

Amelia Walk
Community Development District

March 16, 2021

Amelia Walk

Community Development District

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March 9, 2021

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, March 16, 2021 at 2:00 p.m. at the Amelia Walk Amenity Center, 85287 Majestic Walk Boulevard, Fernandina Beach, Florida. Following is the advance agenda for this meeting:

- I. Roll Call
- II. Public Comment
- III. Minutes
 - A. Approval of the Minutes of the February 16, 2021 Meeting
 - B. Acceptance of the Minutes of the February 16, 2021 Audit Committee Meeting
- IV. Consideration of Updated Proposal for Phase 5a/5b Cluster Mailboxes
- V. Discussion of Additional Parking on Fallen Leaf Drive
- VI. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. Community Manager
 - 1. Report
 - 2. Proposal for Stocking the Lakes with Fish
- VII. Supervisors' Request and Audience Comments
- VIII. Other Business
- IX. Financial Reports
 - A. Balance Sheet & Income Statement
 - B. Assessment Receipts Schedule
 - C. Approval of Check Register
- X. Next Meetings Scheduled for April 20, 2021 at 2:00 p.m. at the Amelia Walk Amenity Center (Audit Committee and Board of Supervisors)
- XI. Adjournment

Enclosed under the third order of business are copies of the minutes of the February 16, 2021 audit committee and Board of Supervisors meetings for your review and approval.

The fourth order of business is consideration of updated proposal for Phase 5a/5b cluster mailboxes. A copy of the proposal is enclosed for your review and approval.

Copies of the balance sheet and income statement, assessment receipt schedule and check register 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,

Daniel Laughlin

Daniel Laughlin
District Manager

AGENDA

Amelia Walk Community Development District Agenda

Tuesday
March 16, 2021
2:00 p.m.

Amelia Walk Amenity Center
85287 Majestic Walk Boulevard
Fernandina Beach, Florida 32034
Call In #: 1-800-264-8432 Code 895984
www.AmeliaWalkCDD.com

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MINUTES

A.

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, February 16, 2021 at the Amelia Walk Amenity Center, 85287 Majestic Walk Boulevard, Fernandina Beach, Florida.

Present and constituting a quorum were:

Gregg Kern	Chairman
Michael Harbison	Vice Chairman
Jeff Robinson	Supervisor
Henry "Red" Jentz	Supervisor

Also present were:

Daniel Laughlin	District Manager
Jennifer Kilinski	District Counsel
Dan McCranie	District Engineer
Michael Molineaux	Evergreen Lifestyles Management
Carl Eldred	Hopping Green & Sams by telephone

FIRST ORDER OF BUSINESS

Roll Call

Mr. Laughlin called the meeting to order at 2:08 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Audience Comments

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Minutes of the January 19, 2021

There were no comments on the minutes.

On MOTION by Mr. Robinson seconded by Mr. Jentz with all in favor the Minutes of the January 19, 2021 meeting were approved.
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FOURTH ORDER OF BUSINESS

Acceptance of the Audit Committee's Recommendation and Consideration of Authorizing Staff to Issue an RFP

Mr. Laughlin stated this agenda item is accepting the recommendation to use the criteria that you all approved as the audit committee. We will issue an RFP to audit firms.

On MOTION by Mr. Kern seconded by Mr. Harbison with all in favor the audit committee's recommendation was accepted and staff was authorized to issue an RFP for audit services.

Mr. Harbison asked are we going to request an RFP from our current auditor?

Mr. Laughlin responded yes. There are probably three or four major audit firms and it usually comes down to price, but you can't select an auditor based solely on that.

FIFTH ORDER OF BUSINESS

Ratification of E-Verify Memorandum of Understanding

Ms. Kiliniski stated there was a law passed last year that requires all local governments to register with E-Verify. Previously it was only if you were doing work on federal contracts or certain types of state contracts that received federal funds, but it has been changed now that any state contracts or any contract for a local government you have to enter into E-Verify, so even though the District doesn't have any direct employees we still have to register with the database. You'll see subsequent to this law becoming effective that all of your agreements will have E-Verify provisions that require any of our direct contractors to go through the E-Verify system. We're not asking them for evidence that they've complied with those requirements, but they will testify essentially with the agreement execution that they are compliant with E-Verify requirements. This is just a memorandum that has been presented by the federal government for use at the state level and essentially to our level.

Mr. Harbison stated it's actually very easy to use as an employer and very helpful.

On MOTION by Mr. Harbison seconded by Mr. Kern with all in favor the E-Verify Memorandum of Understanding was ratified.

SIXTH ORDER OF BUSINESS

Discussion on Speeding Issues

Mr. Laughlin stated this is a carryover from the last meeting. There was a request for pricing on the "your speed is" sign and the average cost for that sign is \$18,851 according to the FDOT website.

Mr. Robinson asked that's solar?

Mr. McCranie responded yes it has the solar panel, the battery backup and has the “your speed is” wording and that’s the FDOT state-wide average cost per sign.

Mr. Kern stated in my experience a lot of times the solar versus the electrical seems to almost wash out by the time you put in the electrical numbers. I don’t know the exact cost.

Mr. Robinson asked what about the cost of the static sign without the radar?

Mr. McCranie stated about \$300 or \$350, somewhere in that range.

Mr. Kern stated our signs are decorative so there’s a little bit more costs usually to match the signs.

Mr. Molineaux stated I don’t know exactly, but that seems like a fair number.

Mr. Kern stated typical ones in other communities that are less decorative are about \$300-\$400. These are more like \$800 or \$900 if I remember.

Mr. Robinson asked do we need County approval for those, or can we just put them in?

Mr. McCranie responded we want to confirm it with the County and then we still need engineering judgment as to where to put it, so I’d have to have conversations as to the locations to make sure we’re putting it in an appropriate location.

Mr. Robinson asked have you seen the locations that were suggested at the last meeting?

Mr. McCranie responded I read the notes, but I did not see any maps, so I don’t recall where you were talking about.

Mr. Robinson stated I didn’t put a map together. When you get past the roundabout heading towards phase 4 and 5 there are no speed limit signs on Majestic so one was suggested to put it there and another was on the opposite end when you’re leaving phase 4 and 5 at the intersection of Champlain. And then another one on Majestic just after the sales offices.

Mr. McCranie stated I can tell you through experience and all research that signs do not slow down drivers; enforcement does, and how the road feels is how people drive so adding lots of signs to remind them, I don’t know if it fixes the problem.

Mr. Harbison stated if you talk to people and ask them if they know what the speed limit is and they say 35 and I say first, it’s 25, but second, you were going 45. It’s just unbelievable.

Mr. McCranie stated from the engineering side of things, how speed limits are set up on the whole road system is based upon the curvature and how narrow the road is and everything

else. We have curves throughout, so that typically slows down drivers and when people park in the street that typically slows down drivers. When they feel it's wide open and clear, even the nicest, most polite driver will drive what they feel is a comfortable speed so it's going to be hard to keep people at 25mph.

Mr. Kern stated in my experience this issue is in every community and every district and we've put a bunch of signs out and there just ends up being a bunch of signs but there's still speeders. Speed bumps have a similar concept. They will slow you down for that moment, and then people try to speed up in between. Then the folks that aren't speeding have to deal with speed bumps every day. I haven't come to a great solution other than enforcement. Getting local authorities that have that authority to enforce the laws.

Mr. Molineaux stated the last time we had the Sheriff's officers on the property I think they ticketed five people and out of those four were residents and one was a contractor. As soon as they leave the property people go back to their habit.

Mr. Robinson asked what about the other items that I brought up? I'm not a big fan of stop signs because of the noise they create, but they definitely slow traffic.

Mr. McCranie stated if you put stop signs on a straightaway in which they know they're not normally supposed to stop they will not use them and then it makes it more dangerous to any pedestrian that believes a stop sign will stop a car and that would be a concern if someone tries to cross a road.

Mr. Harbison stated a related issue, especially if we're getting the authorities involved, is leaving Amelia Walk. The people that just run the light on Amelia Concourse. Maybe if we got Amelia National and North Hampton involved. They've got the same issues. There's a policeman that is pretty much all the time down on Amelia Concourse by the construction entrance for Amelia National. I don't know why he's there, but it's these lights that are really causing an issue.

Mr. McCranie asked what's the safety issue about the lights?

Mr. Harbison responded they run the light.

Mr. Robinson stated when the light turns red there's only a small delay before the other side turns green.

Mr. McCranie stated that is definitely the County because they set all of those timings so that's where you would talk to them on that concern.

Mr. Kern asked is that something you could bring to the County's attention on the District's behalf? Maybe there's something they could look into if they're not aware of it.

Mr. McCranie responded I can give the County engineers a call and let them know that we have concerns that there is no delay. I'll go observe it first.

Mr. Harbison asked do you have any other communities that have put in speed bumps?

Mr. Laughlin responded I have one that was approved by the County in Duval, but it was never done. It's the only situation I've seen where the County was favorable toward it.

Mr. Harbison asked they're really expensive too, right?

Mr. Laughlin responded there are cheap ones that are plastic and screw into the ground.

Mr. McCranie stated the unforeseen thinking is it creates more pollution and more noise. The people are stopping so they're hitting their brakes and then they're accelerating, so if you put one in front of somebody's house, they get more noise. Then because of the brake dust and gas from acceleration, you're also getting more pollution at that location.

Mr. Robinson stated I can attest to that. When I lived in California, we had a speeding issue, so they decided to put a stop sign in front of our house. You literally couldn't use the front of the house because the cars would stop and start up and it was extremely noisy, and it was a three-way intersection. That's why I said at the last meeting we could look at stop signs, but it was going to create a noise issue. The only other suggestion we have is having a Sheriff come.

Mr. Laughlin stated you can get off-duty officers that the District has to actually pay for, but they will just sit in one spot.

Mr. Robinson asked do you know what the cost of that is?

Mr. Laughlin stated I'd have to look at the hourly rate. I want to say it's about \$40 an hour and then there's usually a \$200 or \$300 administrative fee that you have to pay.

Mr. Kern stated I thought we had requested that, and the Nassau County Sheriff's Office was not agreeable to that, because I've done that in other counties.

Mr. Laughlin stated they sat at Amelia Concourse for a few days, but they were just there because the gate was broken, and people were breaking into the amenity center. They weren't monitoring traffic. I can look into the hourly rate for that. I looked into Duval County recently and they're normal rate was about \$25-\$30 an hour but they were charging \$60 an

hour a couple of months ago. I can't recall if I mentioned this at this meeting, but sometimes the county will bring out their portable radar detectors.

Mr. Jentz asked that has some benefit for some short period of time, right?

Mr. Molineaux responded it does. For the time that the sign is onsite it's beneficial and as soon as it disappears, people are back to their normal behavior.

Mr. Laughlin stated I'll look into the cost. It's a pretty easy process; you just fill out a form with the County and they will have somebody out the next day if they're available.

