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**Amelia Walk
Community Development District**

**Special Assessment Methodology Report for the
Special Assessment Bonds Series 2018
(Assessment Area 3)**

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Prepared by

Governmental Management Services, LLC

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1.0 Introduction

1.1 Executive Summary

1.1.1 The District

Amelia Walk Community Development District, a local unit of special-purpose government, was established by ordinance number 2005-81, enacted by the Board of County Commissioners of Nassau County, Florida on December 22, 2005 (the "District"). The District encompasses approximately 563 acres of land located within the unincorporated area of Nassau County, Florida, and was established for the purpose of, among other things, financing and managing the acquisition, construction, maintenance and operation of major infrastructure necessary for development to occur within Amelia Walk.

Amelia Walk is a planned community located in the eastern part of Nassau County located halfway between I-95 and the intercoastal, waterway accessible off State Road 200/ Highway A1A. The development is planned to include 749 single-family homes and a community recreation center.

1.1.2 Series 2006A Bonds

The District's Board of Supervisors (the "Board") adopted its Capital Improvement Plan ("CIP"), dated May 16, 2006 as supplemented on April 5, 2011 describing infrastructure improvements the District intends to finance, construct, install and / or acquire. The Board approved the issuance of the Series 2006A and 2006B Special Assessment Bonds and the related Supplemental Assessment Methodology Report, Final Numbers, dated June 26, 2006 ("2006 Assessment Report"). This report was amended on April 7, 2011 as a completion report.

1.1.3 The Restructuring of Series 2006A Bonds

On February 21, 2012, the Board adopted Resolution 2012-02 approving the restructuring of the outstanding Series 2006A Bonds. There were no changes to the 2006B Bonds. The restructured special assessment bonds are made up of three series of bonds consisting of Series 2012A-1, 2012A-2 and 2012A-3 collectively, (the "Series 2012 Bonds"). Each Series of Bonds has a corresponding assessment area, referred to as the Series 2012A-1 assessment area, the Series 2012A-2 assessment area and the Series 2012A-3 assessment area. The Series 2012A-1 assessment area known as Phase 1 is comprised of 153 platted lots, the Series 2012A-2 assessment area known as phase 2 consists of developed lands of 134 lots. The Series 2012A-2 Bonds were cancelled and a new Series 2016A-2 Bonds were issued for 134 lots. The Series 2012A-3 assessment area consists of the remaining raw land planned for 463 lots, the associated Series 2012A-3 Bonds will be tendered upon issuance of the Series 2018 Bonds.

1.1.4 The Series 2018 Bonds

The District is issuing Special Assessment Bonds Series 2018A and Series 2018B the ("Series 2018 Bonds") to fund a portion of infrastructure improvements located within the parcel of land currently encompassing the Series 2012A-3 Assessment Area originally planned for 463 single family lots. A portion of the Series 2012A-3 Bonds will be cancelled that is associated with the lands securing the lien known as ("Assessment Area 3") for the Series 2018 Bonds. The current development program for Assessment Area 3 is 204 single-family lots. The construction proceeds from the Series 2018 Bonds will be utilized for roadways, stormwater, utilities including – water/wastewater/electrical, amenity expansion, landscaping and engineering/permitting. The details of the construction program are outlined in the Engineer's Report (amended for Phases 3 & 4A), dated 11/30/17 ("2017 Engineer's Report").

1.2 Special Benefits and General Benefits

Improvements undertaken by the District create special and unique benefits to the property, different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large. The allocation of benefits will continue to be proportional to the special benefit associated with the residential lot.

1.3 Requirements of a Valid Assessment Methodology

Special assessments under Florida law, to be valid, must meet two requirements. The first requirement is that the properties assessed must receive a special benefit from the improvements paid for by the assessments. The second requirement is that the assessments must be fairly and reasonably allocated to the properties being assessed.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

As previously noted the allocation of the special assessments will be proportional to the benefit associated with each parcel or residential lot.

2.1 The Series 2018 Bonds

2.1 Development Plan - Overview

The primary landowner ("Landowner") of the property within the District has defined the land uses for the property. The land uses are described in the Development Plan in **Table 1** (Appendix). The Development Plan may change depending upon market conditions.

