

Amelia Walk
Community Development District

October 17, 2017

Amelia Walk

Community Development District

475 West Town Place, Suite 114 St. Augustine, FL 32092

Phone: (904) 940-5850 * Fax: (904) 940-5899

October 10, 2017

Board of Supervisors
Amelia Walk Community
Development District

The regular meeting of the Board of Supervisors of the Amelia Walk Community Development District is scheduled for Tuesday, October 17, 2017 at 2:00 p.m. at the Amelia Walk Amenity Center, 85287 Majestic Walk Circle, Fernandina Beach, Florida. Following is the advance agenda for this meeting:

- I. Roll Call
- II. Audience Comments
- III. Approval of the Minutes of the September 19, 2017 Meeting
- IV. Consideration of Resolution 2018-01, Amending the FY 2017 General Fund Budget
- V. Consideration of FY18 Service Proposals
 - A. Evergreen Management
 - B. Naders - Pest Control
- VI. Other Business
- VII. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. Community Manager
- VIII. Supervisors' Request and Audience Comments
- IX. Financial Reports
 - A. Balance Sheet & Income Statement
 - B. Approval of Check Registers
 - C. Special Assessment Receipts Schedule
- X. Next Meeting Scheduled for November 28, 2017 at 2:00 p.m. at the Amelia Walk Amenity Center, 85287 Majestic Walk Circle, Fernandina Beach
- XI. Adjournment

Enclosed for your review and approval are copies of the minutes from the September 19, 2017 meeting.

The fourth order of business is consideration of resolution 2018-01, amending the FY 2017 general fund budget. A copy of the resolution is enclosed for your review and approval.

The fifth order of business is consideration of service proposals. Copies of the proposals are enclosed for your review and approval.

Copies of the balance sheet and income statement, check registers and the special assessment receipts schedule are enclosed for your review and approval.

The balance of the agenda is routine in nature. Staff will present their reports and any additional support material will be presented and discussed at the meeting. If you have any questions, please contact me.

Sincerely,

David deNagy

cc: Jason Walters
Dan McCranie
Sherry Jolly

Linda Heiberger
Wesley Hunt

AGENDA

Amelia Walk Community Development District Revised Agenda

Tuesday
October 17, 2017
2:00 p.m.

Amelia Walk Amenity Center
85287 Majestic Walk Circle
Fernandina Beach, FL 32034
Call In # 1-800-264-8432 Code 895984
www.ameliawalkcdd.com

- I. Roll Call
- II. Audience Comments
- III. Approval of the Minutes of the September 19, 2017 Meeting
- IV. Consideration of Resolution 2018-01, Amending the FY 2017 General Fund Budget
- V. Consideration of FY18 Service Proposals
 - A. Evergreen Management
 - B. Naders – Pest Control
 - C. Martex – Janitorial
- VI. Consideration of Resolution 2018-02, Amending and Updating Resolution 2017-07
- VII. Other Business
- VIII. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. Community Manager - Report
- IX. Supervisors' Request and Audience Comments
- X. Financial Reports
 - A. Balance Sheet & Income Statement
 - B. Approval of Check Registers

MINUTES

MINUTES OF MEETING
AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Amelia Walk Community Development District was held Tuesday, September 19, 2017 at 2:00 p.m. at the Amelia Walk Amenity Center, 85287 Majestic Walk Circle, Fernandina Beach, FL 32034.

Present and constituting a quorum were:

Mike Taylor	Chairman
Greg Matovina	Vice-Chairman
Chris Hill	Supervisor

Also present were:

Daniel Laughlin	GMS
Dan McCranie	District Engineer
Jason Walters	District Counsel (by phone)
Jennifer Erickson	Evergreen Lifestyles Management

FIRST ORDER OF BUSINESS

Roll Call

Mr. Laughlin called the meeting to order at 2:10 p.m.

SECOND ORDER OF BUSINESS

Audience Comments

There being none, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Minutes of the August 15, 2017 Meeting

On MOTION by Mr. Matovina seconded by Mr. Hill with all in favor the Minutes of the August 15, 2017 meeting were approved.
--

FOURTH ORDER OF BUSINESS

Acceptance of the 2017 Annual Engineer's Report

On MOTION by Mr. Matovina seconded by Mr. Hill with all in favor to accept the 2017 Annual Engineer's Report was approved.
--

FIFTH ORDER OF BUSINESS

Other Business

There being none, the next item followed

SIXTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Walters stated I don't have any action items for the board. There were no questions for Mr. Walters

B. Engineer

Mr. McCranie stated last month we had talked about the sidewalk in the common area in the cul-de-sac that was brought up by the county. They were asking us to look into it. I have been able to talk to the county, and from what I gather, they are not moving forward with any kind of requirement or any kind of inspection, or anything I suggested. Right now one of the sidewalks ends right where there is the mail kiosk. A perfect fix would be for them to be able to just put a little piece of sidewalk between the sidewalk that is existing and the mail kiosk. So if we were to do that, and then the other area that is on there that shows the sidewalk and bring that across, that could be a nice terminus. There is no real need for the sidewalk to go all the way around. I don't want us to construct a ramp because if we were to construct, then you start getting into the ADA issues and everything else. Specifically, if the sidewalk was to terminate at the mail kiosk, then we would be good, or we can do nothing. I don't have a specific recommendation. All I can tell you is we do not have to do anything right now. The county brought it to my attention in an email, and then two months ago I brought it to the board's attention. Last month we talked about it I think. We got prices – it was like \$4,000 to \$5,000 to do the whole sidewalk around. To me it is a waste of money. I don't see it being needed. The best case would be if anybody is pouring sidewalk along that section, if we could coordinate that with the next time you have concrete coming, it is such a small area it should not be done as a separate project. I suggest doing that, but it is not anything we must do or are required to do.

Mr. McCranie continued with his report. I drove through the community after the storm, and it appears all of our ponds are coming back to normal and working properly. All of the different areas where we patched the roadway appear to be working and not creating more

issues. I went to Phase 2 at the new asphalt, and there is a pothole. I have contacted AJ Johns because we are still within the one year warranty period.

Mr. Hill asked about the drainage issue at 85212 Majestic Court.

Mr. McCranie responded I went to that site. That is the same area where we have a ditch bottom inlet there. When I went out there, the grate inlet is still operating properly. It was not above its rim, and it was accepting water. That area historically has been wet and stays wet. It did not look like it was any kind of breach of the berm. It is just an area that gets water from three different lots and the rears of lots come back there. It sits for a little bit and then ends up draining. It is not an ideal situation, but it is not bad. In that area there is a swale on the west side, and a swale on the other side. The CDD owns that track, but I don't think there has been any true maintenance. The berm was initially built, and around last year is when we did some modifications to be able to cut in and allow some of that water from the east coming to the west to go to the inlet. All of that work looks like it is still operating properly.

Ms. Erickson stated I think there is an issue because it has gotten progressively worse since the house was built before it and the way they graded the lot. That may be something to look into as well. Photos were provided to the board members, and there was general discussion regarding the photographs. Mr. McCranie will look into this.

Mr. Laughlin stated Requisition Nos. 41, 42, 44, 45, 46, 47, and 48 are located in the agenda package. Requisition #43 was given to the board members at the meeting.

On MOTION by Mr. Matovina seconded by Mr. Hill with all in favor to ratify Requisition Nos. 41-48 was approved.

C. District Manager

Mr. Laughlin stated he had no report.

D. Community Manager - Report

Ms. Erickson stated we are still working on administrative projects. Nassau County and USPS are slow getting the mail kiosks up and running. We are running in between six and eight weeks to get them keyed. I did Hurricane Irma inspections. Street signs need to be repaired, front entrance banners, and posts. There are a lot of leaning pines in the Preserve that will have to be cut down so they don't fall on people's property. We have lost about 7 trees during the hurricane. We had water damage again in the front office. A big concern is the

berms. As we spoke before, for Phase 2, my question for the berm would be are we putting in berms the same way they were in Phase 1? Their home is a brand new home, they just moved in to it, and it was flooded. They, unfortunately, were not the only one that was flooded.

Mr. McCranie stated from what I could tell from some of those photos, it looked like there was some fresh soil that didn't have any sod or anything else that was part of the construction of Phase 2. I don't think it got stabilized, so it broke through, and instead of all that water being able to get to where we have some inlets further to the north, it looks like that staged up and came across. I think the permanent solution is still to have it bermed as it is, but it will have to be bermed and stabilized.

Mr. Matovina stated if you are having surveyors come out and check that area, I probably would have them check AB's work. There may be some other shots you want them to take in that area while they are out there.

Mr. McCranie will create a pdf that shows the drainage patterns that Ms. Erickson can disseminate.

There was general discussion about what was observed in the aftermath of the hurricane regarding drainage and flooding. Mr. McCranie stated he needs to hire a surveyor.

On MOTION by Mr. Matovina seconded by Mr. Taylor with all in favor to have a survey completed NTE \$1,500.00 was approved.

Ms. Erickson has a bid from Bates Security. We are having an ongoing issue with the Door King system. The boards need to be replaced. We have some electrical issues here. Things need to be brought up to Code. We are spending \$1,500 a year to have Door King come out to service it. The bid from Bates Security to replace the board and change the emergency handles is \$3,495. Their service fee is \$106 monthly. I am still waiting for Door King to give us an updated bid. Right now they are not operational 20% of the time. People have been jumping the fence if they can't get in.

On MOTION by Mr. Matovina seconded by Mr. Taylor with all in favor to accept the lesser bid between Door King and Bates Security for the access control system provided both scopes of work are equal and NTE \$3,500 was approved.

SEVENTH ORDER OF BUSINESS Supervisor's Requests and Audience Comments

There were no supervisor requests.

Audience Comments

There were no audience comments

EIGHTH ORDER OF BUSINESS Financial Reports

A. Balance Sheet & Income Statement

B. Approval of Check Register

C. Special Assessment Receipts Schedule

Mr. Laughlin stated a copy of your financial statements is included in your agenda package as of August 31, 2017. The total of the check register is \$82,343.92

On MOTION by Mr. Taylor seconded by Mr. Hill with all in favor the check register in the amount of \$82,343.92 was approved.

NINTH ORDER OF BUSINESS Next Scheduled Meeting for October 17, 2017 at 2:00 p.m. at the Amelia Walk Amenity Center, 85287 Majestic Walk Circle, Fernandina Beach

Mr. Laughlin stated the next scheduled meeting is October 17, 2017 at 2:00 p.m. at this location.

TENTH ORDER OF BUSINESS Adjournment

On MOTION by Mr. Taylor seconded by Mr. Hill with all in favor the Meeting was Adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

RESOLUTION 2018-01

WHEREAS, the Board of Supervisors, hereinafter referred to as the "Board", of the Amelia Walk Community Development District, hereinafter referred to as "District", adopted a General Fund Budget for fiscal year 2017, and

WHEREAS, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT TO THE FOLLOWING:

1. The General Fund Budget is hereby amended in accordance with Exhibit "A" attached.
2. This resolution shall become effective this 17th day of October, 2017 and be reflected in the monthly and fiscal Year End 9/30/17 Financial Statements and Audit Report of the District.

**Amelia Walk
Community Development District**

by: _____
Chairman

Attest:

by: _____
Secretary

Amelia Walk
Community Development District
 Budget Amendment

FY 2017

General Fund

<u>Category</u>	<u>Current Budget</u>	<u>Proposed (Increase/ Decrease)</u>	<u>Amended Budget</u>
<i>Revenues</i>			
Carryforward Surplus	\$0	\$41,780	\$41,780
Clubhouse Income	\$500	\$1,100	\$1,600
<i>Total Revenues</i>		<u>\$42,880</u>	
<i>Expenditures</i>			
<i>Field:</i>			
Landscaping Extras	\$10,000	\$13,073	\$23,073
Water & Wastewater	\$60,000	\$29,807	\$89,807
<i>Total Expenditures</i>		<u>\$42,880</u>	

FIFTH ORDER OF BUSINESS

A.

MANAGEMENT PROPOSAL

Amelia Walk Community Development District

April 2017



YOUR COMMUNITY.
YOUR HOME.
YOUR EVERGREEN.



EVERGREEN
LIFESTYLES MANAGEMENT

3 INTRODUCTION

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EVERGREEN
LIFESTYLES MANAGEMENT

YOUR COMMUNITY. YOUR HOME. YOUR EVERGREEN.

In today's society it is said that we have forsaken the village for the metropolis, turning our neighbors into strangers, and losing the word "community" from our lexicon. We see things differently...

HISTORY

When founding Evergreen Lifestyles Management, golf icon MG Orender set out to create a different kind of Management Company. "Golf is more than just a game, it's a lifestyle. There's nothing like stepping onto a well-kept course to play a round with good friends on a beautiful day. That's the feeling we want to promote in every community we manage." The result has been tremendous growth and satisfaction to both our company and the communities.

"Golf is more than just a game, it's a lifestyle. There's nothing like stepping onto a well-kept course to play a round with good friends on a beautiful day. That's the feeling we want to promote in every community we manage."

APPROACH

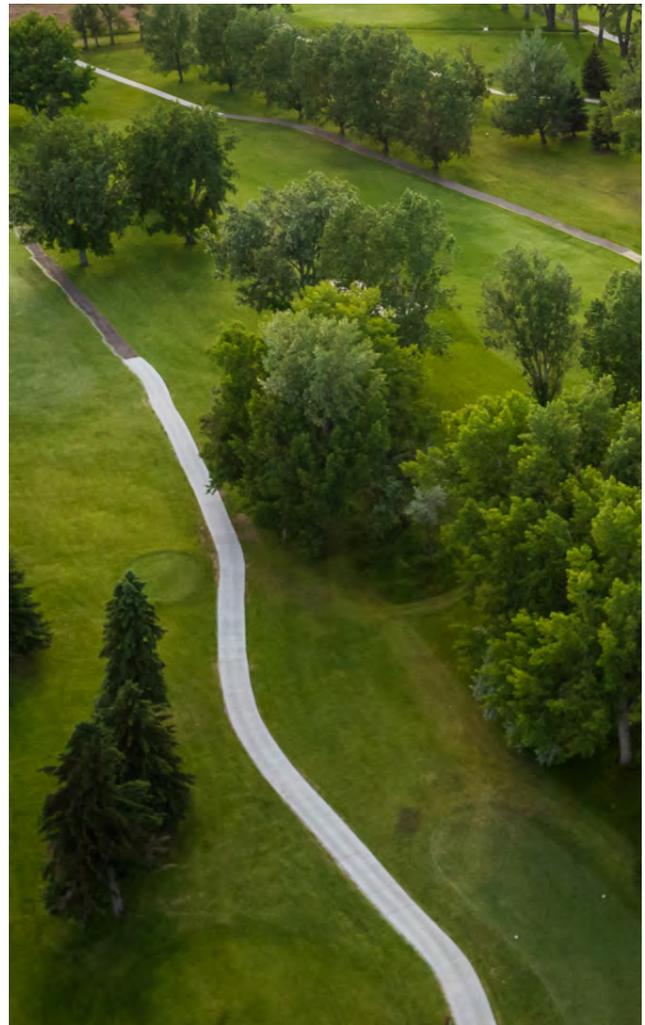
Communication is the key to any successful relationship. For us, this old adage rings true from our corporate offices in Jacksonville to the neighborhoods of every community we manage. By bringing together the latest technology with the highest skilled individuals in the industry, Evergreen successfully caters to the complex needs of communities.