SEVENTH ORDER OF BUSINESS

Discussion on CBU Locations for Phases 4 and 5

Mr. Robinson stated I had an onsite meeting with the District Manager for delivery services and he basically decides routes district-wide. He came up with a variety of locations and sent me an email and I put some pictures on it. He suggested in phase 5 an area that borders wetland or green space, but this particular location is next to lot 176 and it can accommodate the eleven 16-unit CBUs that are proposed. It's a flat area so it would require minor renovation. We did look at a couple of other locations that were pursuable, but you'd have to break them up into two slots in order to keep the one location since that's what we approved at the last meeting.

Mr. Kern stated so we approved the proposal for the phase 4 and 5 mailboxes in substantial form pending the location.

Mr. Robinson stated we approved phase 5 because that was the proposal. Phase 4 is a different discussion because we have to talk about getting bids for the relocation and installation. If this is an agreeable location for phase 5, then we should move forward with it.

Mr. Kern stated yes, homeowners will eventually be there. I'll make a general comment. You know from the beginning in my coordination with Andre was the same desire to have them all generally together and just from past experience with this district specifically, any time we place mailboxes, we're putting a burden on somebody because all of those residents are going to that location so those are things to consider. This is obviously a common area that the District owns so there's no reason we can't go here. My one consideration would be that you have 175 homes that will be picking up mail in front of these future homes. It's better to do it now then to do it later because presumably if you're buying then you know they're there. I can tell you those are probably the last lots that get sold. It's not favorable

obviously for some folks if they see eleven boxes with 175 units and they might say I don't want to live there so it makes home sales a bit of a challenge in that vicinity, but also in the future as we've seen in the past, even if it's across the street or adjacent to your home, you have 175 people parking in that common area to stop and pick up their mail.

Mr. Robinson stated I had an interesting discussion with Andre on locations, as well as the local mail delivery person who wasn't kind about the amenity center because they have to also deliver packages and I would say 50% of the packages that they get don't fit in the boxes, whether it's the individual slots or the package box, so they still have to drive around all throughout the neighborhood delivering packages. She would prefer them not to be here but whether there's one location or multiple locations, the desire from a logic standpoint was they could just go from there to deliver the packages.

Mr. Kern stated it seems to be the packages would be a scenario no matter where the boxes are located.

Mr. Harbison asked this is approved by the postal service?

Mr. Robinson responded yes. This is the postal service text from the email I got, and I just copied it over and put some pictures on it.

Mr. Jentz stated to the point about the builder having a harder time selling those houses closest to the mailboxes, I think there's two issues there. One is people don't want 175 people stopping in front of their house. The other thing is maybe the appearance of it. That could be on the builder if they want to come to the homeowner's association and come up with some idea to make it better looking or whatever. That would be on them if they thought that was going to help them sell houses. I think this is a great idea because I don't think having them all up here works either, especially when people start coming down to use the pool and things like that. I think Jeff said last time that he's seen people come in and park across three or four spaces and get out of their car.

Mr. Robinson stated there's approximately about 30 homes that seem to be occupied between Lennar and Richmond American in phase 4 today. It's probably growing somewhere between 5 and 10 homes per month.

Mr. Kern stated certainly phase 4 has those additional considerations with sold houses. I just wanted to add one other comment to the point of the amenity center. To the extent somebody doesn't park in the parking spot, maybe that's something we can look at trying to

monitor and enforce, but at least there is a parking spot and in this location, there is no parking available and no infrastructure available so the district presumably will be landscaping this common area just like they do all of the other common areas and right of ways. The other thing I've experienced is when you have these mailboxes, people don't always park in the road, they pull off the road up on the curb and on the landscaping and it ends up being this constant maintenance where they're breaking irrigation heads and running over sod that has to be replaced so there's maybe some additional considerations for restricting vehicles from being able to pull up into the landscaping in that area. A little to your point, if the builders want to add to that to pretty it up, certainly they could. Just some considerations on the infrastructure side if it is available there. One of the reasons we ended up with the amenity center is Andre originally asked for them all to be on Majestic Walk Boulevard going into phase 4 and to me that was a safety concern and I felt like we were going to get concerns later on that we were going to have to potentially address and here we are again being asked to relocate boxes so just as another note for anytime we're doing this, the amenity center while maybe not always appropriately used, it at least has the infrastructure available. A lot of these common areas don't so it creates those other obstacles. One other consideration in my discussions with the mailbox provider, the concrete pad that we have here we were basically going to add on to and the boxes need ADA accessibility, so you have to have a certain amount of concrete pad space available around the boxes. We're able to take advantage of the pad that we have currently and just add on to it. When we go somewhere else that doesn't have an existing pad, we're going to have to increase the size of that pad to provide ADA accessibility so our cost will go up. I don't have the quantity in front of me, but it's something to be noted.

On MOTION by Mr. Robinson seconded by Mr. Harbison with Mr. Jentz in favor and Mr. Kern opposed the location for the phase 5 CBU's adjacent to lot 176 as proposed by Mr. Robinson was approved.
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Mr. Robinson stated the other portion of this was the relocation of the amenity center boxes in phase 4. A copy of the text Andre put together is included but the number of units just needs to be confirmed with them. There are two locations. One is across the street from lot 109 near the lift station on Fall River Parkway and the other is a lot that is currently being used for

cement across from lots 155 and 154 on Riverbirch Court. I think it's like a five or six/four split. I'm not too worried about the split. If want to do this, we would need to do this as quick as possible. We could potentially look at the pad that is existing at the amenity center being reused for something like bike racks.

Mr. Harbison stated I'm all for moving the boxes from here. I'm very concerned about the summer and people driving in with kids running around the parking lot and things like that. On the other hand though, I'm concerned about where people will park and block other traffic and so forth so I guess we just need to keep all of that in mind.

Mr. Kern stated for the record, I would oppose the locations for the same reasons in the previous discussions, but I think we need some more considerations, one of them obviously being the price. An additional being that there are residents in those areas already and they've purchased a house without those there, we've run into that in the past and lastly, looking at the safety concerns here.

Mr. Harbison stated obviously looking at those things, there's more to explore than to just go ahead and do them, right?

Mr. Robinson stated yes, I was thinking we would obtain a proposal to get the cost of removal and installation.

Mr. Laughlin asked Dan, could you look into the cost of removing the cluster mailbox removed.

Mr. McCranie stated I can coordinate with Gregg.

Mr. Kern stated I've typically done the coordination for mailboxes in the past with the vendor. I'm happy to do it, but frankly I'm opposed to it. Obviously, anyone on the board or staff could reach out to the vendor to get a price to relocate those boxes and add the pads.

Mr. Robinson stated I don't have a problem doing it if you want me to. You want me to just reach out to the one vendor because we've used them in the past?

Mr. Kern responded yes; they've been a good vendor for me on multiple projects. They seem competitively priced and obviously they are familiar with their boxes.

Mr. Laughlin stated send me the contact information for whoever it is, and I'll get it to Jeff and if you get a proposal, we can have it included in the next agenda package.

Mr. Kern stated a lot of times Michael will assist me in confirming when the installations happen and coordinating onsite meetings, so Michael is a good resource too for that vendor.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Kilinski stated I've got my law partner Carl Eldred on the phone. He will be the point person, at least through legislative session. I handle all legislative matters for the firm as it relates to special district representation and session has heated up. We're in our fourth week of committee meetings now and session ends April 30th so in the event there are any pressing issues that I can't immediately attend to, Carl will be the point of contact.

You should have gotten by email our legislative updates. We send weekly newsletters where we are just monitoring legislation that may affect special districts. At the end of the session, we will bring back a summary of which bills have passed and how that may affect district operations. We are tracking a number of bills this year. Ethics seems to be the number one focus of session so far. A couple of bills that are proposed would require special district board members to also go through ethics training as the County Commissioners do, so obviously we will let you know if that is the case. I'm happy to answer any questions that you have.

B. District Engineer – Requisition Summary

Mr. McCranie stated I have two requisitions, both of them to Earthworks. The first one is number 78 for \$24,831.10 and that's their final basic draw. Number 79 is for \$225,823.33, which is for a large portion of their retainage. We are still holding back \$50,000 of retainage. I have walked through the project. Effectively, we are complete. We are doing some final paperwork and I noted that I want them to remove some silt fencing from around the perimeter that is still there and doesn't need to be. We're waiting for final DEP approvals and we still hold their money just in case there's little things that have to happen. I would recommend ratification of these requisitions.

On MOTION by Mr. Kern seconded by Mr. Jentz with all in favor requisition numbers 78 and 79 were ratified.

Mr. McCranie stated I know we have a pothole here. We have a temporary patch there and I've asked Duval Asphalt to come through the entire subdivision and look at all of phase one and phase two roadways to see permanent fixes for any kind of potholes or damage they see because a lot of times they have a minimum charge if they have to come out. I'm waiting on their report and as soon as I get it, I will bring it to the Board.

Mr. Harbison stated we had a consultant do a study that was almost like a capital project study that included the roadways and everything and at the time I felt pretty good about that. It was very thorough.

Mr. Laughlin stated the roadways weren't included in the reserve study.

Mr. Harbison stated oh they weren't, okay. There has been a lot of concern by residents. One guy got everybody riled up with the fact that we're going to have a \$1,000 assessment shortly and it's because none of these roadways are included or budgeted for.

Mr. Laughlin stated I don't think it would be that much and it would probably be about four or five years away. The roads aren't terrible.

Mr. McCranie stated it's best to patch if they are minor areas because I don't know how many years ago, maybe four or five, we did all kinds of patches throughout phase one and that's holding well. We're going to get between 17 and some say 23 to 24 years of life in our roadways. I think in my annual report I explained how much I think it's going to cost in today's dollars to mill and resurface the asphalt. These were built in 2004 or 2005 so we are 15 years old approximately so certainly in the next four to six years we are going to have an expense for phase one and phase two is about two years later.

Mr. Kern stated phase two is quite a bit later. Phase two we did in 2015 or 2016.

Mr. McCranie stated maybe we did a phase 2a and then a phase 2b because I remember doing one a little off.

Mr. Kern stated to the reserve study that was done, it was done two ways. One with the roads included and one without. Really, for the purpose of setting the reserve amount, this board determined to not consider the projected roadway cost understanding that while it may not have been included in the assessment amount annually, the reserves are still available to fund roadway repairs if needed, just like they would be for any other district asset so while we didn't assess more to reserve for the roadways in the future, we do have reserves available under the current assessment levels if and when we need roadway work. I'm going off

recollection here, but part of that is we made a significant investment in the amenity, which is the main cost or expense in that reserve study, so we felt like there is a long useful life left on the amenity given that recent investment so by the time phase one is needing to be re-milled and resurfaced the regular reserves should be at a point where we can utilize those funds. The phase 3, 4 and 5 useful life are 15 to 20 years out at this point where those reserves will continue to compile. In addition to that, this district and district being a special district has the ability to issue additional bonds at a later time to fund those projects rather than paying today. You can issue those bonds 20 years from now when the work is needed and then amortize that over 20 to 30 years, whatever it may be. That was the thought process going into it.

Mr. Harbison asked and that sort of spreads out whatever CDD fee would be paid by residents as opposed to an assessment?