2.2 Series 2018 Bond Description

The Series 2018 Bonds will be issued in two series: a 2017A Bond with a thirty-year term and a 2018B Bond as to which principal is anticipated to be paid as to each lot upon sale of the lot to a homebuilder. The 2018B Bond has a five-year term.

The 2018A Bonds are anticipated to be issued at a par amount of amount of \$7,105,000 and have a term of 30-years, with an average coupon interest rate of 5.35 %. The 2018B bonds are anticipated to be issued at a par amount of \$3,165,000. See estimated bond terms on **Table 2** along a summary of the sources and uses of the Series 2018 Bond proceeds.

3.1 Assessment Allocation

3.1 Structure

The debt required to finance the CIP infrastructure for the 204 lots is allocated to the specific benefited lands within the District. **Table 3** and **Table 4** provides for the par debt and debt service allocations based upon a per lot basis for the Series 2018A and 2018B bonds respectively. The annual debt service amounts are net of collection costs for Nassau County of 3% and maximum early payment discounts of 4% provided by Florida Statutes.

3.2 Assessment Allocation

Based upon the District's CIP, the District's assessment advisor and underwriter determined the amount of bonds required to fund the infrastructure costs.

The District's CIP consists of roadway improvements, potable water, wastewater, landscaping, monumentation, signage, amenities and stormwater improvements that benefit the assessed lands within the District. The Series 2018 Assessment Area will pay assessments on an equal acreage basis until the

single-family lots are platted. The assessments are eventually determined on a per lot basis.

As lands are platted for the Series 2018 Assessment Area , each lot will be assessed 1/204th of the total Series 2018 Bond debt and debt service assessments when platted and the remaining debt and debt service assessment will be allocated in the manner described in the above paragraph on an acreage basis.

4.1 True-Up Mechanism

4.1 Structure

It is anticipated that the entire Series 2018 Assessment Area will be platted in a single plat containing all 204 lots. However, in the event that more than one plat is submitted for the Series 2018 Assessment Area, and in order to ensure that the District's debt will not unfairly burden the undeveloped acres, and ensure non-ad valorem special assessments will be constitutionally lienable on the property, the District shall follow the procedures set forth below.

To ensure that there will always be sufficient development potential remaining in the unsubdivided property and to assure payment of debt service after a plat or site plan approval, the debt per acre remaining on the unsubdivided land will never be allowed to increase above its maximum debt per acre level. Initially, the maximum level of debt per acre is calculated as the total amount of debt for the Series 2018 Bond improvement program divided by the number of acres in the Series 2018 Assessment Area. Initially, it will be \$10,270,000 divided by 169 assessable acres equaling \$60,769 per acre. Every time a plat or site plan approval is presented, the debt on the land remaining after the plat or site plan approval must remain at or below \$60,769 per acre. If the initial debt per acre amount would be exceeded after a plat or site plan is approved, then in order for the Landowner to receive a plat or site plan approval from Nassau County, the Landowner will be required to make a true-up payment so that the \$60,769 per acre debt level for Series 2018 Bonds is not exceeded.

4.2 Additional Stipulations

Certain financing, development, and engineering data was provided by members of District staff and/or the Landowner. The allocation methodology described herein was based on information provided by those professionals. Governmental Management Services, LLC makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For further information about the Series 2018 Bonds, please refer to the Indentures.

Table 1 Amelia Walk Community Development District Development Program Series 2018A & B Capital Improvement Bonds
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<u>Land Use</u>	<u>2018A Units</u>	<u>2018B Units</u>
Single Family Residential:		
Phase 3 and 4A		
80' lot	59	59
90' lot	27	27
100' lot	118	118
Sub Total	<u>204</u>	<u>204</u>

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Table 2 Amelia Walk Community Development District Series 2018A & B Capital Improvement Bonds- Sources and Uses of Funds