SCOPE

Between Evergreen Lifestyles Management and Hampton Golf (sister company established in 1999) we have had over 16 years in facility management for clubhouses, on-site restaurants, and commercial retail management. Currently we manage more than 50 communities throughout Florida from Jacksonville to Miami, and everywhere in between. Over the next several years we have plans to expand throughout the Southern United States and beyond.

CULTURE

Within Evergreen communities we strive to foster a culture where neighbors know one another, are comfortable helping each other out, and extending an invitation. In order to successfully achieve this end, we first demonstrate these community values within our own company. Through an extensive support system everyone who works for or with Evergreen is given the tools needed to achieve excellence.



OUR GREATEST ASSETS ARE THE MEN AND WOMEN WHO MAKE EVERGREEN WHAT IT IS TODAY.

Within Evergreen communities, we strive to foster a culture where neighbors know one another, help each other out, and extend invitations to new comers. In order to achieve this, we first demonstrate these community values within our own company.



OUR INVESTMENT

Through an extensive support system, everyone who works for, or with Evergreen is given the tools needed to achieve excellence. Advancements in education, training, and certifications are paramount to maintaining the highest skilled staff available. For that reason we support, and encourage our entire staff towards a path of self-improvement.

INTERNAL TALENT

The quality of any organization can be measured by the people who are a part of it. For this reason we set out to bring together the smartest, most innovative, and hardest working individuals we could find. The result is a management team like no other. With over 100 years of combined experience, the Evergreen Leadership Team is a powerhouse of talent.



MG ORENDER
Founder

MG founded Hampton Golf in 1999 and Evergreen Lifestyles Management in 2010. His perspective as a successful multi-course operator lead to a greater perspective of lifestyle management and a pursuit to create places where residents could “live the good life.” MG still maintains a very active role in overseeing the vision of his companies and ensuring that the standard of excellence he set is consistently achieved. His passion extends beyond business to today’s youth, which is exemplified in his founding of, and continued activities with, Play Golf America. He was inducted into the PGA Golf Professional Hall of Fame in 2005.



KRAIG CARMICKLE LCAM
President & CEO

Kraig has been in the community development field for more than a decade. He got his start in Arizona managing communities for Blandford Homes, Pulte Homes, and Meritage Homes and was quickly swept up by AAM to handle all of their Florida operations. After a few years, Kraig saw that to realize his full potential he needed to build his own company. This realization came in the form of a partnership with MG Orender and his fledgling management company, Evergreen Lifestyles Management. Since taking control, Evergreen has seen tremendous growth and earned a reputation for quality, consistency, and innovation.



WENDY HERKENRATT *Director of Finance*

Wendy has a Bachelors of Science in Accounting and a Masters in Business Administration. She began her career as a Property Accounting Assistant in 1999 in Orlando, Florida. Since then she has amassed 16 years of accounting and finance experience, ranging from legal collections in the HOA/COA field, to heading up financial and accounting departments for private businesses. With her extensive background and dedication to detail, Wendy is perfectly suited to handle AR/AP, Financials, Budget Planning, and Audits.



MANDY MORGAN LCAM, CMCA, AMS *Regional Manager of Central FL*

Mandy spent over 15 years within in the Finance Industry including several years spent as an Equities Trader on the London Stock Exchange. This wealth of experience made the transition into the lifestyle and community management industry seamless. Maintaining her diligent British work ethic, Mandy has set herself apart as someone who is able to surmount any obstacle and continuously motivate her team to do the same. She has successfully managed onsite communities of over 1,300 rooftops, as well as many smaller portfolio style properties, throughout Florida and South Carolina for the last 15 years. She volunteers at Give Kids the World with over 2,500 service hours to date.



ANGELICA RICE *Director of Client & Homeowner Services*

Angelica has been in the customer service industry for over 25 years. She has lead customer service, training, and collection teams in Europe and throughout North America for a variety of companies ranging from ground-breaking start ups to fortune 500s. She currently heads several departments at Evergreen (Customer Service, Transfers, Collections, and Disclosures) and is known far and wide for her ability to ensure that any team she is a part of delivers best in class service.



WESLEY HUNT J.D., LCAM *Regional Manager of North FL*

Wesley started his professional career as a Land Surveying, Civil Engineering, and Cartography Technician in Pennsylvania. It was during this time that he noticed a disconnect between those individuals in the field and the regulatory bodies who govern the industry. In order to bridge the gap, he moved to Jacksonville to attend law school where he also worked for the City of Jacksonville's Office of Ethics, Compliance, and Oversight. After completing his Juris Doctor, he was recruited by Hampton Golf to be a member of its in-house legal team. After earning his CAM License, Wesley was added to the Evergreen family and has since worked his way to oversee our North Florida communities.



MARY BENNEWATE *Regional Manager of South FL*

Mary was born and raised in Chicago, IL and joined Evergreen Lifestyles Management in October of 2012. Mary's background is in Human Resources and Accounting where she served as the Human Resource Director for 15 years for a manufacturing company. She started her career with Evergreen as an administrative assistant to the Property Manager and quickly realized she had found a passion for community management. In 2013, she obtained her LCAM and began managing a high end community in Naples, Florida. Mary was recently promoted to South Regional Manager and oversees all South Florida Properties from Ft. Myers to Miami.



LISA KAGAN *Director of Lifestyle Services*

Lisa began her career with Evergreen in 2013. She started as a Lifestyle Director at Cory Lake Isles in Tampa where she helped get a new lifestyles program off the ground for the multi-family community of almost 1,000 homes. There she introduced new and unique programming that perfectly suited the diversity of the residents. In addition to her role at Cory Lake Isles, she became the Lifestyles Director at TerraLargo in Lakeland where she enthusiastically brought a comprehensive lifestyles program to its growing community. After two years of leading these lifestyle programs in a way that demonstrated her innovation, dedication, and ability to build a strong team, Lisa was chosen as Evergreen's Director of Lifestyle Services. In her free time Lisa is an avid runner, having proudly completed two marathons, twenty half-marathons and over 100 other races in past years.

HUMAN RESOURCES

Our commitment to cultivating outstanding team members is what makes Evergreen an exceptional management company. By actively recruiting the best people in the hospitality and education industries, and training them to deliver excellent customer service, we are able to build strong teams that last. To foster that longevity we support our staff by celebrating their commitment, inspiring their creativity, and rewarding their performance. This department handles:

- Recruiting and Hiring
- Employment Policies and Procedures
- Job and Management Training
- Benefits Management
- Performance Reviews
- Termination and COBRA Compliance
- Drug-Free, Harassment-Free and OSHA Compliance

COMPENSATION

Investing in our people translates into a low turnover rate, which helps keep things running smoothly for you. One of the ways we do this is through competitive salaries, health benefits, and employer matched retirement savings plans. We want staff choosing a career path, not just a job. We work very closely with the Community Association Institute (CAI) and local trade associations to calculate compensation averages for each position within an association. Just another way we keep a competitive edge and maintain longevity with great staff.

STAFF DEVELOPMENT

Evergreen provides ongoing training and support via Evergreen Connect (online educational support). We also encourage all of our employees to seek further certification and ongoing education within the HOA & Club industry, proudly at our expense.

“Our commitment to cultivating outstanding team members is what makes Evergreen an exceptional management company.”



LIFESTYLE COMMUNITIES TELL A STORY OF EXCITING PLACES TO RETIRE, SAFE NEIGHBORHOODS TO RAISE A FAMILY, AND SOUND FINANCIAL INVESTMENTS.

This tale becomes reality when a developer, or board, chooses the right management company. By utilizing a targeted and ongoing public relations and crisis mitigation campaign, Evergreen is able to promote that narrative across the globe.

PUBLIC COMMUNICATIONS

The story you tell to the world will sculpt their impression of your community. We are here to help write that story through the creation and distribution of press releases online and through more traditional outlets. Coverage of charitable events, new construction projects, and exemplary residents are just a few of the topics, which with the right coverage can shine a wanted light. This will also populate related online search results, allowing web browsers to see the story you want to tell.

The story you tell within the community is even more important. Evergreen works closely with resident clubs, groups and organizations to put into words what they work so diligently to accomplish. Sometimes this is done as an article in the community Newsletter, and sometimes it is a video neighbors come together to create. Whatever it may be, the end result is always of the highest quality and in line with your association's goals.



CRISIS MITIGATION

Having the ability and experience to deal with a crisis quickly and effectively is paramount. Drawing from decades of experience, Evergreen is able to handle the kind of varied situations property and lifestyle management can present. However long after an issue is resolved neighbors will continue the discussion about what they remember. We can create media strategies and communications plans to ensure that the tone of that discussion remains favorable.

THE ABILITY TO REACH A LIVE PERSON 24 HOURS A DAY, 7 DAYS A WEEK!

Your personalized Customer Service Center provides state-of-the-art service and gives unparalleled depth of resources to your community. This frees your Community Manager from the mechanics of the business, giving them more time to serve each resident's unique needs and desires.

OUR PROCESS

By integrating the latest lifestyle and property management software, with 24-hour live call center agents, our community's residents are able to find satisfaction to their issues whenever is convenient to them. *Y se hablan espanol, tambien.* If, for whatever reason, the agent is unable to resolve the issue, our chain of management is always on call, all the way up to the CEO.



STATISTICS

Customer Service Team consistently:

- Answers 98% of ALL calls within 15 seconds
- Maintains polished phone etiquette
- Handles maintenance and work order input
- Reviews Homeowner accounts
- Deals with data collection and verification
- Fields 21,000+ inbound calls per month
- 10,000+ outbound calls per month

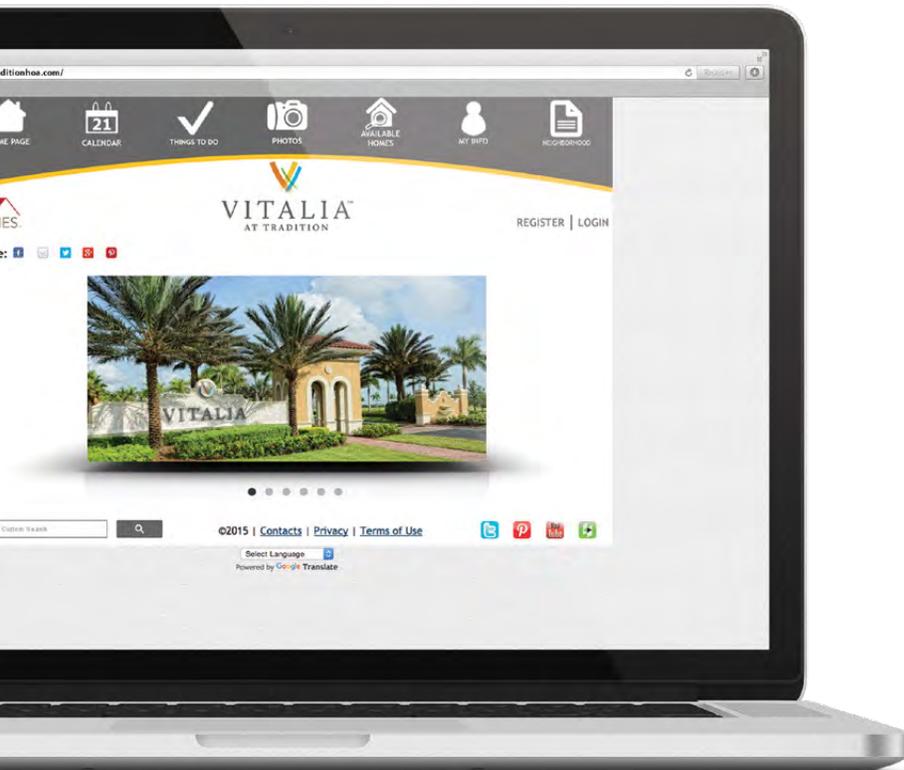
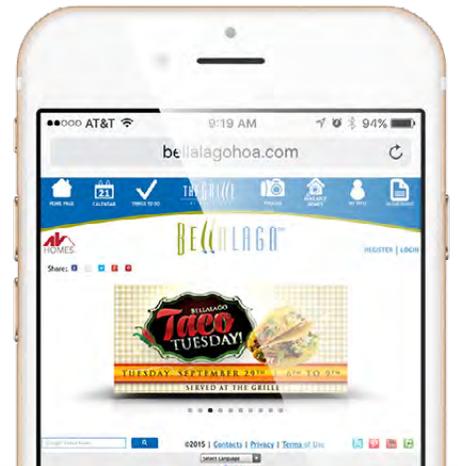


INNOVATION AND TECHNOLOGY CAN BE FOUND AT THE CORE OF OUR ABILITIES.

Our residents love being able to manage their social lives on their own time, and in the comfort of their own home.