Mr. Kern responded anytime you issue bonds, those assessments will be levied over a certain assessment area and in that instance it would more than likely be over the entire community so everybody would incur an assessment at that time when those bonds are issued.

Mr. Harbison stated when I hear of a one-time assessment, I think of a one-time deal. \$1,000 kind of thing. Would it be that?

Mr. Laughlin responded no it would be similar to your debt service portion, but it wouldn't be \$1,000 a year, maybe \$30. We had a community that took out \$1,000,000 to repair multiple pond bank failures that they had, and I want to say that assessment for everybody was maybe \$66 a year for like 20 years.

Mr. Kern stated yes, it's not a one-time assessment because it's amortized over X amount of term.

Mr. Laughlin stated we currently put away \$100,000 a year into the reserves. We have been using it more because there's been needed repairs, but as Gregg said, we're in a good spot because the pool was resurfaced and there's a new amenity center so ideally in four to five years, we will have \$300,000 or \$400,000 in the account to cover that.

C. District Manager

There being nothing to report, the next item followed.

D. Community Manager - Report

Mr. Molineaux stated we have, as Dan said filled a pothole at the main entrance and it seems to have helped really well, but it is temporary. We also have to replace the motor for the fountain that is directly outside the amenity center. The only things really at the moment that we're working on is Cherry Creek appears to have a few sidewalk issues that are fairly minor. Those are scheduled to be repaired on Friday.

Mr. Robinson asked what are the issues? Is it just raised?

Mr. Molineau responded just raised with tree roots. They're still very minimal but they could potentially be a trip hazard so we can just grind them.

Mr. Robinson asked we didn't grind them in the last go around?

Mr. Molineaux responded no, they've actually moved since that time.

NINTH ORDER OF BUSINESS**Supervisors' Requests and Audience Comments**

Mr. Harbison stated this is sort of related to the pothole. We've talked about this in the past, but do we have any specific agreements with Village Walk about sharing costs on an ongoing basis?

Mr. Laughlin responded I was actually just talking to Gregg about that. We're working on that. I broke down the monthly cost for our budget so it's as of now just determining a good percentage such as 5% of our overall budget or 10%.

Mr. Kern stated that came back up at the last meeting so since then he has gone back and evaluated the costs and I think Jennifer has been able to pull up a form of agreement that would be between the CDD and Village Walk HOA and you've gone through it to review it and maybe update it since the last time we had it so there has been some progress made and we will continue to evaluate that and try to enter into that agreement. There are various considerations in there such as landscaping, irrigation and roadway maintenance.

Mr. Robinson stated I know that development across the street is not our development, but it seems to be maybe on their second or third time they're draining the lakes of water and it seems like every time they do that over there, both of these lakes over here drop as well.

Mr. Molineaux stated these pumps can run at a very low level but as soon as someone dewater, they're basically taking down the natural level of all of the water in the area which

results in our ponds going down and as soon as they stop doing it, the ponds go back up to the natural level again. This one has had a turtle stuck in it a couple times which hasn't helped so it was only a matter of time before it needed to be replaced and they've got some years on them now.

Mr. Harbison stated I wasn't here at the last meeting, but I saw we talked about tennis lights and things like that. Where I lived up north, they had a system for the town tennis lights where you could put a credit card in, and it would turn on the lights and it charged people at the rate that created a profit for sort of amortizing the cost of putting in the lights. I don't know if it's worth it. I don't think I've ever seen more than five people playing.

Mr. Laughlin stated I think the thing about that is the people living here are already paying towards these amenities so sometimes you get backlash if you try to charge them more.

Mr. Harbison stated well, we would charge the people that are using the courts.

Mr. Laughlin stated right, I'm just saying their residents and they are already paying their assessments. It's just a thought.

Mr. Harbison stated I'm confused about what the rules are on masks in the gym. I saw this thing about aerobics classes and things like that. Every time I go in there, there's a bunch of people not wearing masks, so I just leave.

Mr. Kern stated ever since this pandemic started, we've essentially with Hopping Green's assistance basically followed the executive orders and recommendations being passed down. I know there was a time that we shut down. Jennifer, you might know better than I do or it's certainly something we can look into, but I'm not aware of any recent executive orders from the Governor's office mandating any mask requirement.

Mr. Harbison stated the County doesn't require them.

Ms. Kilinski stated it's a very case-by-case basis. I have districts that are requiring masks in the gym 24/7, I've got some that aren't requiring them at all, but we just have appropriate signage up. In fact, I was speaking to your insurance company this morning about what they're projecting for spring and summer months knowing that we will have pool capacity questions and that sort of thing. I also have districts that have mask-only hours so they're picking blocks of time during the day where they require masks in the gym so those

folks that want to participate in mask wearing are able to use the facilities. You can set your own policy, there's no mandatory requirements one way or the other.

Mr. Harbison stated Michael, you're the closest to it. If you could just sort of observe and before the next meeting think about it because I follow the Facebook group closely and there's just a lot of anger both ways on this and I don't want it to end up in fist fights.

Mr. Kern stated I have one thing I wanted to bring to the board's attention and it probably needs more detail for further consideration, but I was approached by one of our home builders who would like to add some parking on Fallen Leaf Drive. When the request came through, I asked for their site plans and those kinds of things. I guess there is a resident back there and essentially, they want to create a memorial parking location for some overflow parking in this common area. If you're familiar with Fallen Leaf Drive, it has that turnaround and I think there are some mailboxes there so they were interested in what our interest would be if we would be agreeable to additional parking there. My initial thought was cost so I inquired about how it would be funded, and they said they just want to explore it really and they weren't sure. I'm sure there's a contribution from their party but wanted to understand because it is District property, if this Board would be agreeable to allowing that.

Mr. Molineaux stated I'm guessing this came from the first house on the left past that wooded area because they moved in with six teenage children and they all have vehicles. They have the biggest house in the community, but it has the smallest driveway. We've already had to turn down a request for an ARB request to widen the driveway because it's not in accordance with the architectural guideline so I wouldn't be shocked if this started from that home and then made its way into the builder's office. At any one time there's probably six, seven or eight cars there.

Mr. Kern asked in the roadway?

Mr. Molineaux responded there's usually two in the driveway because it's a very short driveway. I've actually had a conversation with the owner. It's a little bit tongue in cheek, but there are homes in the community with quite sizeable driveways and I made the suggestion that perhaps they should be looking at one of those. They have a really big house, at least six bedrooms but parking out there is definitely a problem and I would say if we could utilize that space, I'm almost certain that house would be the sole user of it.

Mr. Kern stated I guess I just wanted to bring it up to see if there is any general direction from the Board that I can convey as to whether it is something we would consider or not. Obviously, it's on our common area properties.

Mr. Jentz asked there's a half cul-de-sac there right?

Mr. Molineaux responded correct.

Mr. Jentz stated there's one on Cherry Creek there too. Why do they need permission to park there? Why isn't it just first come, first serve.

Mr. Robinson responded they want to carve out a bigger space to put a bigger parking lot.

Mr. Kern stated my understanding of it from the fairly crude site plan that was provided was that they wanted to go past the curb and create parking beyond the curb. Almost like parking spots that would look like a driveway coming off the roadway there. Those type of details would have to be ironed out. To your point, they could certainly park in the roadway. We don't have any restrictions on that, but the request for additional parking beyond the curb line, which is in the District common area right of way.

Mr. Harbison stated I don't see why we would pay a dime of it though unless it's close enough to where the mailboxes are going to go and then we could use it for the mail parking.

Mr. Laughlin stated maybe it could be worked out with Duval Asphalt too if they do come out here.

Mr. Kern stated I tend to agree that I don't think the District should bear the whole cost but those are the kind of things that might answer their inquiry right off the bat.

Mr. Robinson stated Fallen Leaf has about 75% occupied now roughly speaking. If we were going to do anything on that street, from my past experience as a town councilman in Connecticut, we might want to poll everybody on the street, and I can guarantee about half would be opposed and the other half will be either neutral or in favor.

Mr. Molineaux stated I do get complaints from the homeowner of the house across the street from this home, but they have now sold the house to somebody from up north who is only going to be using it in the summer, so they are only going to be exposed to it half of the year. There just isn't a solution for that family with so many people.

Mr. Kern stated I will respond with some feedback from this discussion. Perhaps if they want to pursue it, they should come address the Board themselves.

Mr. Robinson stated we've had builders come to us and offer money for improvements like the fountains and so far, you've heard what from that?

Mr. Kern responded they haven't paid.

Mr. Robinson stated right, that's my point.

Mr. Jentz stated along those lines of people asking for things, from walking around the neighborhood people who don't even know who I am have said it would be nice to have park benches on some of the easements. It probably doesn't cost a lot of money, but everybody who has land adjacent to the easement is probably going to have something to say about putting a park bench in front of their house. It's hard to do after the fact.

Audience Comments

Resident Connie Philips stated you were talking about speed signs but we brought up no solicitation in our covenants and someone mentioned that they thought it was posted. I haven't found that sign if it's somewhere, so I do think we should have a no solicitation sign in the front of our community.

Mr. Molineaux stated I think there's one at the main entrance.

Resident Connie Philips stated I didn't see it.

Mr. Laughlin stated they are pretty low to the ground.

Mr. Robinson stated there may be one right after the circle. I can't remember if it's no solicitation or the one that talks about the construction.

Mr. Laughlin we can look into it and see what they cost and go from there.

TENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet & Income Statement

B. Assessment Receipts Schedule

C. Approval of Check Register

Mr. Laughlin stated the check register totals \$19,213.88.

On MOTION by Mr. Harbison seconded by Mr. Kern with all in favor the check register was approved.

TWELFTH ORDER OF BUSINESS

**Next Scheduled Meeting – March 16, 2021
at 2:00 p.m. at the Amelia Walk Amenity
Center**

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Harbison seconded by Mr. Robinson with all in favor the meeting was adjourned.
--

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

MINUTES OF MEETING
AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

An Audit Committee meeting of the Amelia Walk Community Development District was held Tuesday, February 16, 2021 at the Amelia Walk Amenity Center, 85287 Majestic Walk Boulevard, Fernandina Beach, Florida.

Present were:

Gregg Kern
Michael Harbison
Jeff Robinson
Henry “Red” Jentz
Daniel Laughlin
Jennifer Kilinski

FIRST ORDER OF BUSINESS

Roll Call

Mr. Laughlin called the meeting to order at 2:08 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Approval of Auditor Selection Evaluation Criteria

Mr. Laughlin stated the criteria included in the agenda package are standard criteria. There is ability of personnel, proposer’s experience, understanding of scope of work, ability to furnish the required services and price, all weighted at 20 points. These are the criteria we’ve used in the past.

Mr. Harbison asked is geographic location to here or the St. Augustine office?

Mr. Laughlin responded here, but all of the documentation is transmitted electronically. They have access to our servers and can go in and get any files they need. That more so applies to an engineer or landscape company.

On MOTION by Mr. Kern seconded by Mr. Harbison with all in favor the auditor selection evaluation criteria were approved.

THIRD ORDER OF BUSINESS

Other Business

There being none, the next item followed.

FOURTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Harbison seconded by Mr. Kern with all in favor the Audit Committee meeting was adjourned.

FOURTH ORDER OF BUSINESS

PROPOSAL 288454

AMELIA WALK CDD



Submitted to

CONTACT GREGG KERN
ADDRESS 475 WEST TOWN PLACE
SUITE 114
ST AUGUSTINE FL 32092
PHONE
EMAIL gkern@greenpointellc.com FAX

ESTIMATE # 002-20-288454
DATE 12/15/2020
WRITTEN BY DAN KRISTOFF
REFERENCE

**** DEPOSIT REQUIRED ****

Project Detail - Page 1

LOCATION AMELIA WALK DISTANCE 40 MILES COORDINATES 30.600562, -81.549633
PROJECT NAME AMELIA WALK PHASE 5A/5B CBUS

Items

		PRICE EACH	QTY	TOTAL
1	MAILBOX, CBU, 16 DOOR, STANDARD, SEQ NUMBERING, DARK BRONZE Sided, INVOICED UPON RECEIPT 16 DOOR CBU - DARK BRONZE	\$1,580.00	11	\$17,380.00
2	CONSTRUCTION, CONCRETE POUR, CUSTOM / 289" X 128" (257 SQ. FT.) CONCRETE POUR FOR STANDARD CBUS	\$6,875.00	1	\$6,875.00
3	LABOR / INSTALLATION, MAILBOX	\$1,195.00	1	\$1,195.00
4	MAILBOX, USPS COORDINATION USPS COORDINATION - INCLUDED		1	\$0.00
PRE-TAX TOTAL				\$25,450.00
EST TAX (.07)				\$0.00
TOTAL				\$25,450.00

Approval

TERMS & CONDITIONS

- All work will be completed in a workmanlike manner according to standard practice. All agreements are contingent upon delays and material cost increases beyond our control.
- Pricing in this proposal is subject to acceptance within 14 days and is void thereafter.
- Depending upon the agreed credit terms, a deposit may be required before work is to commence.
- If a deposit is to be paid by credit card, you authorize OnSight Industries, LLC to charge 50% of the total project cost upfront and the balance of the project immediately upon completion.
- Any labor and installation pricing is approximate and subject to change based upon actual time incurred.
- Delivery/installation postponement will result in the client being progress billed for completed product. At this time, title for the product will transfer to the client. Product will be warehoused until the client is ready for installation, at which time applicable installation labor will be invoiced upon completion.
- Sales tax is estimated and subject to change based upon the actual rate at time of invoicing.
- Unless otherwise noted, client assumes all responsibility for permitting and utility locator services as necessary.
- Customer is responsible for variations from customer supplied architectural drawings & hardscapes.
- Signature on this proposal constitutes approval from the client on supplied artwork/graphics.
- Invoices are due upon receipt. Any unpaid invoices are subject to late fees equal to 1.5% of the balance due per month (18% per year), collection fees and/or court costs.

ONSIGHT INDUSTRIES, LLC.

Dan Kristoff
SIGNATURE

DAN KRISTOFF
NAME

2/19/2021
DATE

PROPOSAL ACCEPTANCE THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE HEREBY ACCEPTED. ONSIGHT INDUSTRIES, LLC IS AUTHORIZED TO PROCEED WITH THE PROJECT AS STATED. PAYMENT WILL BE MADE AS OUTLINED ABOVE.



SIGNATURE

NAME

DATE

900 CENTRAL PARK DR., SANFORD, FL 32771-6634
P: 407.830.8861 • F: 407.830.5569

SIXTH ORDER OF BUSINESS

D.

1.



MONTHLY MANAGEMENT REPORT

COMMUNITY NAME: Amelia Walk CDD

MANAGEMENT REPORT MONTH OF: February 2021

NAME OF MANAGER: Michael Molineaux

DISTRIBUTION:

Amelia Walk CDD Board, (via Email)

Daniel Laughlin, GMS (via Email)

I. PROJECT UPDATE AND STATUS

Maintenance Items Completed:

- Sidewalk grinding carried out along Cherry Creek Drive
- Regular maintenance of community

Maintenance Items in Process/to be Completed:

- Collecting proposals for pressure washing of sidewalks.

II. BIDS & PROPOSALS

- Estimate attached to stock ponds with mosquito fish

III. SCHEDULED EVENTS

IV. GENERAL COMMENTS/CONCERNS

2.



FISH STOCKING AGREEMENT

Both *Amelia Walk Community Development District* (**CUSTOMER**) and *Lake & Wetland Management North Florida, Inc. (LWM)* agree to these terms and conditions:

CUSTOMER	
Amelia Walk Community Development District 475 West Town Place, Suite 114 St. Augustine, Florida 32092	

Date	Terms	F.O.B.	Delivery
November 10, 2020	50% deposit due upon execution, balance due upon completion.	Delivered / Installed	Four (4) weeks

Lakes 1-11


Species	Quantity	Price	Total
Gambusia / Mosquitofish	37,000	\$ 0.10	\$ 3,700.00
Delivery and installation		Included	Included
Total			\$3,700.00

Conditions:

1. Labor, insurance, equipment, and delivery to site are all included in this Agreement.
2. Fish are guaranteed to be alive and in good condition at the time of delivery. Please note that because fish may be coming from out of state that certain factors (time of year, weather, ambient temperature) can affect delivery. While we make every effort to deliver fish on time, **LWM** ultimately cannot be held responsible in the event delays arise from factors beyond our control.
3. Ownership of property is implied by **CUSTOMER** with acceptance of this Agreement. In the event that **CUSTOMER** does not expressly own the areas where the above stated services are to be provided, **CUSTOMER** represents that express permission of the owner is given and that authorization to commence the above mentioned services is allowed. In the event of dispute of ownership, **CUSTOMER** agrees to hold harmless **LWM** for the consequences of such services.

4. **LWM** shall not be responsible for acts beyond its reasonable control, including adverse soil and / or water conditions, adverse weather conditions, unavailable materials, Acts of God, war, acts of vandalism, theft or third party actions. **CUSTOMER** further states the neither party shall be responsible in damages or penalties for any failure or delay in performance of any of its obligations caused by above named incidences.
5. Any incidental activity not explicitly mentioned in this proposal is excluded from the scope of work.
6. This proposal shall be valid for thirty (30) days.
7. **CUSTOMER** shall pay interest to **LWM** on any past-due payments at the rate of 1.5% per month (18% per annum) or the maximum amount permitted by law, whichever is less, from the applicable due date for such fees until paid.
8. If **LWM** is required to enroll in any third-party compliance programs, invoicing or payment plans that asses fees in order to perform work for **CUSTOMER**, those charges will be invoiced back to **CUSTOMER** as invoiced to **LWM**.
9. **LWM** will maintain insurance coverage, which includes but is not limited to; General Liability Property Damage, Automobile Liability, and Workman's Compensation at its own expense.
10. No alterations or modifications, oral or written, of the terms contained above shall be valid unless made in writing, and wholly accepted by authorized representatives of both **LWM** and the **CUSTOMER**.

Customer acceptance – The above prices, specifications and conditions are hereby accepted.



Adam Grayson as Vice President of
Lake & Wetland Management
North Florida, Inc.

Authorized signature
Amelia Walk C.D.D.

Date

Printed name & Title

From: [Lake & Wetland Management North Florida](#)
To: [Michael Molineaux](#)
Subject: Why Stock a Lake or Pond With Fish?
Date: Friday, November 6, 2020 7:00:45 PM



FISH STOCKING & FISHERIES MANAGEMENT

Adam Grayson / Lake & Wetland Management

Why Stock a Lake or Pond with Fish (What is Pond Fish Stocking)

What is the first thing that comes to your mind when thinking about lakes? More than likely, it is fish! These aquatic creatures are usually first thing that come to mind when around a lake or pond, so it is natural to think of how to create and sustain a fishery when living on a waterway. A diverse fish population not only indicates the overall health of a lake but provides many other benefits as well. These benefits include assisting the natural processes of an aquatic ecosystem, improving water quality, control of pest species, and enhancing aesthetics. There are a variety of fish that can be stocked in Florida waterways, some have specific purposes such as biological control species grass carp and mosquitofish, which can help control invasive aquatic vegetation or mosquitos, and sportfish such as largemouth bass provide excellent fishing and recreational opportunities.

A lake is a living ecosystem in which all components are interrelated. Establishing and maintaining a sustainable fish population is a major goal in a lake management program. With supervision and maintenance, a viable fisheries management program can be developed for any waterway which establishes a necessary key to maintaining overall lake stability and health. There are several steps that can be taken to improve and maintain conditions in an aquatic ecosystem, and some of these things include the fish stocking, littoral shelf plantings, and the installation of aeration systems. The steps directly involved with creating a fishery for your pond are discussed below.

First, adequate habitat and cover is necessary for fish populations to become self-sustaining. Without protective cover, fish become susceptible to predators such as birds, otters, raccoons, and of course other fish. Appropriate habitat includes areas that fish need to forage and spawn their offspring such as plant beds, rock structures, and tree limbs or roots to name a few. Without these areas, stocked populations will dwindle in a relatively short period of time. It is generally recognized by biologists and fishery experts that a lake or pond should have no less than 30% coverage with submersed aquatic vegetation. This is why it is important to hire a knowledgeable lake manager, as too little vegetation does not provide adequate cover nor oxygen creation to ensure a proper habitat for a healthy fishery. On the other hand, excessive levels of vegetation could also create problems for fish in a lake. Since plants provide important habitat and cover for fish, many vegetation-associated species such as bluegill can be present in such high densities that limited food resources can limit their growth and ultimately their size. Excessive plant densities can also reduce prey-capture efficiency of predators such as largemouth bass, which can lead to

reduced body condition and growth rates. The end result can be fewer quality-sized sportfish in the lake. Obviously, excessive plants also inhibit recreational opportunities such as fishing, swimming, and boating (where allowed) so careful planning must be implemented when managing vegetation in a pond.

Parameters such as dissolved oxygen and pH need to be monitored for an aquatic ecosystem to remain healthy. As the fish populations evolve and grow, oxygen demand on the lake will likewise grow. Failure to maintain good oxygen levels can result in fish kills and stress which makes fish more susceptible to disease. The water's pH plays a role in the sustainability of fish populations as adequate pH ranges are important for maintaining productive fish populations in a lake. Oxygen demand can be mitigated with properly designed aeration systems which should most certainly be considered if a serious fishery is being created.

Stocking usually entails fish being brought to the lake, acclimated to the water, then released. Fish for stocking should be sourced from a state-licensed fish farm, lake management company, or approved fishery to ensure appropriate species and healthy breeding stock are obtained. Like any animal being purchased, healthy stock is key to eliminating problems especially in the beginning. In Florida, there are some species that are commonly stocked. Some are seasonally available while others can be obtained year-round.