Sources:	2017A	2017B	Total
Bond Proceeds - Par Amount	\$7,105,000	\$3,165,000	\$10,270,000
Total Sources of Funds	\$7,105,000	\$3,165,000	\$10,270,000
Uses:			
Construction Funds	\$5,923,748	\$2,204,132	\$8,127,880
Debt Service Reserve Fund MADS	\$480,635	\$161,826	\$642,461
Interest Reserve	\$379,993	\$141,386	\$521,379
Cost of Issuance	\$318,297	\$125,249	\$443,546
Payoff Series 2012A-3 Bonds	\$0	\$530,000	\$530,000
Rounding	\$2,327	\$2,407	\$4,734
Total Uses of Funds	\$7,105,000	\$3,165,000	\$10,270,000
Average Coupon Interest Rate	5.35%	5.35%	
Term	30 years	5 years	
CAPI period	12 months	12 months	

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Table 3 Amelia Walk Community Development District Par Debt and Debt Service Allocations Series 2018A Capital Improvement Bonds
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Land Use		Par Debt per Unit <u>2018A Bond</u>	Total Par Debt <u>2018A Bond</u>	2018A Bond Net per Unit Annual <u>Debt Service</u>	2018A Bond Total Annual Net <u>Debt Service</u>	2018A Bond Gross per Unit Annual <u>Debt Service (1)</u>
Single Family Residential:	<u>No. of Units</u>					
80' lot	59	\$30,102	\$1,776,018	\$2,043	\$120,159	\$2,197
90' lot	27	\$34,402	\$928,854	\$2,328	\$62,867	\$2,504
100' lot	118	\$37,269	\$4,397,742	\$2,522	\$297,561	\$2,712
Total	<u>204</u>		<u>\$7,102,614</u>		<u>\$480,587</u>	

(1) Include 4% provision for early payment discount and 3% collection costs for Nassau County.

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Table 4 Amelia Walk Community Development District Par Debt and Debt Service Assessments Series 2018B Capital Improvement Bonds
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Land Use		Current Par Debt per Unit	Total Par Debt	Par Debt per Unit	Total Par Debt	2018B Bond Annual Assessment per Unit	2018B Bond Total Annual Assessment
Single Family Residential:	No. of Units	2012A-3 Bond	2012A-3 Bond	2018B Bond	2018B Bond		
Phase 2							
80' lot	59	\$10,000	\$590,000	\$13,411	\$791,250	\$686	\$40,457
90' lot	27	\$10,000	\$270,000	\$15,344	\$414,299	\$785	\$21,183
100' lot	118	\$10,000	\$1,180,000	\$16,606	\$1,959,452	\$849	\$100,186
	<u>204</u>		<u>\$2,040,000</u>		<u>\$3,165,000</u>		<u>\$161,826</u>

1. Annual Assessments based upon MADS.

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**TABLE 5
AMELIA WALK CDD
ASSESSMENT ROLL BOND SERIES 2018**

SERIES 2012-3 LIEN BOOK

PROPERTY ID #	OWNER	ACREAGE	CURRENT ASMT UNITS	CURRENT SERIES 2012-3 BOND BALANCE	CURRENT SERIES 2012-3 MAX ANNUAL NET
13-2N-27-0000-0001-0000	AW VENTURE II LLC	293.0	463	4,628,941.69	389,492.40
13-2N-27-0720-000L-0000	AW VENTURE I LLC	4.2	7	71,058.32	5,979.05
TOTAL SERIES 2012-3		297.2	470	4,700,000.00	395,471.45

SERIES 2018 DEVELOPMENT PLAN

PROPERTY ID #	OWNER	ACREAGE	UPDATED ASMT UNITS	SERIES 2018A BOND PAR	SERIES 2018A MAX ANNUAL NET	SERIES 2018B BOND PAR	SERIES 2018B MAX ANNUAL NET
13-2N-27-0000-0001-0000	AW VENTURE II LLC	164.8	197	6,928,426.04	464,142.62	3,086,343.20	157,804.29
13-2N-27-0720-000L-0000	AW VENTURE I LLC	4.2	7	176,573.96	16,492.38	78,656.80	4,021.71
TOTAL SERIES 2018		169.0	204	7,105,000.00	480,635.00	3,165,000.00	161,826.00