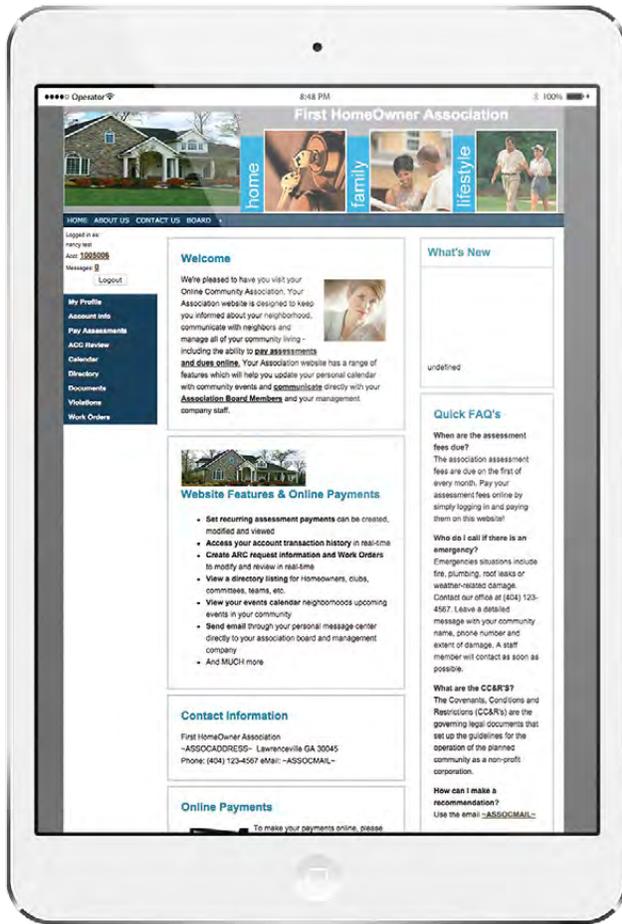
LIFESTYLE COMMUNITY WEBSITES

After dealing with, and picking apart, the available online management platforms, Evergreen came to the realization that the our best option was to create a new one. We hired in-house programmers and partnered them with the Evergreen Leadership Team to conceive a comprehensive and easy to use platform. The result is a fully customized website for each community we serve that addresses all of the aspects of living in and managing a lifestyle community. Within the website residents and boards have the ability to micromanage their lives and communities in real time, and more importantly, on their own time. Plus, there is no more getting stuck with the limitations of third party providers.



FEATURES OF THE WEBSITES

- Publish association documents, financials, and newsletters
- Promote events and gatherings
- Collect RSVPs and process payments for tickets (even assign seating)
- Promote clubs and groups
- Connect with members and sign up new ones
- Online community directories
- Automatically update homeowner record with email address and phone numbers
- Association calendar
- Each resident can customize what is on their calendar
- Customized broadcast emails and messages
- Preferred interest group emails
- Automatically update homeowner record with email address and phone numbers
- Association photo galleries
- Board/committee member pages
- Board tasks/projects page



WEBSITE ADMINISTRATION

Our entire online platform is managed in-house. The onsite community manager and lifestyles director, as well as anyone assigned, will have full administrative control of all online activity. They will also have 24/7 support from our IT team.

HOA MANAGEMENT SOFTWARE

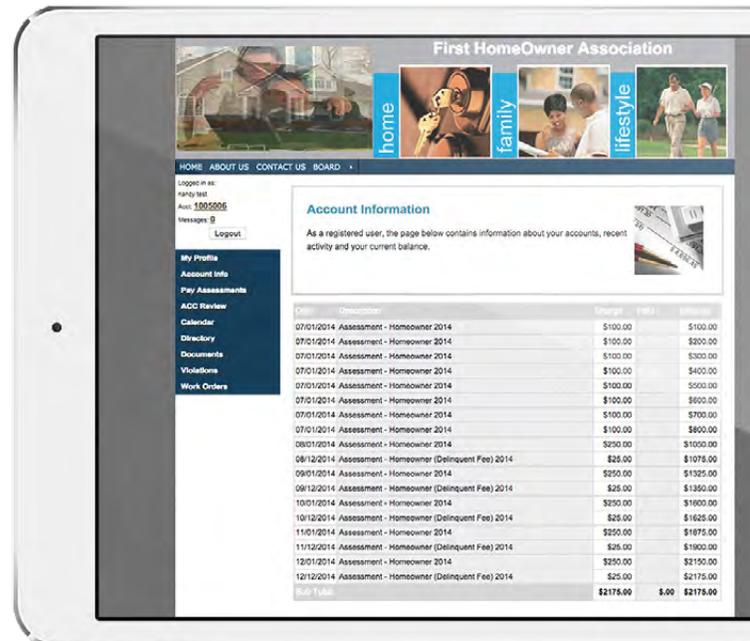
To manage the HOA side of things we have partnered with CINC Systems and seamlessly integrated their software with ours. Now residents and boards have real time access and accountability.

VIOLATIONS/GRIEVANCES

We setup Violations/Grievance committees with CINC login credentials to view all violations within the community, including violation type and level of violation. The software gives the ability to see pictures taken by the compliance manager of the violation or grievance. On all violations, notes can be added by the manager, resident, or committee/board member. When the incident is resolved, the action is shown complete and the entire interaction is archived.

FEATURES OF CINC

- Create security around documents to designate permissions to view documents (i.e. – grant permission for only the board to view financials)
- View real-time account status
- Make credit card and e-check payments (with AI partner bank)
- Submit and track work orders
- Submit and track ACC/ARC
- Review violations assessed to property
- View and comment on open violation reports
- View real-time aging reports
- View real-time accounts receivable and collection information
- Online review process of ACC/ARC submissions for ACC/ARC committee members
- Online invoice review/approval



LIFESTYLE MANAGEMENT FOR THAT ONE-OF-A-KIND ATMOSPHERE TO KEEP YOU ENGAGED.

A good Lifestyle Program will bring residents together in a way that results in a stronger community, a positive narrative, and a more profitable development.

LIFESTYLE DIRECTOR

Primarily responsible for identifying, coordinating, and marketing all resident programs. This includes recreational, social, cultural, educational, and entertainment designed to enrich the quality of life, and enhance the vibrancy of the community. Responsibilities encompass program development and participation, administration of chartered clubs, and overall program marketing.



FITNESS & WELLNESS COORDINATOR

Reporting to the Lifestyle Director, the Fitness & Wellness Coordinator is responsible for developing, coordinating, and marketing community fitness and wellness programs. This includes evaluating fitness instructors as well as existing classes and programs. The coordinator will work closely with trade partners to offer health and fitness workshops and seminars to encourage a healthy lifestyle for all.

LIFESTYLE ATTENDANTS

The Lifestyle Attendants work closely with the Community Manager and the rest of the Lifestyle Team to offer first class customer service to all residents. This individual plays a crucial role in supporting all aspects of the Lifestyle Program from sign up to clean up.

4 PART PROGRAM

Evergreen offers full service Lifestyle Program Management. These services include budgeting, planning and execution of events, organizing and working with resident clubs, conceiving and programming educational classes, as well as implementation and maintenance of world class fitness programs. The Lifestyle

Programs are diverse and designed to specifically meet the needs of the residents on a per community basis. The major events are planned for an entire year with additional events offered throughout the year. Community input ensures the delivering of a vibrant and diverse set of programs.



AMENITY CENTERS

A quality Lifestyle Program starts with a well managed amenity center. The Evergreen family of companies have over 16 years in facility management of clubhouses, onsite restaurants, and commercial retail management. Currently we manage over 20 large clubhouses, 12 onsite restaurants, and several onsite spas/cottages.

GROUPS/ CHARTERED CLUBS

To enhance the Lifestyle Program of any community, resident involvement is key. Evergreen has guidelines in place for the administration of the “Club” approach. We will work closely with the Board of Directors to understand their vision and assist in setting the activities’ boundaries for these club activities.

LIFESTYLES NETWORK

Our Lifestyle Directors have access to a pool of knowledge spanning the network of communities we manage. They meet on a monthly basis, via teleconference, to share ideas and experiences. The directors also meet every other month, in person, to offer training and support. We make these training sessions detailed orientated, covering everything from developing and executing a relevant program, to following up with residents to gauge its effectiveness.

RESIDENT VOLUNTEERISM

Establishing a relationship with a social committee and encouraging volunteerism within the community is another great way to get residents involved throughout the year. We work with clubs and committees to foster participation and to facilitate a wide variety of programs, which in turn creates an environment residents call theirs proudly.

FITNESS PROGRAM MANAGEMENT

The feeling of vitality and wellness are key components to living a happy and healthy lifestyle. Evergreen encourages all levels of participation in a community's fitness program. By utilizing the expertise of an onsite Fitness Coordinator, we are able to take these programs to the next level. The Fitness Coordinator will work with trade partners in the health and wellness arena to offer a variety of services that encourage a healthy way of life. By having an onsite coordinator, the residents can build better trust and understanding. Working directly under the Lifestyle Director, the Fitness Coordinator will assist in generating income from trade partners to supplement classes and facilities. We utilize a regular maintenance schedule to ensure all equipment and facilities remain in top working order.

SOCIAL FUND ADMINISTRATION

Revenue generated from advertising and from trade partner promotions supplement the Lifestyle budget. The social elements are part of the overall operating budget. The Lifestyle Director, along with the Community Manager and corporate management, will work to identify a budget that offers a diverse program of events. Income and expenses will be administered by the corporate accounting team. The Lifestyle Director will be responsible for collecting income from the trade partners and approving expenses as they are needed.

RESIDENT COMMUNICATIONS

Communication is key to the success of any community association. We utilize the latest technology to reach residents with all areas of association business. Weekly e-blasts, newsletters, flyers around the facility, and bulletin boards are all used to reach the community in a timely manner. Evergreen offers weekly e-blasts from the Community Manager as well as Lifestyle updates every week to keep residents involved. The Lifestyle website is fully mobile and can easily be accessed via a tablet or smart device. The community newsletter can also be published to the Lifestyle website.

"Ad revenues received from a newsletter offset costs such as monthly events and future newsletters."



COMMUNITY NEWSLETTER

The community newsletter is an invaluable piece of the network of communication within a community. We create professional quality newsletters customized, developed, and published on a quarterly, bi-monthly, or monthly basis (depending on the needs of your community). Our design team takes the creation of these to the next level, resulting in residents being more engaged, informed, and connected to the place where they live. We work with a company that offers the administration of the newsletter advertising program, which frees up the Lifestyles Director to focus on their programs. Once the layout and graphics have been completed for each publication, a proof is provided to the Lifestyles Director and Community Manager for approval. The ad revenue is then able to offset the cost of the publication.

AMENITY CENTER FRONT DESK ADMINISTRATION

The Front Desk Services are, often times, the first impression people get of the community. Because of this, customer service is top priority when training this position. It is also critical to get the right policies and procedures in place from the very beginning. They will be able to assist any resident that does not have access to available online platforms. We train our staff on all relevant systems to allow them to assist the residents with all their association needs.



“The Front Desk Services are, often times, the first impression people get of the community... It is also critical to get the right policies and procedures in place from the very beginning.”

AMENITY CENTER SCHEDULING AND PRIVATE USE ADMINISTRATION

There needs to be a hierarchy in place for prioritizing use of the space available for private rentals, giving the Board and Association precedence. We will work with the various clubs and committees to establish use on a regular basis organized through a room schedule calendar. This is then published on the website so residents can see when each space is booked. The Lifestyles Director will administer this program and approve rental requests. The income generated from any private booking can be used to offset operating expenses, and a portion can be used to subsidize programs.

AMENITY CENTER EVENT SET UP

The Lifestyles Director will work with the onsite maintenance team to ensure the correct setup for any events that are planned. From time to time this may require working with an outside vendor, if the events are on a larger scale.



WE WORK HARD SO YOU DON'T HAVE TO.

Whether full service or customized from our menu of services, you can rest assured that your community will be getting a management program built just for you.

HOA MANAGEMENT STRUCTURE

Good management all starts with assigning the right manager for you. That begins with learning the specific nuances and challenges your community presents. Once we have a clear picture, we are able put together a team that will serve your community in a way that benefits everyone. A typical community would include the following staff roles:

COMMUNITY MANAGER

The Community Manager's main focus is delivering a first-class service to the Association, and working closely with the Board to enforce the Rules and Regulations as outlined in the Governing Documents. The manager provides leadership and support to all onsite staff including Maintenance, Lifestyle, and Community Standards. Strong management skills, customer service skills, and supervisory skills are required, along with the CMCA certification and 5+years' experience managing a community.

ADMINISTRATIVE ASSISTANT

The Administrative Assistant offers admin support services to the Community Manager and other onsite personnel. This role requires a very organized and detail orientated person.

MAINTENANCE MANAGER

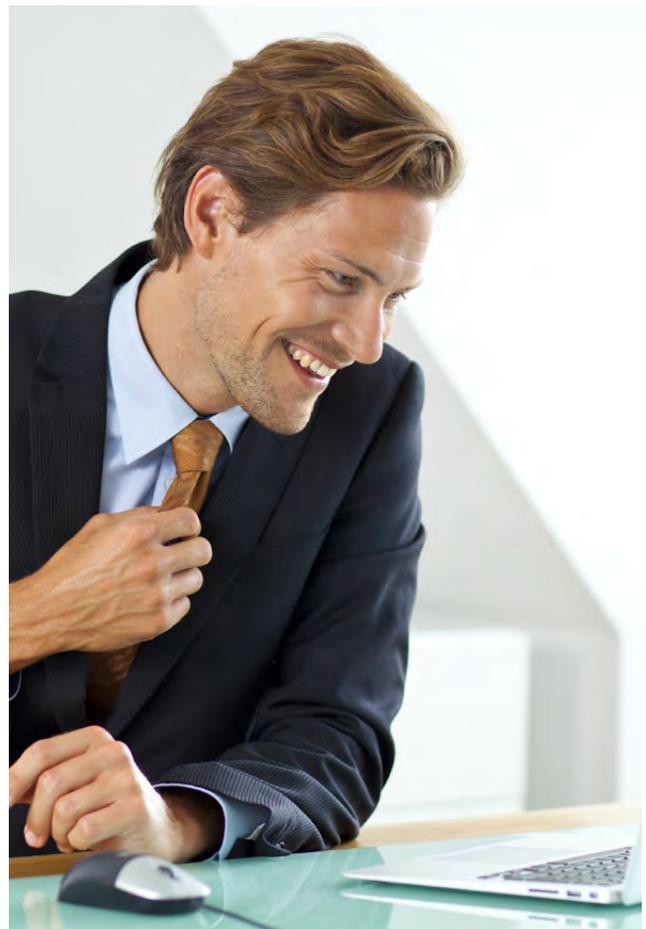
The Maintenance Manager is responsible for working with vendors and onsite maintenance tech to ensure the amenity and community common areas are maintained to the highest standard. This person works on preventative maintenance and oversees the janitorial/housekeeping functions.

MAINTENANCE TECHNICIAN

The Maintenance technicians report to the Maintenance Manager and work to ensure all maintenance needs are met within the amenity center and surrounding common areas.

COMMUNITY STANDARDS MANAGER

The Community Standards Manager is primarily responsible for ensuring the Association Governing Documents and Residential Design Guidelines are upheld within the community through active enforcement and community education. This person will manage and oversee Compliance Coordinators within this position. They also provide both customer service and education to residents and contractors in respect to compliance and the Design Review Committee submittal process. This ensures overall success in maintaining the community standards.