- Grass carp are a herbivorous (plant-eating) fish species commonly used as biological control agents for submersed aquatic vegetation. The triploid variant of is genetically altered so as not to have reproductive capabilities. The stocking of triploid grass carp is often recommended for assistance in aquatic vegetation control, especially with Hydrilla (this species preferred diet). The addition of these work fish can supplement lake management programs by adding a biological control portion to integrated pest management strategies. The Florida Fish & Wildlife Conservation Commission (FWC) regulates the stocking of these fish by issuing permits for qualified waterway systems as they can cause unintended harm by eating beneficial plants when improperly stocked. If you are not sure if grass carp are the appropriate solution, please call our office and we can help by assessing the pond and can help obtain the required permit.
- The largemouth bass is the most popular freshwater gamefish in Florida. Reaching up to 20 pounds, this species is world-renowned for its "fight" on the fishing line and large size making for an exceptional experience. Usually olive green in color with brown mottling, the distinctive large mouth it is named after is apparent with the mouth open in pursuit of prey. Capable of eating, fish, insects, reptiles, and even birds, this fish excels as a predator in many conditions. The largemouth bass is found all over Florida and throughout the southern part of the United States.
- The bluegill, also known as bream, is one of the most common fish found in Florida's waters. Reaching up to 10 inches in size, the bluegill have an oval-like appearance (also called pan-fish) and a blue spot just behind the gills and a striped pattern that runs vertically beneath its dorsal fin. The bluegill is an important sportfish, enjoyed by many anglers (especially kids) for its fun capture and common availability. Another bream species, the redear sunfish, is not as commonly available but provides similar opportunities as its cousin the bluegill and adds to the diversity of the pond when stocked.
- Channel catfish help to balance a lake's ecosystem by spending a majority of their time scavenging lake bottoms. Catfish are easily recognizable by their "whiskers" and elongated, scaleless bodies. Also known for its fun in angling and food value, catfish can reach weights over 25 pounds.
- Our diminutive native *Gambusia*, also know as mosquitofish, is a member of the minnow family and a very beneficial species to have in any waterway. The fact that mosquitofish eat their own body weight in mosquito and aquatic midge larvae every day paired with their prolific nature (they give birth to live young throughout the year) make then an excellent candidate for any pond. *Gambusia* also serve as forage fish for species such as bass or bream.

Creating a fishery in your pond is an exciting program that everyone can get involved in and as long as there is suitable habitat and water conditions you can expect your fish to thrive and provide enjoyment for many generations to come. If you have questions about your pond or lakes, and are interested in creating a fishery please contact your local Lake & Wetland Management office for a free, no obligation consultation.

Adam Grayson
Lake and Wetland Management North Florida
3562 NW 97th Boulevard
Gainesville, Florida 32606
(352) 727-7696 Office
(352) 727-7697 Fax

northflorida@lakeandwetland.com
www.lakeandwetland.com

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NINTH ORDER OF BUSINESS

A.

Amelia Walk

Community Development District

Unaudited Financial Statements

as of

February 28, 2021

Board of Supervisors Meeting

March 16, 2021

AMELIA WALK
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
February 28, 2021

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS:				
Cash	\$14,898	---	---	\$14,898
Due from Other Funds	\$10,334	---	---	\$10,334
Investment - Custody US Bank	\$348,524	---	---	\$348,524
Investments:				
Series 2012				
Reserve 2012A-1	---	\$60,861	---	\$60,861
Revenue 2012A-1	---	\$124,412	---	\$124,412
Prepayment 2012A-1	---	\$18,831	---	\$18,831
Series 2016				
Reserve 2016A-2	---	\$199,900	---	\$199,900
Revenue 2016A-2	---	\$186,465	---	\$186,465
Prepayment 2016A-2	---	\$82	---	\$82
Construction	---	---	\$1,384	\$1,384
Series 2018				
Reserve 2018A-3	---	\$348,146	---	\$348,146
Revenue 2018A-3	---	\$368,062	---	\$368,062
Prepayment 2018A-3	---	\$2,535	---	\$2,535
Construction	---	---	\$831	\$831
Series 2018-Area B				
Reserve 2018A	---	\$559,651	---	\$559,651
Revenue 2018A	---	\$282,591	---	\$282,591
Construction	---	---	\$2	\$2
Deposits-Electric	\$515	---	---	\$515
Prepaid Expenses	\$1,387	---	---	\$1,387
TOTAL ASSETS	\$375,659	\$2,151,536	\$2,217	\$2,529,412
LIABILITIES				
Accounts Payable	\$4,200	---	---	\$4,200
Due to other Funds	\$1,792	\$8,542	---	\$10,334
Deposits - Office Lease	\$200	---	---	\$200
TOTAL LIABILITIES	\$6,192	\$8,542	\$0	\$14,734
FUND BALANCES:				
Nonspendable	\$1,902	---	---	\$1,902
Restricted for:				
Debt Service	---	\$2,142,994	---	\$2,142,994
Capital Projects	---	---	\$2,217	\$2,217
Unassigned	\$367,564	---	---	\$367,564
TOTAL FUND BALANCES	\$369,467	\$2,142,994	\$2,217	\$2,514,678
TOTAL LIABILITIES AND FUND BALANCES	\$375,659	\$2,151,536	\$2,217	\$2,529,412

AMELIA WALK

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended February 28, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 02/28/21	ACTUAL THRU 02/28/21	VARIANCE
<u>REVENUES:</u>				
Maintenance Assessments-On Roll (Net)	\$600,608	\$371,566	\$371,566	\$0
Maintenance Assessments-Off Roll	\$78,846	\$68,641	\$68,641	\$0
Interest Income	\$100	\$42	\$4	(\$38)
Clubhouse Rental Income	\$500	\$208	\$456	\$248
Miscellaneous Income	\$0	\$0	\$19,009	\$19,009
TOTAL REVENUES	\$680,054	\$440,457	\$459,676	\$19,219
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
Supervisor Fees	\$12,000	\$5,000	\$3,600	\$1,400
FICA Expense	\$842	\$351	\$275	\$75
Engineering Fees	\$15,000	\$6,250	\$150	\$6,100
Assessment Roll Administration	\$5,000	\$5,000	\$5,000	\$0
Dissemination	\$3,500	\$1,458	\$1,458	(\$0)
Dissemination-Amortization Schedules	\$500	\$500	\$500	\$0
Trustee Fees	\$21,550	\$8,979	\$4,041	\$4,939
Arbitrage	\$2,400	\$1,000	\$600	\$400
Attorney Fees	\$22,000	\$9,167	\$5,238	\$3,929
Annual Audit	\$4,500	\$1,875	\$0	\$1,875
Management Fees	\$48,600	\$20,250	\$20,250	\$0
Computer Time	\$1,000	\$417	\$514	(\$97)
Travel & Per Diem	\$1,000	\$417	\$0	\$417
Telephone	\$650	\$271	\$166	\$105
Postage	\$1,000	\$417	\$412	\$5
Printing & Binding	\$2,500	\$1,042	\$648	\$393
Record Storage	\$0	\$0	\$0	\$0
Insurance	\$8,319	\$8,319	\$8,319	\$0
Legal Advertising	\$8,500	\$3,542	\$1,328	\$2,214
Other Current Charges	\$1,200	\$500	\$314	\$186
Office Supplies	\$250	\$104	\$66	\$38
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$160,486	\$75,032	\$53,055	\$21,977
<u>FIELD:</u>				
<u>Contract Services:</u>				
Landscaping & Fertilization Maintenance	\$110,233	\$45,930	\$34,355	\$11,575
Fountain Maintenance	\$1,500	\$625	\$500	\$125
Lake Maintenance	\$8,995	\$3,748	\$6,074	(\$2,326)
Security	\$6,845	\$2,852	\$3,950	(\$1,098)
Refuse	\$3,200	\$1,333	\$1,978	(\$644)
Management Company	\$15,120	\$6,300	\$6,300	\$0
Subtotal Contract Services	\$145,893	\$60,789	\$53,157	\$7,632
<u>Repairs & Maintenance:</u>				
Repairs & Maintenance	\$40,000	\$16,667	\$2,956	\$13,711
Landscaping Extras (Flowers & Mulch)	\$12,000	\$5,000	\$13,398	(\$8,398)
Irrigation Repairs	\$7,500	\$3,125	\$3,506	(\$381)
Subtotal Repairs & Maintenance	\$59,500	\$24,792	\$19,860	\$4,931

AMELIA WALK

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended February 28, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 02/28/21	ACTUAL THRU 02/28/21	VARIANCE
<u>Utilities:</u>				
Electric	\$18,000	\$7,500	\$6,443	\$1,057
Streetlighting	\$16,000	\$6,667	\$7,069	(\$402)
Water & Wastewater	\$70,000	\$29,167	\$34,080	(\$4,913)
Subtotal Utilities	\$104,000	\$43,333	\$47,592	(\$4,259)
<u>Amenity Center:</u>				
Insurance	\$15,136	\$15,136	\$20,369	(\$5,233)
Pool Maintenance	\$11,172	\$4,655	\$4,400	\$255
Pool Chemicals	\$3,000	\$1,250	\$0	\$1,250
Pool Permit	\$300	\$125	\$0	\$125
Amenity Attendant	\$35,280	\$14,700	\$14,700	\$0
Cable TV/Internet	\$3,684	\$1,535	\$1,623	(\$88)
Janitorial Service	\$12,000	\$5,000	\$5,710	(\$710)
Special Events	\$10,000	\$4,167	\$2,094	\$2,072
Decorations-Holiday	\$0	\$0	\$2,000	(\$2,000)
Facility Maintenance (including Fitness Equip)	\$5,000	\$2,083	\$1,764	\$319
Lease	\$14,604	\$6,085	\$6,085	(\$0)
Reserve Study	\$0	\$0	\$0	\$0
Subtotal Amenity Center	\$110,176	\$54,736	\$58,746	(\$4,010)
<u>Reserves:</u>				
Capital Reserves	\$100,000	\$41,667	\$0	\$41,667
Subtotal Reserves	\$100,000	\$41,667	\$0	\$41,667
Total Field Expenditures	\$519,568	\$225,316	\$179,355	\$45,961
TOTAL EXPENDITURES	\$680,054	\$300,348	\$232,410	\$67,938
Excess (deficiency) of revenues over (under) expenditures	\$0	\$140,109	\$227,266	\$87,157
Net change in fund balance	\$0	\$140,109	\$227,266	\$87,157
FUND BALANCE - Beginning	\$0		\$142,201	
FUND BALANCE - Ending	\$0		\$369,467	

