concourse

Community Development District

Non-Ad Valorem Assessments Comparison

2026-2027

Neighborhood	O&M Units	Annual Maintenance Assessments			
		FY 2027	**FY2026**	**Increase/ (decrease)**	
SF	458	**$1,120.89**	$1,120.89	**$0.00**	**0.00%**
Total	458	**$1,120.89**	$1,120.89	**$0.00**	**$0.00**