GOVERNANCE & COMMUNITY STANDARDS

We utilize the latest technologies when rolling out a mobile compliance platform. The benefits of a well designed and implemented mobile compliance program are compelling both in terms of time savings for a Community Manager, and improved service to homeowners. When implemented correctly, a Community Standards Manager will be able to easily and quickly capture all of the information for a violation while on location. This eliminates having to take notes and pictures on site and then having to transcribe and upload them when returning back to the office.

Perhaps more importantly, it allows the data to be captured when it is fresh in the manager's mind. The system requires that all critical information is entered and archived. This results in better quality information and eliminating the need to revisit the site to gather information that was missed initially. Since the data is captured while the Community Standards Manager is still on site, it allows the compliance process to start immediately. Letters to homeowners can begin to be generated, pictures of the violation can be made available on the website, and the time it takes from when a violation is recorded to when the homeowner knows about it is reduced significantly. The end result is a homeowner receiving a notice about a violation that is higher quality, in less time, with less effort by the manager.

The Community Standards Manager will review homesites for Rules/Covenant Violations. The manager will inspect for rules enforcement and maintenance issues, as well as violations recorded, corrective actions recommended, and follow through to resolution based on procedures established by the Association. The inspections are performed as required by the Community Documents. The manager will also monitor homes for sale and ensure violations and delinquencies are identified in the required Re-Sale Packet. In addition, the manager will maintain records of homes being leased/rented.

COMPLIANCE

Evergreen takes compliance very seriously. We insure, to the highest standard, that we are always compliant with federal and state laws, including active adult communities, by following the HOPA guidelines. Evergreen has general counsel in-house to support Regional Directors on any matters of compliance. Onsite managers are trained and regularly updated on compliance with federal and state statutes as well.



ARCHITECTURAL REVIEW ADMINISTRATION (ARC)

We process and track all ARC Applications. Once an ARC is received and logged, all ARC requests are date stamped. The applications are then reviewed for completeness and compliance. Evergreen staff will next submit the application with a management summary to the ARC Committee for review. We track the ARC Application to ensure a response is offered within the specified time requirement. Management will then send follow-up written communication, with the Committee's decision, within the required number of days, as established by the Board or Governing Documents, to the homeowner. The progress of the project is tracked with inspections to ensure compliance to the approved application. Lastly, Evergreen communicates to the ARC Committee & Board when the project is completed, and then archives the whole process.

CONTRACTORS AND VENDORS

Evergreen will provide contractor supervision and review. This includes obtaining estimates for Association maintenance items, negotiating best prices and present estimates for review by the Board. We will help review and prepare contracts between the Association and the vendor, oversee and manage all contractors, and inspect all work prior to the payment being issued. In addition, Evergreen will maintain accurate records of all contracts and payments, seek approval of the Board for changes in the scope of work or costs, and ensure major issues are documented and reported to the Board on a timely basis, along with a recommended course for corrective action.

RECORD KEEPING

Evergreen maintains all official association records including:

- Meeting Minutes
- Financial Reports
- Contracts & Agreements
- Homeowner Correspondence (filed by unit/lot)
- Current Owner Listing & contact information
- Owner collection & violation notifications
- Collection referrals & subsequent attorney communication



GATE HOUSE ADMINISTRATION

We will evaluate the existing contracts in place and do a cost comparison analysis against other potential vendors. For development we outline the current modules available and identify the best one to fit your community's needs and budget. An example of forward thinking at the Gate House is the use of a virtual guard system, which will reduce the cost of manning the gates, and could be used in conjunction with a roving patrol service throughout the community.



MAINTENANCE

A goal for any Association is to decrease maintenance expenses. Evergreen monitors the Facilities and Common Areas for maintenance issues, recommends corrective actions as needed, carries out Board decisions to correct outstanding issues, and reports grounds status to the Board monthly. The typical goals and objectives for a our maintenance program include:

Maximum production at the lowest cost, the highest quality, and within optimum safety standards

- Identify and implement cost reductions
- Provide accurate equipment maintenance records
- Collect necessary maintenance cost information
- Optimize maintenance resources
- Optimize capital equipment life
- Minimize energy usage

STAFFING OPTIONS

Staffing is an important component of any maintenance organization. Having a complete in-house maintenance staff is a common approach in most large Master Planned Associations over 2,000 doors. Under this approach, the technicians who perform maintenance are direct employees of the Association or Management Company. The goal of an In-House Maintenance Team is to have the skills/education to do all maintenance in house vs. contracted support. Combined in-house/contract staff is a common approach to associations with less staff around the community.



FINANCIAL MANAGEMENT

Evergreen's accounting team utilizes a well-established system for managing the accounting practices of our communities. Our approach to risk management, insurance, licensing, and other government requirements are tracked and managed daily to ensure the community remains compliant with all regulations, and is protected at all times. We handle everything from owner assessments, financial reporting, and annual budget preparation, to billing, payroll, invoices, audits, taxes and more.

AUDIT AND TAXES

Our accounting team assists the Association's Accountant in performing audits and tax returns. We also ensure the Board's direction on Association investments are carried timely.

INSURANCE ADMINISTRATION

We work with local association trades on bidding out association insurance yearly to get the best coverage at the best price. Our Regional Manager supports your Community Manager in getting the correct insurance for the community.

OWNER ASSESSMENTS

We send coupon books to all Owners via Letterstream, administer and track timely collection of assessments, and deposit funds in the Association accounts in a timely manner. Evergreen also handles sending late notices to Owners, as required per documents. All delinquent accounts are reported to the Board of Directors, and a collection letter schedule, based on the Collection Resolution currently in place, is followed. We send delinquent Owners to the Association's Attorney for collection, document correspondence and actions regarding collections, and report status to the Board in a monthly Management Report.

DELINQUENCY MANAGEMENT

With our management software, your Board is able to track all delinquencies and balances with live data from the Association's collection attorney and Evergreen's Homeowner Account Manager. This enables everyone to stay in the loop instead of waiting for a monthly delinquency report.

FINANCIAL STATEMENT REVIEW AND REPORTING

Every month, the completed financials are sent to the Board of Directors with a detailed variance report. The Regional Manager, Property Accountant, and Community Manager schedule a monthly call with the Board to go over financials.

The accounting team provides the Board with financial reports including (but not limited to):

- Balance Sheets
- Income Statements
- General Ledgers
- Accounts Payable Details
- Summary of Budget vs. Actual
- Aged Owner Reports (Delinquent Payments)
- Bank and Certificate of Deposit Statement Reconciliations

ANNUAL BUDGET PREPARATION

The Regional Manager and Property Accountant work with the Community Manager and Board of Directors to prepare the annual budget. We assist the Board in preparation by using comparatives, history, and the Board's plans for projects in the upcoming year to create a budget and assessment recommendation.

INVOICE PROCESSING

The Regional Manager, Community Manager, Maintenance Manager, and Lifestyles Director are the only people approved to submit invoices. The Invoices are submitted into the system, which automatically enters invoices into the AP module on a daily basis. At that point the invoices must go through an approval process to verify all information is correct prior to being paid out. With CINC Systems the Board has full access to approve or hold all invoices before checks get cut at the Evergreen corporate office.



LOCKBOX AND BANK OPTIONS

Banking with Mutual of Omaha provides bank accounts for Operating, Operating Reserve, Replacement Reserve, and Certificates of Deposit. An online capability for paying monthly or quarterly assessments is provided, however if the Owner prefers to send checks, they may do so using a coupon/envelope provided. When payments are received by 2pm, they are processed the same day. These payments are processed and sent via lockbox to the Management Company where they are automatically applied to the Owners accounts. This is a free service when paid by a physical check, electronic funds transfer or a deduction from a bank account. There is a service charge paid to the bank when paying by credit card. There are currently no monthly bank fees, lockbox fees, return check fees, or stop payment fees. Copies of checks are stored online.

OUR COMMITMENT AND COMPETENCE IS REFLECTED IN THE WORDS OF THOSE WE SERVE...

Just wanted to put in writing what I keep telling you in person GREAT JOB. We have been here one year on Friday and have seen incredible changes since you and Evergreen took over. Your progress with Girard is amazing and has everyone talking in a positive way. I have been on the landscape committee and heard all the bad, ugly, and now almost all "good" comments.

Your monthly coffee's are creating a cohesive atmosphere and your response to the long list of resident requests keeps getting shorter. You have succeeded in calming even the most alarmed and armed residents. There are also less rumors and more truth thanks to your open door policy. Your speech about the staff getting on the team or not being here was excellent and there has been a noticeable change in the clubhouse.

Carlin is doing a super job. Her sock hop was one of the best things at Vitalia It was well planned and well run with a great DJ and her Root Beer Floats that we are still talking about. I know this is just the first of many successful parties. Best of all we now have a realistic working back gate finally. Now if we can just get the lights in the big room done as you hope, you may have filled our wish list.

– JOANNE BOULIN

We're thrilled to work in partnership with ELM. Their staff treat us with respect and kindness. We feel like we're part of the family. We love our partnership with ELM. Their properties are a pleasure to work on, and their staff always show us respect and kindness. We have worked with Evergreen staff for some time now, and can't speak highly enough of them. It's a great partnership. It's a pleasure to work for a company that values our services and treats us as friends.

– KIM BEATY, OWNER, CLEANWISE

I would like to commend Tyler on his diligence and professionalism in handling the problems that arise in the community. He has always been a professional and has extensively helped with issues involving our community service providers. Tyler's updates are a welcome part of the community.

– JOSEPH KENNERY

Evergreen is not only my passion but it is where I hope to retire from. Evergreen is a company full of passionate and compassionate people that truly make it a joy to work with. It is an exciting place to work and watch our family grow by leaps and bounds!

– ANGELICA RICE, EVERGREEN EMPLOYEE

We want to thank you all for putting together an outstanding New Year evening! Great enthusiasm and positive feedback! We arrived at 9:30 pm. We were impressed and enjoyed the evening! Everybody had such a great time that we are still talking about how great the evening was! She was great! Thank you all again!

– MAYOR FRANK & SUE CATAPANO

TESTIMONIALS

First, thank you for the cordial discussion we had today. You bring fresh ideas, professionalism and caring attitude to our Community. You took your time and energy to answer questions and take care of us and it was appreciated.

I only wish we had you on board years ago here. Keep up the good work.

– KENT CARLYLE

We are so fortunate to have such an efficient company such as 'Evergreen Lifestyles Management' associated with Vitalia in Tradition. They are there whenever there is a question or complaint. Issues and problems are always handled quickly and Tyler Heel, manager of Evergreen Lifestyles, will personally be in touch with the homeowner to make sure any problem is taken care of to their satisfaction. Thank you very much Tyler Heel and Company!

– CAROL SANTA BARBARA

My husband Rob and I are closing on our beautiful new home. From all the additional communication we have received, you and your team are without a doubt - the "Top Rated HOA in the Lakeland area", and are on-site and available to support home owners, a great percentage of the time. I truly look forward to getting involved in this exceptional community! We are so impressed with this area ... and can't want to call "Terra Largo" home!!!

– NANCY NICHOLSON

I deal with many management companies and I must say you are by far the best , you really know how to hold the community together (I don't know how you do it) . You always have a smile on your face. I never seen you upset. I would rate your management company five stars because of you. Thanks for everything you do.

– JOHN PATAT, OWNER, QUARRY

It's been an exciting change and certainly challenging at the same time. Honestly Mary, I don't just throw out compliments just to do so...you have been hands down the best property manager I've ever worked with in my 11 years with Pulte. You are an absolute asset to Evergreen and I know they know that.

– JUSTIN K. WOOD, GENERAL SITE MANAGER, PULTE HOMES

The management team at Evergreen Lifestyle Management (ELM) addresses every concern so residents can enjoy the community as a whole. The management team at Evergreen Lifestyle Management (ELM) work seamlessly to provide the best service to residents and address every concern. They bring structure and focus to the task at hand and always with a smile. ELM has proved to be an asset in serving the needs of The Plantation community and continue in their efforts to set the standard for excellence.

– LINDA QUICK, COMMUNITY RESIDENT OF THE PLANTATION

Even though we are a relatively new community association at The Quarry in Naples we are quite pleased to have Evergreen Lifestyles Management (ELM) in our corner. Their leadership is strong and involved which makes our property manager stronger. Property management is only as good as the results that are produced.... ELM produces. ELM is a dedicated and committed company that communicates well. They have worked hard to organize and enhance our community. They not only look after the property to make sure it is properly maintained but they provide timely and accurate accounting services. The system they provide makes tracking our finances easy. The reports are easy to review and ensure proper reconciliation of all accounts, balances and budget variances.

– E. DAVID THOMAS, PRESIDENT, QUARRY COMMUNITY ASSOCIATION

AMELIA WALK CDD

ATTN: Board of Directors

April 18, 2017

Thank you for inviting Evergreen Lifestyles Management to provide a professional management proposal. We are excited about the prospect of serving this community. Our proposal has been prepared to demonstrate Evergreen Lifestyles Management’s commitment to providing the highest degree of customer service, financial accuracy, administrative efficiency, and a lifestyle that homeowners can be glad to call home.

With a thorough evaluation, we propose the following for your review:

ASSOCIATION MANAGEMENT

The proposed onsite scope of work includes Contract Administration, Field Operations, Amenity Administration, and Janitorial Services. The following hourly amount includes everything outlined in the Scope of Services on page 25.

Full Time Employee	40 hour per week Includes payroll taxes, benefits, and payroll processing fees.	\$4,200 Per Month
General Maintenance	Additional general maintenance items including, but not limited to, large scale cleaning, graffiti removal, painting, or repairs to Common Areas or District property.	\$25 / Hour

SCOPE OF SERVICES

CONTRACT ADMINISTRATION & FIELD OPERATIONS

1. Administer contract compliance, monitor activity and performance of all District maintenance contractors including, but not limited to, landscape & irrigation maintenance, lake maintenance, pool maintenance, and pest control.
2. Administer oversight of utilities including electric, water and wastewater, cable, and phone including budgetary constraints.
3. Provide daily oversight of all District owned Common Areas and assets.
4. Advise the District Manager of any necessary repairs, extra ordinary cleaning or replacement costs.
5. When necessary, provide a detailed scope of work for projects to contractors not already in an agreement with the District; secure cost estimates and oversee all work.
6. Secure all District required insurance for all contractors working for the District.
7. Provide assistance in reporting and filing insurance claims on behalf of the District.
8. Provide annual, capital, and operating budget projections and monitor current budget expenditures of all District maintenance budget line items.
9. Obtain a minimum of three (3) cost estimates for projects exceeding \$2,500.00 in cost; or if time does not allow, seek a qualified vendor with whom the District has had experience with similar projects.
10. Approve all maintenance related invoices for payment by the District.
11. Prepare reports for District Board meetings to be submitted with periodic Board agenda packages.
12. Maintain District assets and resolve safety and security issues in a prompt and efficient manner.
13. Attend all Amelia Walk CDD Board meetings.
14. Dress in District approved attire.