AMELIA WALK
Community Development District

General Fund
Statement of Revenues and Expenditures (Month by Month)
FY 2021

	OCT 2020	NOV 2020	DEC 2020	JAN 2021	FEB 2021	MAR 2021	APR 2021	MAY 2021	JUN 2021	JUL 2021	AUG 2021	SEP 2021	TOTAL
<i>Revenues</i>													
Maintenance Assessments-On Roll (Net)	\$851	\$18,223	\$344,534	\$2,228	\$5,730	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$371,566
Maintenance Assessments-Off Roll	\$0	\$0	\$68,641	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$68,641
Interest Income	\$0	\$1	\$0	\$1	\$2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4
Clubhouse Rental Income	\$114	\$0	\$342	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$456
Miscellaneous Income	\$0	\$16,150	\$2,745	\$0	\$114	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,009
Total Revenues	\$965	\$34,373	\$416,262	\$2,230	\$5,846	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$459,676
Supervisor Fees	\$1,000	\$1,200	\$0	\$600	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,600
FICA Expense	\$77	\$92	\$0	\$46	\$61	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$275
Engineering Fees	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150
Assessment Roll Administration	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Dissemination	\$292	\$292	\$292	\$292	\$292	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,458
Dissemination-Amortization Schedules	\$0	\$0	\$0	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500
Trustee Fees	\$0	\$0	\$0	\$4,041	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,041
Arbitrage	\$0	\$0	\$0	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600
Attorney Fees	\$1,783	\$3,151	\$304	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,238
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Fees	\$4,050	\$4,050	\$4,050	\$4,050	\$4,050	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,250
Computer Time	\$83	\$83	\$181	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$514
Travel & Per Diem	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Telephone	\$34	\$7	\$67	\$58	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$166
Postage	\$129	\$150	\$16	\$113	\$4	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$412
Printing & Binding	\$87	\$114	\$241	\$0	\$207	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$648
Record Storage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Meeting Room Rental	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Insurance	\$8,319	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,319
Legal Advertising	\$395	\$133	\$0	\$395	\$406	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,328
Other Current Charges	\$62	\$61	\$74	\$53	\$64	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$314
Office Supplies	\$19	\$13	\$20	\$0	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$66
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative	\$21,653	\$9,346	\$5,243	\$10,830	\$5,982	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$53,055
FIELD:													
Contract Services:													
Landscaping & Fertilization Maintenance	\$6,871	\$6,871	\$6,871	\$6,871	\$6,871	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$34,355
Fountain Maintenance	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500
Lake Maintenance	\$714	\$1,999	\$937	\$937	\$1,487	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,074
Security	\$1,370	\$170	\$170	\$2,068	\$170	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,950
Refuse	\$398	\$391	\$391	\$394	\$403	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,978
Management Company	\$1,260	\$1,260	\$1,260	\$1,260	\$1,260	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,300
Total Contract Services	\$11,113	\$10,692	\$9,629	\$11,531	\$10,192	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$53,157

AMELIA WALK
Community Development District

General Fund
Statement of Revenues and Expenditures (Month by Month)
FY 2021

	OCT 2020	NOV 2020	DEC 2020	JAN 2021	FEB 2021	MAR 2021	APR 2021	MAY 2021	JUN 2021	JUL 2021	AUG 2021	SEP 2021	TOTAL
Repairs & Maintenance:													
Repairs & Maintenance	\$575	\$838	\$1,543	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,956
Landscaping Extras (Flowers & Mulch)	\$1,932	\$2,592	\$5,011	\$1,932	\$1,932	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,398
Irrigation Repairs	\$819	\$538	\$383	\$383	\$1,382	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,506
Total R&M	\$3,326	\$3,968	\$6,938	\$2,315	\$3,314	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$19,860
Utilities:													
Electric	\$1,194	\$1,174	\$1,281	\$1,565	\$1,230	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,443
Streetlighting	\$1,412	\$1,412	\$1,412	\$1,416	\$1,416	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,069
Water & Wastewater	\$15,512	\$505	\$10,033	\$8,030	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$34,080
Total Utilities	\$18,118	\$3,091	\$12,726	\$11,012	\$2,646	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47,592
Amenity Center:													
Insurance	\$20,369	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,369
Pool Maintenance	\$1,100	\$1,100	\$1,100	\$1,100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,400
Pool Chemicals	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool Permit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Amenity Attendant	\$2,940	\$2,940	\$2,940	\$2,940	\$2,940	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,700
Cable TV/Internet	\$326	\$318	\$337	\$333	\$309	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,623
Janitorial Service	\$3,183	\$1,575	\$953	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,710
Special Events	\$362	\$642	\$1,090	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,094
Decorations-Holiday	\$2,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000
Facility Maintenance (including Fitness Equip)	\$125	\$245	\$110	\$429	\$855	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,764
Lease	\$1,217	\$1,217	\$1,217	\$1,217	\$1,217	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,085
Reserve Study	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Amenity Center	\$31,622	\$8,038	\$7,747	\$6,018	\$5,321	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$58,746
Reserves:													
Capital Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Field Expenses	\$64,179	\$25,788	\$37,040	\$30,876	\$21,473	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$179,355
Subtotal Operating Expenses	\$85,832	\$35,134	\$42,283	\$41,706	\$27,455	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$232,410
Interfund Transfers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Excess Revenues (Expenditures)	(\$84,867)	(\$760)	\$373,979	(\$39,477)	(\$21,609)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$227,266

AMELIA WALK
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2012A-1
DEBT SERVICE FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended February 28, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 02/28/21	ACTUAL THRU 02/28/21	VARIANCE
<u>REVENUES:</u>				
Special Assessments	\$116,475	\$85,623	\$85,623	\$0
Special Assessments - A Prepayments	\$0	\$0	\$17,471	\$17,471
Interest Income	\$0	\$0	\$3	\$3
TOTAL REVENUES	\$116,475	\$85,623	\$103,097	\$17,475
<u>EXPENDITURES:</u>				
<u>Series 2012A-1</u>				
Interest - 11/01	\$34,650	\$34,650	\$34,650	\$0
Interest - 5/01	\$34,650	\$0	\$0	\$0
Principal - 5/01	\$45,000	\$0	\$0	\$0
Special Call - 11/01	\$10,000	\$10,000	\$10,000	\$0
TOTAL EXPENDITURES	\$124,300	\$44,650	\$44,650	\$0
Excess (deficiency) of revenues over (under) expenditures	(\$7,825)	\$40,973	\$58,447	\$17,475
Net change in fund balance	(\$7,825)	\$40,973	\$58,447	\$17,475
FUND BALANCE - Beginning	\$84,224		\$144,585	
FUND BALANCE - Ending	<u>\$76,399</u>		<u>\$203,033</u>	

AMELIA WALK
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2016A-2
DEBT SERVICE FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended February 28, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 02/28/21	ACTUAL THRU 02/28/21	VARIANCE
<u>REVENUES:</u>				
Special Assessments	\$209,300	\$149,120	\$149,120	\$0
Special Assessments-Prepayments	\$0	\$0	\$40,148	\$40,148
Interest Income	\$0	\$0	\$9	\$9
TOTAL REVENUES	\$209,300	\$149,120	\$189,277	\$40,157
<u>EXPENDITURES:</u>				
<u>Series 2016A-2</u>				
Interest - 11/01	\$81,563	\$81,563	\$81,669	(\$106)
Interest - 2/01	\$0	\$0	\$744	(\$744)
Interest - 5/01	\$80,500	\$0	\$0	\$0
Principal - 11/01	\$50,000	\$50,000	\$50,000	\$0
Special Call - 11/01	\$0	\$0	\$120,000	(\$120,000)
Special Call - 2/01	\$0	\$0	\$50,000	(\$50,000)
TOTAL EXPENDITURES	\$212,063	\$131,563	\$302,413	(\$170,850)
Excess (deficiency) of revenues over (under) expenditures	(\$2,763)	\$17,558	(\$113,135)	(\$130,693)
Net change in fund balance	(\$2,763)	\$17,558	(\$113,135)	(\$130,693)
FUND BALANCE - Beginning	\$176,312		\$497,699	
FUND BALANCE - Ending	<u>\$173,549</u>		<u>\$384,564</u>	

⁽¹⁾ Per the Master Trust Indenture, investment earnings on the 2006A Reserve Account are transferred to Construction. Also Included are the default transfers to the general fund.

AMELIA WALK
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2018A-3
DEBT SERVICE FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended February 28, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 02/28/21	ACTUAL THRU 02/28/21	VARIANCE
<u>REVENUES:</u>				
Special Assessments-On Roll (Net)	\$204,479	\$204,479	\$343,175	\$138,696
Special Assessments-Off Roll	\$264,871	\$0	\$0	\$0
Special Assessments-Prepayments	\$0	\$0	\$32,724	\$32,724
Interest Income	\$0	\$0	\$14	\$14
TOTAL REVENUES	\$469,350	\$204,479	\$375,913	\$171,434
<u>EXPENDITURES:</u>				
<u>Series 2018A-3</u>				
Interest - 11/01	\$176,875	\$176,875	\$176,875	\$0
Interest - 2/01	\$0	\$0	\$467	(\$467)
Interest - 5/01	\$174,575	\$0	\$0	\$0
Interest - 8/01	\$0	\$0	\$0	\$0
Principal Expense - 11/01	\$115,000	\$115,000	\$115,000	\$0
Special Call - 11/01	\$25,000	\$25,000	\$95,000	(\$70,000)
Special Call - 2/01	\$0	\$0	\$35,000	(\$35,000)
TOTAL EXPENDITURES	\$491,450	\$316,875	\$422,342	(\$105,467)
Excess (deficiency) of revenues over (under) expenditures	(\$22,100)	(\$112,396)	(\$46,429)	\$65,967
Net change in fund balance	(\$22,100)	(\$112,396)	(\$46,429)	\$65,967
FUND BALANCE - Beginning	\$345,364		\$760,507	
FUND BALANCE - Ending	<u>\$323,264</u>		<u>\$714,078</u>	

AMELIA WALK
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2018A-AREA 3B
DEBT SERVICE FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended February 28, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 02/28/21	ACTUAL THRU 02/28/21	VARIANCE
<u>REVENUES:</u>				
Special Assessments-On Roll	\$559,650	\$101,001	\$101,001	\$0
Special Assessments-Off Roll	\$0	\$0	\$159,600	\$159,600
Interest Income	\$0	\$0	\$16	\$16
TOTAL REVENUES	\$559,650	\$101,001	\$260,617	\$159,616
<u>EXPENDITURES:</u>				
<u>Series 2018</u>				
Interest - 11/01	\$215,344	\$215,344	\$215,344	\$0
Interest - 5/01	\$212,609	\$0	\$0	\$0
Principal Expense - 11/01	\$125,000	\$125,000	\$125,000	\$0
TOTAL EXPENDITURES	\$552,953	\$340,344	\$340,344	\$0
Excess (deficiency) of revenues over (under) expenditures	\$6,697	(\$239,343)	(\$79,727)	\$159,616
Net change in fund balance	\$6,697	(\$239,343)	(\$79,727)	\$159,616
FUND BALANCE - Beginning	\$361,393		\$921,047	
FUND BALANCE - Ending	<u>\$368,090</u>		<u>\$841,320</u>	

**AMELIA WALK
COMMUNITY DEVELOPMENT DISTRICT
Long Term Debt Report
FY 2021**

Series 2012A-1, Special Assessment Bonds		
Interest Rate;	5.50%	
Maturity Date:	5/1/37	
Reserve Fund Requirement:	Max Annual Debt Service	
Bonds outstanding - 9/30/2019		\$1,260,000.00
Less:	November 1, 2020 (Prepayment)	(\$10,000.00)
Less:	May 1, 2021 (Prepayment)	\$0.00
Less:	May 1, 2021 (Mandatory)	\$0.00
Current Bonds Outstanding		\$1,250,000.00

