

### Unit Information

Unit Type: Special District      Year: 2021

Unit Name: Amelia Concourse Community  
Development District      Unit Dependency: Independent

Unit Status: Active

### Location Information

Name: Mr. Deniel Laughlin

Title: Secretary

Phone: (904) 940-5850

Address:

475 West Town Place  
Suite 114  
St Augustine, FL 32092

### Contact Information

Name: Ms. Oksana Kuzmuk

Title: District Accountant

Phone: (904) 940-5850

Email: okuzmuk@gmsnf.com

Address:

475 West Town Place  
Suite 114  
St Augustine, FL 32092

### AFR Details

#### Revised AFR

AFR Status: Verified By DFS

AFR Received Date: 8/16/2022

Audit Received Date: 8/16/2022

Submission Type: Electronic

### Long-Term Debt Information

Long-Term Debt: \$12,125,000

### Audit Information

Was an audit performed? Yes

Audit Performed Date: 8/15/2022

Auditor Name: Berger, Toombs, Elam, Gaines &  
Frank CPA's

Address:

600 Citrus Avenue  
Suite 200  
Fort Pierce, FL 34950

### Certification

#### Chief Financial Officer

Name: Daniel Laughlin

Title: Secretary

#### Chairman/Elected Official

Name: Harvey Greenberg

Title: Chairman

Have You Experienced a Financial Emergency in this year?

Yes	No
<input type="checkbox"/>	<input checked="" type="checkbox"/>

If Yes, Have You Compiled With Section 218.503(2), Florida Statutes?

<input type="checkbox"/>	<input type="checkbox"/>
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Revenues Report for FYE 2021

Account Code	General	Special Revenue	Debt Service	Capital Projects	Permanent	Enterprise	Internal Service	Pension	Trust	Custodial	Component Units	Total
325100 - Special Assessments - Capital Improvement	0	0	2,672,358	0	0	0	0	0	0	0	0	2,672,358
325200 - Special Assessments - Charges for Public Services	352,553	0	0	0	0	0	0	0	0	0	0	352,553
361100 - Interest	19	0	281	180	0	0	0	0	0	0	0	480
366000 - Contributions and Donations from Private Sources	0	18,000	0	0	0	0	0	0	0	0	0	18,000
369900 - Other Miscellaneous Revenues	180	0	2,562,534	0	0	0	0	0	0	0	0	2,562,714
381000 - Inter-Fund Group Transfers In	0	0	0	24,709	0	0	0	0	0	0	0	24,709
Grand Total	352,752	18,000	5,235,173	24,889	0	0	0	0	0	0	0	5,630,814

Expenditures Report for FYE 2021

Account/Object Code	General	Special Revenue	Debt Service	Capital Projects	Permanent	Enterprise	Internal Service	Pension	Trust	Custodial	Component Units	Total
513.30 - Financial and Administrative - Operating Expenses	147,733	20,942	0	0	0	0	0	0	0	0	0	168,675
517.70 - Debt Service Payments - Debt Service	0	0	2,470,277	0	0	0	0	0	0	0	0	2,470,277
539.30 - Other Physical Environment - Operating Expenses	108,115	0	0	0	0	0	0	0	0	0	0	108,115
539.60 - Other Physical Environment - Capital Outlay	0	0	0	10,612	0	0	0	0	0	0	0	10,612
572.30 - Parks/Recreation - Operating Expenses	46,442	0	0	0	0	0	0	0	0	0	0	46,442
581.90 - Interfund Transfers Out - Other Uses	24,693	0	16	0	0	0	0	0	0	0	0	24,709
Grand Total	326,983	20,942	2,470,293	10,612	0	0	0	0	0	0	0	2,828,830

Data Element Worksheet Report for FYE: 2021, Amelia Concourse Community Development District

Affiliates Report for FYE 2021

Supplemental Information Report for FYE 2021

Compensation



Total Employees	Total Employee Compensation Earned or Awarded	Total Contractors	Total Contractor Compensation Earned or Awarded
3	2,216	17	271,093

Construction Projects

Millage Rates

Special Assessments

Total Category	Unit Type	Rate
2007	Rate	761.30 - 818.61
2016	Rate	757.58 - 1729.57

Bonds

Bond Type	Series	Earliest Maturity Date	Latest Maturity Date	Total Outstanding Amount
Non-Ad Valorem	2007	05/01/2038	5/1/2038	5,350,000
Non-Ad Valorem	2016	05/01/2047	5/1/2047	1,905,000
Non-Ad Valorem	2019A	05/01/2049	5/1/2049	2,820,000
Non-Ad Valorem	2019B	05/01/2029	5/1/2029	2,320,000