AMENITY ADMINISTRATION

1. Supervise the Amenity
2. Serve as the Amenity contact with residents for issuance of access cards, making rental reservations and answering questions about District policies.
3. Staff all private resident events scheduled at the Amenity Center
4. Respond promptly and professionally to resident requests, questions, and comments regarding the District and its facilities.
5. Understand, communicate and enforce the District's Amenity Policies.
6. Maintain the District Amenity Center, including but not limited to, the Social Hall, Fitness Room, Restroom facilities, pool deck and furniture, tennis courts and playground.
7. Monitor usage of District facilities by both residents and non-residents. Non-residents must follow District policies if they expect to use the Amenity Facilities.
8. Coordinates with the Contract Administrator to ensure pool maintenance, pest control and the like are completed timely and properly at the Amenity Center.
9. Ensures safety of the Amenity Facility and minimizes potential safety hazards. Will adhere to all legal, health and sanitation codes (ADA, maintain MSDS documents, etc.)
10. Coordinates all special events and activities, organizes volunteers, advertises and purchase supplies. The Amenity Administrator will direct and participate in all events and activities.
11. Provide annual capital and operating budget projections and monitor current budget expenditures of all District maintenance budget line items.
12. Maintain and periodically update the District website to include, but not limited to, District information and upcoming Amenity Events.

YOUR COMMUNITY.
YOUR HOME.
YOUR EVERGREEN.



EVERGREEN
LIFESTYLES MANAGEMENT



*10401 Deerwood Park Blvd.
Suite #2130
Jacksonville, FL 32256*

*Phone: (877) 221-6919
Email: info@evergreen-lm.com*

B.

293 LF

This contract provides for re-treatment of a structure and the repair of damages caused by wood destroying organisms within the limits stated in this contract.



SENTRICON* SYSTEM SERVICE AGREEMENT
DAMAGE REPAIR & RETREAT GUARANTEE

- Eastern Subterranean Termites
- Formosan Termites

Account Name - First Amelia Middle Initial W Last CDD
 Service Address 85287 Magister Walker
FB FL 32034
 City 32034 State FL Zip Code 32034
 Billing Address _____
 City _____ State _____ Zip Code _____
 Billing Phone: _____ Office _____
 Best Contract Number _____ Other _____ Email Address _____

- TYPE OF STRUCTURE: RESIDENTIAL..... COMMERCIAL..... MULTI-UNIT: BLDGS. #:
- STRUCTURES FOR SERVICE: MAIN DWELLING..... OTHER:
- TYPE OF INITIAL TREATMENT: POST-CONSTRUCTION..... NEW-CONSTRUCTION..... OTHER:
- LOCATION OF NOTICE OF SERVICE: N/A..... ATTIC..... CRAWL..... OTHER: Panel
- PURPOSE OF SERVICE: PREVENTION..... PRESUMPTIVE EVIDENCE..... EXISTING INFESTATION

INITIAL INVESTMENT
 Initial Cost.....\$ 399.00
 Other Fees.....\$ —
 Advanced Renewal Fee.....\$ —
 Sales Tax.....\$ —
TOTAL INITIAL COST.....\$ 399.00

METHOD OF PAYMENT
 CHECK CASH AMEX M/C VISA DISC
 Renewal Maintenance Fee..... \$ 295.00
 Renewal Frequency..... Monthly Quarterly Annually

UPON RECEIVING FULL PAYMENT AND COMPLETING THE INITIAL SERVICE THE COMPANY WILL PROVIDE A DAMAGE REPAIR & RETREAT GUARANTEE FOR TERMITES AS SPECIFIED AND DESCRIBED IN THE PROVISIONS, TERMS AND CONDITIONS SET FORTH ON THE FRONT AND BACK OF THIS AGREEMENT, WHICH WILL PROVIDE A DETAILED EXPLANATION OF THE GUARANTEE ALONG WITH ALL DISCLAIMERS, LIMITATIONS, CONDITIONS OR EXCLUSIONS.

SERVICE PROVISIONS

NADER'S PEST RAIDERS (The Company) is authorized by Dow AgroSciences LLC, to install the Sentricon* Colony Elimination System and conduct associated service and treatment protocols for customer. The Sentricon* System allows for servicing bait treatment for subterranean termites with Recruit* an insect growth regulator containing the active ingredient Noviflumuron. The Customer appreciates that subterranean termite control is not immediate. Specifically, control and/or colony elimination may take several months. Customer understands that the inherently "delayed" action of the insect growth regulator is necessary to defeat avoidance behavior by foraging subterranean termites. The Company shall provide the following termite control services to Customer under this agreement:

1. Initial inspection of applicable structures and grounds and installation of in-ground bait stations around the perimeter of the structure at the Company's discretion.
2. Servicing of stations by the Company Service Representatives, commencing with the installation of the system. All stations will be serviced within the guidelines as specified under the most current material label standards.
3. Application of Recruit* termite bait in stations. The Company may install additional stations and/or modify existing stations at its discretion and in compliance with all label and labelling directions.
4. Periodically inform the Customer of any new or increased termite activity noted at any of the stations during any of the routine inspections.
5. Upon achieving colony elimination, the Company will provide for repairs of new subterranean termite damage as set forth in the provisions, terms and conditions of this agreement. The guarantee is effective immediately upon installation on structures which have no present or past termite activity or on those structures which receive a treatment specifically designed by the Company to control live termites directly, performed at or near the time of the installation of Sentricon stations.

As compensation for services rendered or to be rendered under this agreement, the Customer shall pay the Company an installation fee and maintenance fee, as specified, upon signing the agreement. This agreement and guarantee may be renewed for life by paying the annual Renewal Maintenance Fee on a consecutive basis. Failure to pay consecutive Renewal Maintenance Fees will render this agreement and guarantee null and void. After the first year, adjustments to the Renewal Maintenance Fee may be made annually by the Company giving the Customer a minimum of thirty days notice regarding the new rate. This guarantee is transferable to a subsequent owner provided that the Renewal Maintenance Fee is paid on a consecutive basis from the time of the initial installation.

Customer agrees not to move, open, handle or damage Sentricon* stations, bait devices or any other parts of the system. Tampering with such components may compromise the efficacy of the system and shall constitute a basis for terminating this agreement. The Customer may be responsible for the cost of replacement or repair of any damaged or missing bait stations that were not damaged or removed by the Company and/or its agent. The bait stations and associated materials (Sentricon* Components) provided by the Company are and shall remain the exclusive property of Dow AgroSciences LLC. Customer understands that he does not acquire any ownership interest or title to such components and that upon termination of this agreement for any cause whatsoever, the Company and/or Dow AgroSciences LLC are hereby authorized to remove all such components.

The guarantee in this agreement is in lieu of all other guarantees and warranties, expressed and implied, including the warranties of merchantability and fitness for a particular purpose. The customer is entitled to a copy of any treatment specifications, customer preparation sheets, checklists and any applicable release forms. All specifications and special circumstances have been fully explained to me.

THE COMPANY

Gary Tupper
 Company Representative
96014 Chester Pa
 Company Address City State Zip Code
225-9425
 Company Phone Office Fax Line

TO THE PROPERTY OWNER OR PROPERTY MANAGER:

If this is a home solicitation you may cancel this agreement by providing written notice to the seller in person or by mail. This notice must indicate that you do not want the goods or services and must be delivered or postmarked before midnight of the third business day after you sign this agreement. If you cancel this agreement, the seller cannot keep any part of a cash down payment. You are entitled to and should receive an exact executed copy of this agreement. This agreement is contingent on the approval of the service center manager.

Accepted By: _____

Manager's Signature _____

Date: ____ / ____ / ____

Owner/Buyer Authorized Agent Date: ____ / ____ / ____



Service Date: ____ / ____ / ____ Map Code: _____ Route # _____
 This property is under termite coverage with: _____



**SERVICE AGREEMENT FOR INTEGRATED PEST MANAGEMENT,
 FIRE ANT CONTROL AND MOSQUITO MANAGEMENT**

America Walk C.D.D.
 Account Name, Last First Middle
85287 Majestic Walk Cir
 Service Address, Number Street
 City State Zip Code
904-225-3147
 Service Phone Home Work
amejalwalk@evergreen-1m.com
 Cell Phone Email Address
 Tenant Person to Contact

Billing Name
85287 Majestic Walk Cir
 Billing Address, Number Street
CR FL 32034
 City State Zip Code
 Billing Phone Home Work
 Cell Phone Email Address
 Attention (Property Manager / Commercial Accounts Manager)

IPM PEST CONTROL: Services to be rendered for the control of roaches, ants (excluding fire ants, carpenter ants and white-footed ants), silverfish, earwigs, house crickets, scorpions, pill bugs, millipedes, centipedes, mice and other crawling pests (excluding brown recluse, black widow spiders and bed bugs).

Special Instructions: Special Attention to Ants around pool areas
 Service Frequency: Quarterly Other: _____

MOSQUITO CONTROL: Services to be rendered to greatly reduce the population of mosquitoes on your property. Nader's Pest Raiders (the COMPANY) will treat your property per the schedule below by applying products to mosquito nesting and harborage areas on your property.

Special Instructions: _____ Treatment Area: _____
 Service Frequency: Monthly Other: _____

FIRE ANT (Pest Control Service Required): Services to be rendered to greatly reduce the population of fire ants on your property. The COMPANY will treat your property per the schedule below by applying products to fire ant nesting and harborage areas on your property.

Special Instructions: _____ Treatment Area: _____
 Service Frequency: Quarterly Other: _____

Graph Attached Other Instructions: _____

	Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec
IPM PEST	X		X	X			X			X		
MOSQ												
FIRE ANT												

SERVICE SCHEDULE: Customer agrees to allow scheduled appointments for service. In the event a scheduled appointment can't be met due to unexpected circumstances, the customer acknowledges that exterior treatments may be rendered to prevent a lapse in ongoing pest protection. Initials X

SERVICE FEES:

One-time Start Up Fee \$ 115.00
 IPM Pest Control Service Fee \$ 75 x 4 services \$ 300.00
 Mosquito Control Service Fees \$ ____ x ____ services \$ ____
 Fire Ant Service Fees \$ ____ x ____ services \$ ____
 Other..... \$ ____
 Sub Total For Services \$ 415.00
 5% Discount For Year In Advance Payment \$ ____
 Sub Total Of This Service Agreement \$ 415.00
 Sales Tax (If applicable) _____% \$ ____
TOTAL AMOUNT \$ 415.00
 Amount Due with Agreement \$ 115.00

METHOD OF PAYMENT: Cash Check Credit Card

COMPANY SERVICE GUARANTEE

ACCEPTED IN ALL ITS TERMS AND CONDITIONS without limitations, it being specifically understood that the COMPANY and the undersigned will be bound only by the terms set forth in this agreement and not by any other representations, oral or otherwise. This agreement is not binding until approved by the Service Center Manager.

Company Info: Date: 3, 21, 17
 Address: 96014 Chester Rd
 City: CR
 State: FL Zip: 32034
 Phone: _____

Accepted By: _____ Date: ____ / ____ / ____
 Buyer / Authorized Agent
Gary Tupper
 COMPANY Representative
 COMPANY Service Center Manager

C.

AMELIA WALK CDD
Janitorial Services Contract
Dated as of October 1, 2017

Amelia Walk CDD, hereinafter called the “**Association**,” and **Martex Services**, hereinafter called the “**Contractor**,” in consideration of the mutual covenants herein contained and of other good and valuable consideration, the receipt of which is hereby acknowledged, hereby agree as follows:

1. DURATION OF CONTRACT. The Contractor shall perform its services under this contract from **October 1, 2017**, until and including December 31, 2019, and thereafter continuously from year-to-year unless one of the parties shall give notice of termination to the other, in writing, at least 30 days prior to the end of the year or under the terms set forth in Paragraph 6 below.
2. SERVICES. The Contractor, who shall be considered an independent contractor of the Association, shall perform the services set out in SCHEDULE ONE, when initialed by the parties as set forth in Section 8 hereof, constitute a part hereof. The Contractor shall perform its services upon the premises owned by the Association. All such services shall conform to the best practices in the landscape and irrigation maintenance and janitorial services industries and with applicable law. The Contractor’s employees shall wear appropriate uniforms while performing services for the Contractor hereunder. The Contractor shall have a reasonable time (not exceeding 20 working days) to obtain uniforms for new employees.
3. PAYMENT. The Association shall pay to the Contractor for services under this contract the sum of **\$780.00 monthly** on or before the first working day of each and every month for work performed the previous month. Services performed by the Contractor beyond the scope of this contract shall be performed only with an approved work order by the Association. Such work shall be billed to the Association upon completion of the work performed. Payments hereunder shall be remitted to the Contractor at its address set forth in Section 7 hereof. Any request for changes to fees shall occur in August of each year to coincide with the Association's budgeting process.

Initial _____
Association

Initial _____
Contractor

4. INDEMNIFICATION. To the fullest extent permitted by law, the Contractor shall indemnify and hold harmless the Association, its members, directors, officers, employees and agents from and against claims, damages, losses and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the Contractor's work, provided that such claim, damage, loss or expense arises out of or results from bodily injury, sickness, disease or death, or out of or from injury to or destruction of tangible property (other than the work itself) but only to the extent caused by the willful or negligent acts or omissions of the Contractor, a sub-contractor of the Contractor, anyone directly or indirectly employed by them or anyone for whose acts they may be liable, regardless of whether or not such claim, damage, loss or expense is caused in part by a party indemnified hereunder. The indemnification obligation hereunder shall not be construed to negate, abridge, or reduce other rights, or obligations or indemnity that would otherwise exist as to a party or person described in this paragraph. In claims against any person or entity indemnified hereunder by an employee of the Contractor, a sub-contractor of the Contractor, anyone directly or indirectly employed by them or anyone for whose acts they may be liable, the indemnification obligation hereunder shall not be limited by a limitation on amount or type of damages, compensation or benefits payable by or for the Contractor or a sub-contractor of the Contractor under workers' compensation legislation, disability legislation or other employee benefit legislation.