Series 2016A-2, Special Assessment Bonds		
Interest Rate;	4.25%	
Maturity Date:	11/1/21	\$90,000.00
Interest Rate;	5.50%	
Maturity Date:	11/1/30	\$540,000.00
Interest Rate;	6.00%	
Maturity Date:	11/1/47	\$2,160,000.00
Reserve Fund Requirement:	Maximum Annual Debt Assessment	
Less:	November 1, 2020 (Mandatory)	(\$50,000.00)
	November 1, 2020 (Special Call)	(\$120,000.00)
	February 1, 2021 (Special Call)	(\$50,000.00)
	May 1, 2021 (Special Call)	\$0.00
	August 1, 2021 (Special Call)	\$0.00
Current Bonds Outstanding		\$2,570,000.00

Series 2018A-3, Special Assessment Bond		
Interest Rate;	4.00%	
Maturity Date:	11/1/24	\$625,000.00
Interest Rate;	4.75%	
Maturity Date:	11/1/29	\$760,000.00
Interest Rate;	5.25%	
Maturity Date:	11/1/38	\$1,950,000.00
Interest Rate;	5.375%	
Maturity Date:	11/1/48	\$3,540,000.00
Reserve Fund Requirement:	75% Maximum Annual Debt Assessment	
Less:	November 1, 2020 (Mandatory)	(\$115,000.00)
	November 1, 2020 (Special Call)	(\$95,000.00)
	February 1, 2021 (Special Call)	(\$35,000.00)
	May 1, 2021 (Special Call)	\$0.00
	August 1, 2021 (Special Call)	\$0.00
Current Bonds Outstanding		\$6,630,000.00

Series 2018A Area B, Special Assessment Bond		
Interest Rate;	4.375%	
Maturity Date:	11/1/24	\$690,000.00
Interest Rate;	4.75%	
Maturity Date:	11/1/29	\$860,000.00
Interest Rate;	5.25%	
Maturity Date:	11/1/39	\$2,530,000.00
Interest Rate;	5.375%	
Maturity Date:	11/1/49	\$4,220,000.00
Reserve Fund Requirement:	100% Maximum Annual Debt Assessment	
Less:	November 1, 2020 (Mandatory)	(\$125,000.00)
Current Bonds Outstanding		\$8,175,000.00

Total Current Bonds Outstanding	\$18,625,000.00
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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 Ended February 28, 2021

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED THRU 02/28/21</u>	<u>ACTUAL THRU 02/28/21</u>	<u>VARIANCE</u>
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$0	\$0
TOTAL REVENUES	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
<u>EXPENDITURES:</u>				
Capital Outlay	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Net change in fund balance	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
FUND BALANCE - Beginning	\$0		\$1,384	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$1,384</u>	

AMELIA WALK
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2018A-3
CAPITAL PROJECTS FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended February 28, 2021

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED THRU 02/28/21</u>	<u>ACTUAL THRU 02/28/21</u>	<u>VARIANCE</u>
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$0	\$0
Developer Contributions	\$0	\$0	\$0	\$0
TOTAL REVENUES	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
<u>EXPENDITURES:</u>				
Capital Outlay	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Net change in fund balance	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
FUND BALANCE - Beginning	\$0		\$831	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$831</u>	

AMELIA WALK
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2018A-AREA 3B
CAPITAL PROJECTS FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Period Ended February 28, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 02/28/21	ACTUAL THRU 02/28/21	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$2	\$2
TOTAL REVENUES	\$0	\$0	\$2	\$2
<u>EXPENDITURES:</u>				
Capital Outlay	\$0	\$0	\$492,698	(\$492,698)
TOTAL EXPENDITURES	\$0	\$0	\$492,698	(\$492,698)
Excess (deficiency) of revenues over (under) expenditures	\$0	\$0	(\$492,696)	(\$492,696)
<u>OTHER FINANCING SOURCES/(USES)</u>				
Developer Proceeds	\$0	\$0	\$492,698	\$492,698
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
TOTAL OTHER FINANCING SOURCES/(USES)	\$0	\$0	\$492,698	\$492,698
Net change in fund balance	\$0	\$0	\$2	\$2
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$2</u>	

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

1. Recap of Capital Project Fund Activity Through February 28, 2021

Opening Balance in Construction Account		\$3,052,509.87
Source of Funds:	Interest Earned	\$992.39
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	(\$319,933.53)
	Engineering & Permitting	(\$72,695.00)
	Electrical	(\$131,315.29)
	Professional Fees (Contingencies)	(\$37,459.36)
	Cost Of Issuance	(\$250,250.00)
Adjusted Balance in Construction Account at February 28, 2021		<u>\$1,383.80</u>

2. Funds Available For Construction at February 28, 2021

Book Balance of Construction Fund at February 28, 2021		\$1,383.80
A.	A.J. Johns, Inc. - Phase 2	
	Contract Amount	\$2,244,928.40
	Paid to Date	(\$2,244,928.40)
	Balance on Contract	(\$0.00)
		<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	\$0.00
		<u>\$0.00</u>
Construction Funds available at February 28, 2021		<u>\$1,383.81</u>

3. Investments - US Bank

February 28, 2021	Type	Yield	Due	Maturity	Principal
Construction Fund:	Overnight	1.50%		\$1,383.80	\$1,383.80
				Contracts/Retainage Payable	\$0.00
				Balance at 2/28/2021	<u>\$1,383.80</u>

Amelia Walk
Community Development District
Series 2018-3 Special Assessment Bonds

1. Recap of Capital Project Fund Activity Through February 28, 2021

Opening Balance in Construction Account		\$6,134,376.41
Source of Funds:		
	Interest Earned	\$66,309.74
	Developer Proceeds	\$1,605,066.31
	Interfund Transfer	\$0.00
Use of Funds:		
Disbursements:		
	Clearing, Grading & Earthwork	(\$1,908,297.53)
	Roadway	(\$652,943.17)
	Stormwater	(\$3,348,929.80)
	Water System	(\$361,824.79)
	Sewer System	(\$480,549.14)
	Landscaping, Entry Monuments & Signs	(\$49,547.79)
	Engineering & Permitting	(\$124,120.24)
	Electrical	(\$74,469.09)
	Amenity Center Expansion	(\$312,627.16)
	Professional Fees/Contingencies	(\$154,644.29)
	Cost Of Issuance	(\$336,968.00)
Adjusted Balance in Construction Account at February 28, 2021		<u><u>\$831.45</u></u>

2. Funds Available For Construction at February 28, 2021

Book Balance of Construction Fund at February 28, 2021		\$831.45
A. Earthworks, Amelia Walk Phase 3		
	Contract Amount	\$2,815,784.35
		(\$2,815,784.35)
	Balance on Contract	<u><u>\$0.00</u></u>
		<u><u>\$0.00</u></u>
B. Earthworks, Amelia Walk Phase 4A (29.6%)		
	Contract Amount	\$1,656,309.69
		(\$1,656,309.69)
	Balance on Contract	<u><u>\$0.00</u></u>
		<u><u>\$0.00</u></u>
Construction Funds available at February 28, 2021		<u><u>\$831.45</u></u>

3. Investments - US Bank

February 28, 2021	Type	Yield	Due	Maturity	Principal
Construction Fund:	Overnight	1.50%		\$831.45	\$831.45
				Contracts/Retainage Payable	\$0.00
				Due from Developer	\$0.00
				Balance at 2/28/2021	<u><u>\$831.45</u></u>

Amelia Walk
Community Development District
Series 2018A Area B Special Assessment Bonds

1. Recap of Capital Project Fund Activity Through February 28, 2021

Opening Balance in Construction Account		\$7,368,283.85
Source of Funds:		
	Interest Earned	\$121,478.58
	Developer Proceeds	\$321,908.25
	Interfund Transfer	\$0.00
Use of Funds:		
Disbursements:		
	Clearing, Grading & Earthwork	(\$287,956.82)
	Roadway	(\$12,211.14)
	Stormwater	(\$6,433,110.99)
	Water System	(\$17,686.62)
	Sewer System	(\$95,776.70)
	Landscaping, Entry Monuments & Signs	(\$140,176.50)
	Engineering & Permitting	(\$191,427.53)
	Electrical	(\$4,470.00)
	Amenity Center Expansion	(\$67,077.50)
	Professional Fees/Contingencies	(\$70,293.73)
	Cost Of Issuance	(\$491,481.50)
Adjusted Balance in Construction Account at February 28, 2021		<u><u>\$1.65</u></u>

2. Funds Available For Construction at February 28, 2021

Book Balance of Construction Fund at February 28, 2021		\$1.65
A. Earthworks, Amelia Walk Phase 4B		
	Contract Amount	\$1,682,811.68
	Paid to Date	(\$1,682,811.55)
	Balance on Contract	<u>\$0.13</u>
		<u>(\$0.13)</u>
B. Earthworks, Amelia Walk Phase 5		
	Contract Amount	\$5,490,328.88
	Paid to Date	(\$5,215,812.45)
	Balance on Contract	<u>\$274,516.43</u>
		<u>(\$274,516.43)</u>
Construction Funds available at February 28, 2021		<u><u>(\$274,514.91)</u></u>

3. Investments - US Bank

February 28, 2021	Type	Yield	Due	Maturity	Principal
Construction Fund:	Overnight	1.50%		\$1.65	\$1.65
				Contracts/Transfers	\$0.00
				Balance at 2/28/2021	<u><u>\$1.65</u></u>

B.