5. INSURANCE. The Contractor shall purchase from and maintain with a company or companies lawfully authorized to do business in the State of Florida, insurance for protection from claims under workers' compensation legislation and/or any other applicable employee benefit legislation, claims for damages because of bodily injury, including death, and claims for damages, other than to the work itself, to property which may arise out of or result from the Contractor's operations under this contract, whether such operations be by the Contractor or by a sub-contractor of the Contractor or anyone directly or indirectly employed by any of them or anyone for whose acts they may be liable. Such insurance shall have a policy limit of not less than the greater of \$1,000,000 or any limits required by law and shall include contractual liability insurance applicable to the Contractor's obligations. Certificates of insurance acceptable to the Association shall be filed with the Association prior to commencement of work. Each policy shall contain a provision that the policy will not be canceled or allowed to expire or lapse until at least thirty (30) days prior written notice has been given to the Association.

6. TERMINATION. This contract may be terminated without cause by either party by giving not less than 30 days written notice to the other party; or, upon 10 days' prior written notice, by the Contractor for non-payment by the Association; or, upon 10 days' prior written notice, by the Association for the Contractor's failure to perform its duties hereunder. Upon termination, the Association shall pay to the Contractor all sums due for work performed but not paid for prior to the date of termination; and the Contractor shall refund to the Association all sums previously billed and paid by the Association for work not performed by the Contractor.

Initial _____
 Association

Initial _____
 Contractor

7. NOTICES. All notices required or appropriate under this contract shall be in writing, sent by United States mail, and shall be mailed to the following respective addresses of the parties:

ASSOCIATION:

Amelia Walk CDD
c/o Jennifer Erickson
Evergreen Lifestyles Management
10401 Deerwood Park Blvd, Suite 2130
Jacksonville, FL 32256

CONTRACTOR:

Martex Services
1417 Avery Road, Suite 200
Amelia Island, FL 32034

8. CONTRACTUAL DOCUMENTATION. This contract is comprised of this page, the preceding two pages, the three pages of SCHEDULE ONE and the one page of SCHEDULE TWO attached hereto. Each page of this document, including any schedule or addendum hereto, must be initialed or signed by the parties hereto to be considered a part of this contract.
9. ENTIRE AGREEMENT. This contract contains the entire agreement between the parties with respect to the subject matter hereof and supersedes all other agreements among the parties with respect to the subject matter hereof.

Executed this _____ day of _____, 2017.

AMELIA WALK CDD

By: _____
Its: _____

MARTEX SERVICES

By: _____
Its: President

AMELIA WALK CDD

SCHEDULE ONE

JANITORIAL SERVICES

COMMENCING OCTOBER 1, 2017

SERVICES	COST	FREQUENCY
Clean Amenity Center Exercise Room, 2 bathrooms, and 2 hallways	Included in Contract price (Paid by the Contractor).	Mondays and Fridays every week
Control cobwebs, clean water fountain, empty trash and police for trash	Included in Contract price (Paid by the Contractor).	Mondays and Fridays every week
Wipe -down and straighten pool furniture	Included in Contract price (Paid by the Contractor).	Mondays and Fridays every week.

Initial _____
Association

Initial _____
Contractor

SIXTH ORDER OF BUSINESS

RESOLUTION 2018-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT AMENDING AND UPDATING ITS PREVIOUSLY ADOPTED RESOLUTION 2017-07; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Amelia Walk Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Nassau County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, Florida Statutes; and

WHEREAS, the District previously adopted Resolution 2017-07 imposing special assessments to fund the District’s Fiscal Year 2017/2018 budgets; and

WHEREAS, the District set forth certain payment terms for payment of directly billed and collected special assessments in Section 3(B) of Resolution 2017-07; and

WHEREAS, the District now desires to amend the payment terms previously set forth in Section 3(B) of Resolution 2017-07 as set forth below and to leave the remainder of Resolution 2017-07 in full force and effect.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. AMENDMENT. The language set forth below shall fully amend and replace the language previously contained in Section 3(B) of Resolution 2017-07 as if fully set forth therein upon adoption. The remainder of Resolution 2017-07 shall remain in full force and affect:

Direct Bill Assessments. The annual installment for the previously levied debt service assessments, and the annual operations and maintenance assessments, on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B.”** Assessments directly collected by the District are due in full on December 1, 2017; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: (1) Operations and Maintenance Assessments - 25% due no later than October 15, 2017, 25% due no later than January 1, 2018, 25% due no later than March 1, 2018, and 25% due no later than May 1, 2018. (2) Series 2016A-2 and 2012A-3 Debt Service Assessments – 70% due no later than April 1, 2018 and 30% due no later than September 30, 2018. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2017-2018 as well as any future installments of special assessments securing debt service – shall immediately become due and payable; shall accrue interest,

penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the applicable rate of any bonds or other debt instruments secured by the special assessments, or, in the case of operations and maintenance assessments, at the applicable statutory prejudgment interest rate. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170 of the Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

SECTION 2. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 17th day of October, 2017.

ATTEST:

**AMELIA WALK COMMUNITY
DEVELOPMENT DISTRICT**



Secretary / Assistant Secretary

By: 

Its: Chairman

EIGHTH ORDER OF BUSINESS

D.



EVERGREEN

LIFESTYLES MANAGEMENT

MONTHLY MANAGEMENT REPORT

COMMUNITY NAME: Amelia Walk CDD

MANAGEMENT REPORT

NAME OF MANAGER: Jen Erickson

MONTH OF: September 20 – October 17, 2017

<u>DISTRIBUTION:</u>	<u>TITLE</u>	<u>METHOD</u>
<u>Amelia Walk CDD Board</u>	<u>Developer</u>	<u>E</u>
<u>Dave deNagy, GMS</u>	<u>Manager</u>	<u>E</u>
<u>AV Homes</u>	<u>Builder</u>	<u>E</u>
<u> </u>	<u> </u>	<u> </u>

Method of distribution: Fax (F), E-mail (E), Mail (M), Hand Delivered (H)

I. ADMINISTRATION:

- **CDD Violations:**

II. PROJECT UP DATE AND STATUS:

- **Administrative Projects:**
 - Mailbox key system Phase II
 - Hurricane Irma cleanup
 - NCSO – contract to enforce roadway/speed control

Maintenance Items Completed:

- Chinch bug treatment – common area sod
- Street signs repair - pre Irma
- Irrigation adjustment
- Leg press bench repair
- Soccer nets repaired
- Mailbox Kiosks – master locks installed
- Clubhouse - repair and paint window

Maintenance Items in the Process/to be Completed:

- Sidewalk repair
- Pool brick steps repaired
- Street signs repair - post Irma
- Monument repairs
- Tennis court fence repair
- Ceiling and walls painted in fitness area
- Berms inspection
- Bates - access control replaced

III. BIDS AND PROPOSALS:

- Martex – Replacement of trees damaged by hurricane - TBD
- Pressure wash clubhouse - TBD

IV. SCHEDULED EVENTS:

Upcoming Events:

- Rock Painting - November
- Oktoberfest – October 21

GENERAL COMMENTS OR CONCERNS WITHIN THE COMMUNITY

TENTH ORDER OF BUSINESS

A.

Amelia Walk
Community Development District

Unaudited Financial Statements
as of
September 30, 2017

Board of Supervisors Meeting
October 17, 2017

AMELIA WALK
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
September 30, 2017

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS:				
Cash	\$42,524	---	---	\$42,524
Assessments Receivable	\$5,358	\$142,370	---	\$147,728
Investment - Custody US Bank	\$17,937	---	---	\$17,937
Investments:				
Series 2012				
Reserve 2012A-1	---	\$60,861	---	\$60,861
Revenue 2012A-1	---	\$72,531	---	\$72,531
Revenue 2012A-3	---	\$34,065	---	\$34,065
Series 2016				
Reserve 2016A-2	---	\$280,925	---	\$280,925
Cap Interest 2016A-2	---	\$112,425	---	\$112,425
Revenue 2016A-2	---	\$1,185	---	\$1,185
Prepayment 2016A-2	---	\$40,000	---	\$40,000
Construction	---	---	\$41,151	\$41,151
Prepaid Expenses	\$22,340	---	---	\$22,340
TOTAL ASSETS	\$88,159	\$744,362	\$41,151	\$873,673
LIABILITIES				
Accounts Payable	\$26,265	---	---	\$26,265
Contracts Payable	---	---	\$7,971	\$7,971
Deposits - Office Lease	\$200	---	---	\$200
TOTAL LIABILITIES	\$26,465	\$0	\$7,971	\$34,436
FUND BALANCES:				
Restricted for:				
Debt Service	---	\$744,362	---	\$744,362
Capital Projects	---	---	\$33,181	\$33,181
Unassigned	\$39,354	---	---	\$39,354
TOTAL FUND BALANCES	\$61,694	\$744,362	\$33,181	\$839,237
TOTAL LIABILITIES AND FUND BALANCES	\$88,159	\$744,362	\$41,151	\$873,673

AMELIA WALK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2017

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/17	ACTUAL THRU 9/30/17	VARIANCE
REVENUES:				
Maintenance Assessments-On Roll (Net)	\$89,130	\$89,130	\$90,057	\$927
Maintenance Assessments-Off Roll	\$350,123	\$350,123	\$350,123	(\$0)
Interest Income	\$100	\$100	\$130	\$30
Clubhouse Rental Income	\$500	\$500	\$1,600	\$1,100
TOTAL REVENUES	\$439,853	\$439,853	\$441,909	\$2,056
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisor Fees	\$8,000	\$8,000	\$9,400	(\$1,400)
FICA Expense	\$612	\$612	\$719	(\$107)
Engineering Fees	\$5,000	\$5,000	\$8,250	(\$3,250)
Assessment Roll Administration	\$5,000	\$5,000	\$5,000	\$0
Dissemination	\$2,000	\$2,000	\$2,000	(\$0)
Trustee Fees	\$5,900	\$5,900	\$10,775	(\$4,875)
Arbitrage	\$1,200	\$1,200	\$1,200	\$0
Attorney Fees	\$18,000	\$18,000	\$24,709	(\$6,709)
Annual Audit	\$3,800	\$3,800	\$3,800	\$0
Management Fees	\$45,000	\$45,000	\$45,000	\$0
Computer Time	\$1,000	\$1,000	\$1,000	\$0
Travel & Per Diem	\$1,000	\$1,000	\$1,068	(\$68)
Telephone	\$300	\$300	\$437	(\$137)
Postage	\$600	\$600	\$750	(\$150)
Printing & Binding	\$1,200	\$1,200	\$1,191	\$9
Insurance	\$8,066	\$8,066	\$7,923	\$143
Legal Advertising	\$4,200	\$4,200	\$7,399	(\$3,199)
Other Current Charges	\$400	\$400	\$701	(\$301)
Office Supplies	\$200	\$200	\$347	(\$147)
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$111,653	\$111,653	\$131,845	(\$20,192)
FIELD:				
Contract Services:				
Landscaping & Fertilization Maintenance	\$74,124	\$74,124	\$69,738	\$4,386
Fountain Maintenance	\$1,545	\$1,545	\$5,844	(\$4,299)
Lake Maintenance	\$6,895	\$6,895	\$7,300	(\$405)
Security	\$6,600	\$6,600	\$4,890	\$1,710
Refuse	\$1,300	\$1,300	\$2,122	(\$822)
Management Company	\$9,784	\$9,784	\$9,784	\$0
Subtotal Contract Services	\$100,248	\$100,248	\$99,678	\$570
Repairs & Maintenance:				
Repairs & Maintenance	\$32,499	\$32,499	\$19,457	\$13,042
Landscaping Extras (Flowers & Mulch)	\$10,000	\$10,000	\$23,073	(\$13,073)
Irrigation Repairs	\$2,000	\$2,000	\$853	\$1,147
Subtotal Repairs & Maintenance	\$44,499	\$44,499	\$43,383	\$1,116

AMELIA WALK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2017

	ADOPTED BUDGET	PRORATED BUDGET THRU 9/30/17	ACTUAL THRU 9/30/17	VARIANCE
<i>Utilities:</i>				
Electric	\$18,500	\$18,500	\$14,282	\$4,218
Streetlighting	\$9,000	\$9,000	\$10,402	(\$1,402)
Water & Wastewater	\$60,000	\$60,000	\$89,807	(\$29,807)
Subtotal Utilities	\$87,500	\$87,500	\$114,491	(\$26,991)
<i>Amenity Center:</i>				
Insurance	\$15,478	\$15,478	\$14,417	\$1,061
Pool Maintenance	\$9,360	\$9,360	\$10,871	(\$1,511)
Pool Chemicals	\$3,000	\$3,000	\$2,316	\$684
Pool Permit	\$300	\$300	\$265	\$35
Amenity Attendant	\$27,180	\$27,180	\$27,180	\$0
Telephone	\$2,943	\$2,943	\$0	\$2,943
Cable TV/Internet	\$1,661	\$1,661	\$3,429	(\$1,768)
Janitorial Service	\$8,336	\$8,336	\$8,336	\$0
Special Events	\$3,600	\$3,600	\$4,327	(\$727)
Facility Maintenance (including Fitness Equip)	\$5,000	\$5,000	\$2,899	\$2,101
Decorations	\$0	\$0	\$452	(\$452)
Subtotal Amenity Center	\$76,858	\$76,858	\$74,493	\$2,365
<i>Reserves:</i>				
Road Maintenance	\$5,000	\$5,000	\$0	\$5,000
Capital Reserves	\$14,095	\$14,095	\$8,345	\$5,750
Subtotal Reserves	\$19,095	\$19,095	\$8,345	\$10,750
Total Field Expenditures	\$328,200	\$328,200	\$340,390	(\$12,190)
TOTAL EXPENDITURES	\$439,853	\$439,853	\$472,235	(\$32,382)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$30,326)	
FUND BALANCE - Beginning	\$0		\$92,019	
FUND BALANCE - Ending	\$0		\$61,694	

**AMELIA WALK
Community Development District**

General Fund
Statement of Revenues and Expenditures (Month by Month)
FY 2017

	OCT 2016	NOV 2016	DEC 2016	JAN 2017	FEB 2017	MAR 2017	APR 2017	MAY 2017	JUN 2017	JUL 2017	AUG 2017	SEP 2017	TOTAL
Revenues													
Maintenance Assessments-On Roll (Net)	\$0	\$20,305	\$63,694	\$1,926	\$0	\$1,966	\$2,165	\$0	\$0	\$0	\$0	\$0	\$90,057
Maintenance Assessments-Off Roll	\$0	\$111,403	\$21,433	\$18,514	\$37,028	\$0	\$37,028	\$29,230	\$23,872	\$23,872	\$23,872	\$23,872	\$350,123
Developer Contributions	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Income	\$0	\$5	\$1	\$6	\$14	\$13	\$15	\$19	\$20	\$14	\$12	\$11	\$130
Clubhouse Rental Income	\$0	\$139	\$0	\$368	\$280	\$342	\$0	(\$114)	\$114	\$0	\$471	\$0	\$1,600
Total Revenues	\$0	\$131,852	\$85,128	\$20,814	\$37,322	\$2,321	\$39,207	\$29,135	\$24,006	\$23,886	\$24,355	\$23,883	\$441,909
Supervisor Fees	\$600	\$600	\$800	\$800	\$400	\$1,200	\$800	\$800	\$0	\$1,800	\$1,000	\$600	\$9,400
FICA Expense	\$46	\$46	\$61	\$61	\$31	\$92	\$61	\$61	\$0	\$138	\$77	\$46	\$719
Engineering Fees	\$450	\$3,300	\$0	\$0	\$0	\$0	\$0	\$0	\$150	\$4,350	\$0	\$0	\$8,250
Assessment Roll Administration	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Dissemination	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$167	\$2,000
Trustee Fees	\$0	\$0	\$0	\$0	\$5,388	\$0	\$5,388	\$0	\$0	\$0	\$0	\$0	\$10,775
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$1,200	\$0	\$0	\$0	\$0	\$0	\$1,200
Attorney Fees	\$1,898	\$3,830	\$2,143	\$1,927	\$1,541	\$1,424	\$1,886	\$2,079	\$324	\$2,658	\$2,500	\$2,500	\$24,709
Annual Audit	\$0	\$0	\$0	\$0	\$3,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,800
Management Fees	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$3,750	\$45,000
Computer Time	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$1,000
Travel & Per Diem	\$37	\$0	\$473	\$163	\$64	\$64	\$134	\$42	\$0	\$92	\$0	\$0	\$1,068
Telephone	\$14	\$26	\$78	\$47	\$31	\$0	\$27	\$18	\$66	\$28	\$15	\$87	\$437
Postage	\$74	\$50	\$53	\$57	\$69	\$60	\$53	\$61	\$66	\$76	\$55	\$77	\$750
Printing & Binding	\$70	\$69	\$112	\$86	\$53	\$139	\$111	\$43	\$151	\$104	\$117	\$137	\$1,191
Insurance	\$7,923	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,923
Legal Advertising	\$1,048	\$467	\$0	\$480	\$0	\$488	\$0	\$248	\$3,927	\$0	\$495	\$248	\$7,399
Other Current Charges	\$81	\$63	\$71	\$38	\$50	\$0	\$84	\$84	\$49	\$64	\$52	\$65	\$701
Office Supplies	\$13	\$13	\$13	\$53	\$13	\$13	\$45	\$142	\$10	\$10	\$10	\$13	\$347
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative	\$21,427	\$12,463	\$7,804	\$7,713	\$15,440	\$7,479	\$13,788	\$7,577	\$8,742	\$13,320	\$8,321	\$7,772	\$131,845
FIELD:													
Contract Services:													
Landscaping & Fertilization Maintenance	\$5,811	\$5,811	\$5,811	\$5,811	\$5,811	\$5,811	\$5,811	\$5,811	\$5,811	\$5,811	\$5,820	\$5,811	\$69,738
Fountain Maintenance	\$0	\$0	\$2,503	\$0	\$2,841	\$0	\$0	\$0	\$0	\$0	\$500	\$0	\$5,844
Lake Maintenance	\$525	\$525	\$525	\$525	\$525	\$525	\$810	\$525	\$715	\$525	\$875	\$700	\$7,300
Security	\$390	\$800	\$600	\$400	\$400	\$400	\$400	\$400	\$400	\$400	\$301	\$0	\$4,890
Refuse	\$150	\$172	\$173	\$176	\$177	\$177	\$177	\$177	\$177	\$182	\$386	\$0	\$2,122
Management Company	\$815	\$815	\$815	\$815	\$815	\$815	\$815	\$815	\$815	\$815	\$815	\$815	\$9,784
Total Contract Services	\$7,691	\$8,123	\$10,427	\$7,727	\$10,569	\$7,728	\$8,013	\$7,728	\$7,918	\$7,733	\$8,698	\$7,326	\$99,678

**AMELIA WALK
Community Development District**

General Fund
Statement of Revenues and Expenditures (Month by Month)
FY 2017

	OCT 2016	NOV 2016	DEC 2016	JAN 2017	FEB 2017	MAR 2017	APR 2017	MAY 2017	JUN 2017	JUL 2017	AUG 2017	SEP 2017	TOTAL
<i>Repairs & Maintenance:</i>													
Repairs & Maintenance	\$3,600	\$1,026	\$2,307	\$4,411	\$743	\$1,454	\$528	\$256	\$297	\$848	\$2,277	\$1,710	\$19,457
Landscaping Extras (Flowers & Mulch)	\$1,408	\$10,999	\$1,040	\$0	\$0	\$3,124	\$3,951	\$0	\$0	\$2,331	\$220	\$0	\$23,073
Irrigation Repairs	\$0	\$51	\$88	\$0	\$0	\$25	\$27	\$0	\$128	\$514	\$19	\$0	\$853
Total R&M	\$5,008	\$12,077	\$3,435	\$4,411	\$743	\$4,602	\$4,506	\$256	\$425	\$3,694	\$2,516	\$1,710	\$43,383
<i>Utilities:</i>													
Electric	\$1,357	\$1,023	\$855	\$956	\$959	\$1,144	\$1,339	\$1,212	\$1,449	\$1,195	\$1,307	\$1,487	\$14,282
Streetlighting	\$757	\$757	\$757	\$782	\$782	\$821	\$821	\$821	\$821	\$821	\$1,233	\$1,231	\$10,402
Water & Wastewater	\$6,152	\$7,271	\$3,903	\$3,014	\$2,331	\$3,361	\$3,395	\$7,796	\$19,267	\$7,675	\$14,326	\$11,317	\$89,807
Total Utilities	\$8,265	\$9,050	\$5,514	\$4,752	\$4,072	\$5,325	\$5,555	\$9,828	\$21,538	\$9,691	\$16,866	\$14,035	\$114,491
<i>Amenity Center:</i>													
Insurance	\$14,417	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,417
Pool Maintenance	\$825	\$1,995	\$780	\$780	\$780	\$1,020	\$780	\$780	\$780	\$780	\$791	\$780	\$10,871
Pool Chemicals	\$0	\$0	\$0	\$207	\$0	\$325	\$325	\$325	\$325	\$0	\$811	\$0	\$2,316
Pool Permit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$265	\$0	\$0	\$0	\$0	\$265
Amenity Attendant	\$1,977	\$1,990	\$1,979	\$1,865	\$2,090	\$2,090	\$1,490	\$2,040	\$2,040	\$2,040	\$3,789	\$3,789	\$27,180
Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cable TV/Internet	\$258	\$299	\$282	\$287	\$287	\$287	\$287	\$287	\$287	\$287	\$583	\$0	\$3,429
Janitorial Service	\$695	\$695	\$695	\$695	\$695	\$695	\$695	\$695	\$695	\$695	\$695	\$695	\$8,336
Special Events	\$373	\$661	\$541	\$0	\$242	\$796	\$303	\$169	\$625	\$0	\$618	\$0	\$4,327
Facility Maintenance (including Fitness Equip)	\$900	\$589	\$346	\$230	\$45	\$45	\$120	\$328	\$162	\$45	\$45	\$45	\$2,899
Decorations	\$0	\$610	(\$789)	\$190	\$0	\$435	\$6	\$0	\$0	\$0	\$0	\$0	\$452
Total Amenity Center	\$19,444	\$6,840	\$3,833	\$4,253	\$4,138	\$5,691	\$4,005	\$4,888	\$4,913	\$3,846	\$7,332	\$5,309	\$74,493
<i>Reserves:</i>													
Capital Reserves	\$0	\$2,500	\$2,500	\$0	\$0	\$0	\$0	\$3,345	\$0	\$0	\$0	\$0	\$8,345
Total Reserves	\$0	\$2,500	\$2,500	\$0	\$0	\$0	\$0	\$3,345	\$0	\$0	\$0	\$0	\$8,345
Total Field Expenses	\$40,408	\$38,590	\$25,708	\$21,142	\$19,521	\$23,346	\$22,078	\$26,045	\$34,795	\$24,964	\$35,412	\$28,380	\$340,390
Subtotal Operating Expenses	\$61,834	\$51,054	\$33,512	\$28,855	\$34,962	\$30,825	\$35,866	\$33,622	\$43,537	\$38,283	\$43,733	\$36,152	\$472,235
Interfund Transfers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Excess Revenues (Expenditures)	(\$61,834)	\$80,798	\$51,616	(\$8,041)	\$2,360	(\$28,504)	\$3,341	(\$4,487)	(\$19,531)	(\$14,397)	(\$19,379)	(\$12,269)	(\$30,326)

AMELIA WALK
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2012A-1

DEBT SERVICE FUND

*Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2017*

ADOPTED BUDGET	PRORATED THRU 9/30/17	ACTUAL THRU 9/30/17	VARIANCE
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REVENUES:

Special Assessments	\$122,932	\$122,932	\$123,382	\$450
Special Assessments - A Prepayments	\$0	\$0	\$20,037	\$20,037
Interest Income	\$0	\$0	\$432	\$432
TOTAL REVENUES	\$122,932	\$122,932	\$143,851	\$20,919

EXPENDITURES:

Series 2012A-1

Interest - 11/01	\$41,525	\$41,525	\$41,525	\$0
Interest - 5/01	\$41,525	\$41,525	\$41,525	\$0
Principal - 5/01	\$40,000	\$40,000	\$40,000	\$0
Special Call - 5/01	\$0	\$0	\$25,000	(\$25,000)
TOTAL EXPENDITURES	\$123,050	\$123,050	\$148,050	(\$25,000)

EXCESS REVENUES (EXPENDITURES)	(\$118)	(\$4,199)		
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FUND BALANCE - Beginning	\$76,268	\$137,591		
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FUND BALANCE - Ending	\$76,150	\$133,392		
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AMELIA WALK
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2012A-3

DEBT SERVICE FUND

*Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2017*

	ADOPTED BUDGET	PRORATED THRU 9/30/17	ACTUAL THRU 9/30/17	VARIANCE
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REVENUES:

Special Assessments	\$395,471	\$395,471	\$395,471	\$0
Interest Income	\$0	\$0	\$109	\$109
TOTAL REVENUES	\$395,471	\$395,471	\$395,580	\$109

EXPENDITURES:

Series 2012A-3

Interest - 11/01	\$132,688	\$132,688	\$132,688	\$0
Interest - 5/01	\$132,688	\$132,688	\$132,688	\$0
Principal - 5/01	\$125,000	\$125,000	\$125,000	\$0
TOTAL EXPENDITURES	\$390,375	\$390,375	\$390,375	\$0
EXCESS REVENUES (EXPENDITURES)	\$5,096		\$5,205	
FUND BALANCE - Beginning	\$171,229		\$171,230	
FUND BALANCE - Ending	\$176,326		\$176,435	

AMELIA WALK
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2016A-2

DEBT SERVICE FUND

*Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2017*

ADOPTED BUDGET	PRORATED THRU 9/30/17	ACTUAL THRU 9/30/17	VARIANCE
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REVENUES:

Special Assessments-Prepayments	\$0	\$0	\$40,000	\$40,000
Interest Income	\$0	\$0	\$1,159	\$1,159
TOTAL REVENUES	\$0	\$0	\$41,159	\$41,159

EXPENDITURES:

Series 2016A-2

Interest - 11/01	\$112,425	\$112,425	\$112,425	\$0
Interest - 5/01	\$112,425	\$112,425	\$112,425	\$0
TOTAL EXPENDITURES	\$224,850	\$224,850	\$224,850	\$0
EXCESS REVENUES (EXPENDITURES)	(\$224,850)		(\$183,691)	
FUND BALANCE - Beginning	\$337,295		\$618,227	
FUND BALANCE - Ending	\$112,445		\$434,535	

**AMELIA WALK
COMMUNITY DEVELOPMENT DISTRICT
Long Term Debt Report
FY 2017**

Series 2012A-1, Special Assessment Bonds		
Interest Rate;	5.50%	
Maturity Date:	5/1/2037	
Reserve Fund Requirement:	Max Annual Debt Service	
Bonds outstanding - 9/30/2016		\$1,510,000.00
Less:	May 1, 2017 (Mandatory)	(\$40,000.00)
Current Bonds Outstanding		\$1,470,000.00

Series 2012A-3, Special Assessment Bonds		
Interest Rate;	5.50%	
Maturity Date:	5/1/2037	
Reserve Fund Requirement:	N/A	
Bonds outstanding - 9/30/2016		\$4,825,000.00
Less:	May 1, 2017 (Mandatory)	(\$125,000.00)
Current Bonds Outstanding		\$4,700,000.00

Series 2016A-2, Special Assessment Bonds		
Interest Rate;	4.25%	
Maturity Date:	11/1/2021	\$230,000.00
Interest Rate;	5.50%	
Maturity Date:	11/1/2030	\$725,000.00
Interest Rate;	6.00%	
Maturity Date:	11/1/2047	\$2,920,000.00
Reserve Fund Requirement:	Maximum Annual Debt Assessment	
Current Bonds Outstanding		\$3,875,000.00

Total Current Bonds Outstanding		\$10,045,000.00
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AMELIA WALK
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2016A-2

CAPITAL PROJECTS FUND

*Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2017*

	ADOPTED BUDGET	PRORATED THRU 9/30/17	ACTUAL THRU 9/30/17	VARIANCE
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REVENUES:

Interest Income	\$0	\$0	\$528	\$528
TOTAL REVENUES	\$0	\$0	\$528	\$528

EXPENDITURES:

Capital Outlay	\$0	\$0	\$663,649	(\$663,649)
TOTAL EXPENDITURES	\$0	\$0	\$663,649	(\$663,649)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$663,121)	
FUND BALANCE - Beginning	\$0		\$696,302	
FUND BALANCE - Ending	\$0		\$33,181	

Amelia Walk
Community Development District
Series 2016-2 Special Assessment Bonds

1. Recap of Capital Project Fund Activity Through September 30, 2017

Opening Balance in Construction Account	\$3,052,509.87
Source of Funds: Interest Earned	\$619.15
Use of Funds:	
Disbursements: Clearing, Grading & Earthwork	(\$568,190.87)
Roadway	(\$727,841.07)
Stormwater	(\$303,222.68)
Water System	(\$262,281.11)
Sewer System	(\$378,929.54)
Landscaping, Entry Monuments & Signs	(\$288,633.23)
Engineering & Permitting	(\$72,695.00)
Electrical	(\$131,315.29)
Professional Fees (Contingencies)	(\$36,589.36)
Cost Of Issuance	(\$250,250.00)
Adjusted Balance in Construction Account at September 30, 2017	<u><u>\$33,180.86</u></u>

2. Funds Available For Construction at September 30, 2017

Book Balance of Construction Fund at September 30, 2017 \$33,180.86

A. A.J. Johns, Inc. - Phase 2

Contract Amount	\$2,244,928.40	
Paid to Date	(\$2,244,928.40)	
Balance on Contract	<u>(\$0.00)</u>	<u>\$0.00</u>

B. First Coast Electric, LLC - FPL Conduit Installation

Contract Amount	\$102,205.00	
Paid to Date	(\$102,205.00)	
Balance on Contract	<u>\$0.00</u>	<u>\$0.00</u>

Construction Funds available at September 30, 2017 \$33,180.87

3. Investments - US Bank

September 30, 2017	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight	0.18%		\$41,151.36	\$41,151.36
			Contracts/Retainage Payable		(\$7,970.50)
			Balance at 9/30/17		<u><u>\$33,180.86</u></u>

B.

**Amelia Walk
Community Development District**

Check Run Summary

October 17, 2017

<i>Date</i>	<i>Check Numbers</i>	<i>Amount</i>
9/27/2017	2282-2286	\$5,658.32
10/9/2017	2287-2293	\$14,006.20
Total		<u><u>\$19,664.52</u></u>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/27/17	00064	9/01/17	7177826	201709 320-57200-34000		SENTRICON PLUS RECURRING	*	45.00		
						BUG OUT SERVICE			45.00	002282
9/27/17	00021	9/18/17	SEP-17	201709 320-57200-43000		SEP 17 - ELECTRIC	*	1,486.67		
		9/18/17	SEP-17	201709 320-57200-43001		SEP 17 - ELECTRIC	*	1,231.45		
						FPL			2,718.12	002283
9/27/17	00093	9/01/17	316960	201709 310-51300-60200		MONTHLY WATER MGMT SVC	*	700.00		
						THE LAKE DOCTORS INC			700.00	002284
9/27/17	00070	8/25/17	368584	201708 310-51300-48000		NOTICE OF MEETING	*	247.60		
		9/25/17	374856	201709 310-51300-48000		NOTICE OF MEETING	*	247.60		
						NEWS LEADER			495.20	002285
9/27/17	00170	8/02/17	9389	201708 320-57200-62000		TRIMMING IN PARKING LOT	*	1,700.00		
						SANDFORD'S TREE SERVICE INC.			1,700.00	002286
10/09/17	00156	9/21/17	0350808-	201710 320-57200-41050		SERVICE THRU 10/24/2017	*	286.82		
						COMCAST			286.82	002287
10/09/17	00027	8/02/17	S15922	201708 320-57200-62000		INSTALL NEW SKIMMER NET	*	24.71		
						CRYSTAL CLEAN POOL SERVICE, INC			24.71	002288
10/09/17	00160	9/01/17	664020	201710 320-57200-34500		SERVICE THRU 12/31/2017	*	400.00		
						ENVERA SYSTEMS			400.00	002289
10/09/17	00003	9/26/17	59412974	201709 310-51300-42000		DELIVERIES THRU 09/26/17	*	55.16		
						FEDEX			55.16	002290
10/09/17	00036	9/27/17	31240504	201709 320-57200-43100		SERVICE THRU 09/27/2017	*	11,316.51		
						JEA			11,316.51	002291
10/09/17	00133	9/20/17	15579	201709 320-57200-62000		HURRICANE STORM CLEANUP	*	1,350.00		

AP300R
*** CHECK NOS. 002282-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 10/09/17
AMELIA WALK - GENERAL FUND
BANK A AMELIA WALK

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
		9/25/17 15928	201709 320-57200-62000	HURRICANE STORM DEBRIS	*	360.00	
				MARTEX SERVICES LANDSCAPE MANAGEMEN			1,710.00 002292
10/09/17 00028		9/16/17 0687-000	201710 320-57200-43300	OCT 2017 REFUSE SERVICE	*	213.00	
				REPUBLIC SERVICES #687			213.00 002293
				TOTAL FOR BANK A		19,664.52	
				TOTAL FOR REGISTER		19,664.52	

AWLK -AMELIA WALK - SROSINA

C.

AMELIA WALK
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2017

ASSESSMENTS - TAX COLLECTOR

\$96,483.33 \$ 132,187.46 \$228,670.79
ON ROLL ASSESSMENTS
42.19% 57.81% 57.81%

DATE	DESCRIPTION	Collection Period	AMOUNT	DISCOUNTS/PENALTIES	COMMISSIONS	INTEREST	Net Amount	O&M Portion	DSF Portion	Total
11/3/2016	Distribution #1	6/1/16-10/24/16	\$2,303.19	\$92.13	\$44.22	\$0.00	\$2,166.84	\$914.26	\$1,252.58	\$2,166.84
11/21/2016	Distribution #2	9/1/16-11/15/16	\$51,126.23	\$2,045.05	\$981.62	\$0.00	\$48,099.56	\$20,294.70	\$27,804.86	\$48,099.56
11/15/2016	INVOICE	FY2017	\$0.00	\$0.00	\$2,142.00	\$0.00	(\$2,142.00)	(\$903.78)	(\$1,238.22)	(\$2,142.00)
12/8/2016	Distribution #3	11/16/16-11/30/16	\$150,332.20	\$6,013.29	\$2,886.38	\$0.00	\$141,432.53	\$59,674.79	\$81,757.74	\$141,432.53
12/21/2016	Distribution #4	12/01/16-12/15/16	\$10,021.75	\$300.65	\$194.43	\$0.00	\$9,526.67	\$4,019.60	\$5,507.07	\$9,526.67
1/6/2017	Distribution #5	12/16/16-12/31/16	\$4,802.16	\$144.06	\$93.16	\$0.00	\$4,564.94	\$1,926.09	\$2,638.85	\$4,564.94
3/7/2017	Distribution #7	02/01/17-02/28/17	\$4,802.15	\$48.02	\$95.08	\$0.00	\$4,659.05	\$1,965.80	\$2,693.25	\$4,659.05
4/6/2017	Distribution #8	03/01/17-03/31/17	\$5,236.10	\$0.00	\$104.72	\$0.00	\$5,131.38	\$2,165.09	\$2,966.29	\$5,131.38
TOTAL			\$228,623.78	\$8,643.20	\$6,541.62	\$0.00	\$213,438.96	\$90,056.54	\$123,382.41	\$213,438.96

Assessed on Roll:

	GROSS AMOUNT ASSESSED	PERCENTAGE	ASSESSMENTS COLLECTED	ASSESSMENTS TRANSFERRED	AMOUNT TO BE TFR.
O & M	\$96,483.33	42.19%	\$90,056.54	(\$90,056.55)	(\$0.01)
DEBT SERVICE	\$132,187.46	57.81%	\$123,382.41	(\$123,382.41)	\$0.00
TOTAL	\$228,670.79	100.00%	\$213,438.96	(\$213,438.96)	(\$0.01)

\$47.01 Balance Remaining to Collect
100% Gross Collected

TRANSFERS FROM DEBT SERVICE:

DATE	CHECK #	AMOUNT
11/3/2016	TXFER	\$914.26
11/15/2016	TXFER	(\$2,142.00)
11/21/2016	TXFER	\$20,294.70
12/8/2016	TXFER	\$59,674.79
12/22/2016	TXFER	\$4,019.60
1/10/2017	TXFER	\$2,641.87
3/9/2017	TXFER	\$1,965.80
4/11/2017	TXFER	\$2,687.53
TOTAL		\$90,056.55
Amount due:		(\$0.01)

AMELIA WALK
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2017

AW VENTURE LLC - TOTAL ASSESSMENT OFF ROLL - PHASE 2 UNPLATTED

DUE DATE	INV#	BILLED AMOUNT	AMOUNT RECEIVED	NET RECEIPTS	\$78,586.98 100.00%	\$0.00 0.00%	\$78,586.98
					O&M Portion	DSF Portion	Total
10/1/2016	AWVII-100116	\$19,646.75	\$19,646.75	\$19,646.75	\$19,646.75	\$0.00	\$19,646.75
11/1/2016	AWVII-110116	\$5,358.22	\$5,358.22	\$5,358.22	\$5,358.22	\$0.00	\$5,358.22
12/1/2016	AWVII-120116	\$5,358.22	\$5,358.22	\$5,358.22	\$5,358.22	\$0.00	\$5,358.22
1/1/2017	AWVII-010117	\$5,358.22	\$5,358.22	\$5,358.22	\$5,358.22	\$0.00	\$5,358.22
2/1/2017	AWVII-020117	\$5,358.22	\$5,358.22	\$5,358.22	\$5,358.22	\$0.00	\$5,358.22
3/1/2017	AWVII-030117	\$5,358.22	\$5,358.22	\$5,358.22	\$5,358.22	\$0.00	\$5,358.22
4/1/2017	AWVII-040117	\$5,358.22	\$5,358.22	\$5,358.22	\$5,358.22	\$0.00	\$5,358.22
5/1/2017	AWVII-050117	\$5,358.22	\$5,358.22	\$5,358.22	\$5,358.22	\$0.00	\$5,358.22
6/1/2017	AWVII-060117	\$5,358.22	\$5,358.22	\$5,358.22	\$5,358.22	\$0.00	\$5,358.22
7/1/2017	AWVII-070117	\$5,358.22	\$5,358.22	\$5,358.22	\$5,358.22	\$0.00	\$5,358.22
8/1/2017	AWVII-080117	\$5,358.22	\$5,358.22	\$5,358.22	\$5,358.22	\$0.00	\$5,358.22
9/1/2017	AWVII-090117	\$5,358.22	\$5,358.22	\$5,358.22	\$5,358.22	\$0.00	\$5,358.22
TOTAL		\$78,587.17	\$78,587.17	\$78,587.17	\$78,587.17	\$0.00	\$78,587.17

AW VENTURE II LLC - TOTAL ASSESSMENT OFF ROLL - PHASE 3-5 UNPLATTED

DUE DATE	INV#	BILLED AMOUNT	AMOUNT RECEIVED	NET RECEIPTS	\$271,535.61 40.71%	\$395,471.45 59.29%	\$667,007.06
					O&M Portion	DSF Portion	Total
10/1/2016	AWV3-100116	\$67,883.90	\$67,883.90	\$67,883.90	\$67,883.90	\$0.00	\$67,883.90
11/1/2016	AWV3-110116	\$18,513.84	\$18,513.84	\$18,513.84	\$18,513.84	\$0.00	\$18,513.84
12/1/2016	AWV3-120116	\$18,513.84	\$18,513.84	\$18,513.84	\$18,513.84	\$0.00	\$18,513.84
1/1/2017	AWV3-010117	\$18,513.84	\$18,513.84	\$18,513.84	\$18,513.84	\$0.00	\$18,513.84
2/1/2017	AWV3-020117	\$18,513.84	\$18,513.84	\$18,513.84	\$18,513.84	\$0.00	\$18,513.84
3/1/2017	AWV3-030117	\$18,513.84	\$18,513.84	\$18,513.84	\$18,513.84	\$0.00	\$18,513.84
4/1/2017	AWV3-040117	\$18,513.84	\$18,513.84	\$18,513.84	\$18,513.84	\$0.00	\$18,513.84
4/15/2017	AWV3-041517	\$253,101.73	\$253,101.73	\$253,101.73	\$0.00	\$253,101.73	\$253,101.73
5/1/2017	AWV3-050117	\$18,513.84	\$18,513.84	\$18,513.84	\$18,513.84	\$0.00	\$18,513.84
6/1/2017	AWV3-060117	\$18,513.84	\$18,513.84	\$18,513.84	\$18,513.84	\$0.00	\$18,513.84
7/1/2017	AWV3-070117	\$18,513.84	\$18,513.84	\$18,513.84	\$18,513.84	\$0.00	\$18,513.84
8/1/2017	AWV3-080117	\$18,513.84	\$18,513.84	\$18,513.84	\$18,513.84	\$0.00	\$18,513.84
9/1/2017	AWV3-090117	\$18,513.84	\$18,513.84	\$18,513.84	\$18,513.84	\$0.00	\$18,513.84
10/15/2017	AWV3-101517	\$142,369.72	\$142,369.72	\$142,369.72	\$0.00	\$142,369.72	\$142,369.72
TOTAL		\$667,007.59	\$667,007.59	\$667,007.59	\$271,536.14	\$395,471.45	\$667,007.59

Assessed off Roll:

	NET AMOUNT ASSESSED	ASSESSMENTS COLLECTED	AMOUNT TRANSFERRED	AMOUNT TO BE TFR.	O&M % Collected	DS % Collected
O & M	\$350,122.59	\$350,123.31	(\$350,123.31)	\$0.00	100.00%	100.00%
DEBT SERVICE	\$395,471.45	\$395,471.45	(\$253,101.73)	\$142,369.72		
TOTAL	\$745,594.04	\$745,594.76	(\$603,225.04)	\$142,369.72		

TRANSFERS TO DEBT SERVICE:

DATE	CHECK #	AMOUNT
4/19/2017	2176	\$253,101.73
TOTAL		\$253,101.73
Amount due:		(\$142,369.72)

ASSESSMENTS COMBINED

	NET AMOUNT ASSESSED	TAX COLLECTOR RECEIVED	DIRECT RECEIVED	TOTAL COLLECTED	NET PERCENTAGE COLLECTED
O & M	\$446,605.92	\$90,056.54	\$350,123.31	\$440,179.85	98.56%
DEBT SERVICE	\$527,658.91	\$123,382.41	\$395,471.45	\$518,853.86	98.33%
TOTAL	\$974,264.83	\$213,438.96	\$745,594.76	\$959,033.72	