AMELIA WALK
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2021

ASSESSMENTS - TAX COLLECTOR

ASSESSMENTS - TAX COLLECTOR							\$502,162.24	\$115,716.72	\$201,526.06	\$463,792.53	\$136,499.73	\$1,419,697.28
							ON ROLL ASSESSMENTS					
							35.37%	8.15%	14.20%	32.67%	9.61%	100.00%
							001.36300.10000	022.36300.10000	025.36300.10000	026.36300.1000	027.36300.1000	
DATE	DESCRIPTION	Collection Period	AMOUNT	COMMISSIONS	INTEREST	Net Amount	O&M Portion	2012 DSF Portion	2016 DSF Portion	2018 DSF Portion	2018 DSF Portion	Total
10/30/20	Installments	06/01/2020 to 10/23/2020	\$2,458.44	\$49.17	\$0.00	\$2,409.27	\$850.58	\$196.00	\$345.89	\$785.59	\$231.21	\$2,409.27
11/16/20	INVOICE	Property Appraiser	\$0.00	\$9,581.00	\$0.00	(\$9,581.00)	(\$3,388.90)	(\$780.93)	(\$1,360.02)	(\$3,129.96)	(\$921.19)	(\$9,581.00)
11/19/20	Distribution #2	09/01/20-11/15/20	\$62,347.69	\$1,246.95	\$0.00	\$61,100.74	\$21,611.99	\$4,980.20	\$8,673.25	\$19,960.64	\$5,874.66	\$61,100.74
12/4/20	Distribution #3	11/16/20-11/30/20	\$731,476.57	\$14,629.53	\$0.00	\$716,847.04	\$253,556.53	\$58,428.79	\$101,756.45	\$234,182.53	\$68,922.74	\$716,847.04
12/21/20	Distribution #4	12/01/20-12/15/20	\$262,255.83	\$5,245.12	\$0.00	\$257,010.71	\$90,907.46	\$20,948.44	\$36,482.68	\$83,961.31	\$24,710.83	\$257,010.71
12/29/20	Distribution #4	INSTALLMENTS	\$202.43	\$4.05	\$0.00	\$198.38	\$70.17	\$16.17	\$28.16	\$64.81	\$19.07	\$198.38
1/6/21	Distribution #5	12/16/20-12/31/20	\$6,428.50	\$128.57	\$0.00	\$6,299.93	\$2,228.35	\$513.49	\$894.28	\$2,058.09	\$605.72	\$6,299.93
2/4/21	Distribution #6	01/01/21-01/31/21	\$16,530.37	\$330.61	\$0.00	\$16,199.76	\$5,730.03	\$1,320.41	\$2,299.56	\$5,292.20	\$1,557.56	\$16,199.76
TOTAL			\$1,081,699.83	\$31,215.00	\$0.00	\$1,050,484.83	\$371,566.21	\$85,622.57	\$149,120.24	\$343,175.21	\$101,000.60	\$1,050,484.83

Assessed on Roll:

	GROSS AMOUNT ASSESSED	PERCENTAGE	ASSESSMENTS COLLECTED	ASSESSMENTS TRANSFERRED
O & M	\$502,162.24	35.37%	\$371,566.21	(\$371,566.21)
DEBT SERVICE-12	\$115,716.72	8.15%	\$85,622.57	(\$85,622.57)
DEBT SERVICE-16	\$201,526.06	14.20%	\$149,120.24	(\$149,120.24)
DEBT SERVICE-18	\$463,792.53	32.67%	\$343,175.21	(\$343,175.21)
DEBT SERVICE-18	\$136,499.73	9.61%	\$101,000.60	(\$101,000.60)
TOTAL	\$1,419,697.28	100.00%	\$1,050,484.83	(\$1,050,484.83)

ASSESSMENTS-DIRECT

					\$174,311.81	\$0.00	\$0.00	\$0.00	\$423,240.00	\$597,551.81
					FY 2021	FY 2021	FY 2021	FY 2021	FY 2021	TOTAL
					.36300.10100	.36300.10000	.36300.10000	.36300.10000	.36300.10000	
					29.17%	0.00%	0.00%	0.00%	70.83%	
DATE	BILLED AMOUNT	AMOUNT RECEIVED	NET RECEIPTS		O&M Portion	2012 DSF Portion	2016 DSF Portion	2018 DSF Portion	2018 DSF Portion	Total
		\$228,240.92	\$228,240.92		\$68,640.92	\$0.00	\$0.00	\$0.00	\$159,600.00	\$228,240.92
			\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
			\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
			\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL	\$0.00	\$228,240.92	\$228,240.92		\$68,640.92	\$0.00	\$0.00	\$0.00	\$159,600.00	\$228,240.92

ASSESSMENTS COMBINED

	NET AMOUNT ASSESSED	TAX COLLECTOR RECEIVED	DIRECT RECEIVED	TOTAL COLLECTED	NET PERCENTAGE COLLECTED
O & M	\$646,344.32	\$371,566.21	\$68,640.92	\$440,207.13	68.11%
DEBT SERVICE	\$1,285,722.94	\$577,918.02	\$0.00	\$577,918.02	44.95%
TOTAL	\$1,932,067.25	\$949,484.23	\$68,640.92	\$1,018,125.15	

C.

AMELIA WALK

COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

March 16, 2021

<i>Date</i>	<i>Check Numbers</i>	<i>Amount</i>
2/22/21	3095-3107	\$30,357.70
<i>Total</i>		<u><u>\$30,357.70</u></u>

AP300R
*** CHECK NOS. 003095-050000

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

RUN 3/06/21

PAGE 1

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
2/22/21	00172	12/01/20 1020662	202012 320-57200-34500		*	170.42	
		SVCS 12/20					
		2/11/21 1041050	202102 320-57200-34000		*	456.83	
		SVCS 02/21					
		3/01/21 1043977	202103 320-57200-34500		*	170.42	
		SVCS 03/21					
				BATES SECURITY LLC			797.67 003095
2/22/21	00102	1/31/21 AWCDD012	202101 320-57200-34700		*	4,200.00	
		PERSONNEL HOURS 01/21					
		1/31/21 AWCDD012	202101 320-57200-41000		*	34.02	
		MAINT					
				EVERGREEN LIFESTYLES MANAGEMENT, LLC			4,234.02 003096
2/22/21	00021	2/17/21 022021	202102 320-57200-43001		*	1,416.24	
		SVCS 02/21					
		2/17/21 0221	202102 320-57200-43000		*	1,229.51	
		SVCS 02/21					
				FPL			2,645.75 003097
2/22/21	00001	2/01/21 263	202102 310-51300-34000		*	4,050.00	
		MGMT FEES 02/21					
		2/01/21 263	202102 310-51300-35100		*	83.33	
		INFORMATION TECHNOLOGY					
		2/01/21 263	202102 310-51300-31200		*	291.67	
		DISSEMINATION AGT SVCS					
		2/01/21 263	202102 310-51300-51000		*	15.00	
		OFFICE SUPPLIES					
		2/01/21 263	202102 310-51300-42000		*	3.91	
		POSTAGE					
		2/01/21 263	202102 310-51300-42500		*	207.00	
		COPIES					
				GOVERNMENTAL MANAGEMENT SERVICES			4,650.91 003098
2/22/21	00036	1/29/21 4050420-	202101 320-57200-43100		*	8,030.21	
		SVCS 01/21					
				JEA			8,030.21 003099
2/22/21	00093	2/12/21 GNV5189	202102 310-51300-60200		*	550.00	
		INSTALL NEW MOTOR-FOUNTAIN					
		2/12/21 GNV5189	202102 310-51300-60200		V	550.00-	
		INSTALL NEW MOTOR-FOUNTAIN					
				THE LAKE DOCTORS INC			.00 003100
2/22/21	00191	2/01/21 0618023	202103 320-57200-44000		*	1,217.01	
		FITNESS EQUIPMENT LEASE					
				MUNICIPAL ASSET MANAGEMENT, INC.			1,217.01 003101
				AWLK -AMELIA WALK - SROSINA			

AP300R
*** CHECK NOS. 003095-050000

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

RUN 3/06/21

PAGE 2

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
2/22/21	00177	2/05/21 41128224	202102 320-57200-34000		*	85.00	
		SVCS 02/21					
		2/08/21 1473482-	202102 320-57200-34000		*	313.00	
		ANNUAL RENEWAL 2021					
				NADER'S PEST RAIDERS			398.00 003102
2/22/21	00070	1/06/21 615649	202101 310-51300-48000		*	394.50	
		NOTICE OF MEETING					
				NEWS LEADER			394.50 003103
2/22/21	00208	2/18/21 1063	202102 320-57200-46202		*	999.00	
		GRINDING TRIP HAZARDS					
				STROKE OF LUCK LLC			999.00 003104
2/22/21	00019	1/25/21 6014004	202101 310-51300-31300		*	4,040.63	
		TRUSTEE FEES 2021					
				U.S. BANK			4,040.63 003105
2/22/21	00180	2/12/21 GNV5189	202102 310-51300-60200		*	550.00	
		INSTALL NEW MOTOR-FOUNTAIN					
				LAKE & WETLAND MANAGEMENT NORTH			550.00 003106
2/22/21	00160	9/01/20 694386	202010 320-57200-34501		*	1,200.00	
		CCTV 10/1/20-12/31/20					
		12/01/20 697347	202101 320-57200-34501		*	1,200.00	
		CCTV 1/1/21-3/31/21					
				ENVERA SYSTEMS			2,400.00 003107
				TOTAL FOR BANK A		30,357.70	
				TOTAL FOR REGISTER		30,357.70	

AWLK -AMELIA WALK - SROSINA


Invoice

Invoice Number
1020662

Date
12/1/2020

Customer Number
21054

Terms
On Receipt

To: 
Amelia Walk Cdd
85287 Majestic Walk Blvd
Fernandina Beach, FL 32034

Remit To: **Bates Security LLC**
PO Box 747049
Atlanta, GA 30374-7049

Amount Enclosed: _____

Net Due: \$170.42

Detach And Return Top Portion With Your Payment

Customer Name	Customer Number	PO Number	Invoice Date	Terms
Amelia Walk Cdd	21054		12/1/2020	On Receipt

Quantity	Description	Amount
1.00	Amelia Walk CDD, 85287 Majestic Walk Blvd., Fernandina Beach, FL Monthly Service-Access	
	Tax	0.00
	Payments/Credits Applied	0.00
	Subtotal:	\$170.42
	Invoice Balance Due:	\$170.42

DEC 2020
572 34500

*Please note the change of the
remittance address*

Date	Invoice #	Description	Amount	Balance Due
12/1/2020	1020662	System	\$170.42	\$170.42



Invoice

Invoice Number
1041050

Date
02/11/2021

Customer Number
21054

Terms
On Receipt

To: **Amelia Walk Cdd**
85287 Majestic Walk Blvd
Fernandina Beach, FL 32034

Remit To: **Bates Security LLC**
PO Box 747049
Atlanta, GA 30374-7049

[Click Here to Pay Online!](#)

Amount enclosed: _____ **Net Due: \$456.83**

Detach And Return Top Portion With Your Payment

Customer Name	Customer Number	PO Number	Invoice Date	Terms
Amelia Walk Cdd	21054		02/11/2021	On Receipt

Quantity	Description	Months	Rate	Amount
<i>9000 - Access Control - Amelia Walk CDD - 85287 Majestic Walk Blvd., Fernandina Beach, FL</i>				
1.00	Pneumatic Egress Button, Narrow Ticket - 141911		\$311.83	\$311.83
1.00	Dispatch & Labor Minimum Ticket - 141911		\$115.00	\$115.00
0.25	Service Labor Ticket - 141911		\$120.00	\$30.00
			Subtotal:	\$456.83
	Tax			\$0.00
	Payments/Credits Applied			\$0.00
			Invoice Balance Due:	\$456.83

Please note the change of the remittance address

572 340

Date	Invoice #	Description	Amount	Balance Due
2/11/2021	1041050	System	\$456.83	\$456.83



Replaced damaged push button on side gate. We appreciate your business.



Invoice

Invoice Number
1043977

Date
03/01/2021

Customer Number
21054

Terms
On Receipt

To: **Amelia Walk Cdd**
85287 Majestic Walk Blvd
Fernandina Beach, FL 32034

Remit To: **Bates Security LLC**
PO Box 747049
Atlanta, GA 30374-7049

[Click Here to Pay Online!](#)

Amount enclosed: _____ **Net Due: \$170.42**

Detach And Return Top Portion With Your Payment

Customer Name	Customer Number	PO Number	Invoice Date	Terms
Amelia Walk Cdd	21054		03/01/2021	On Receipt

Quantity	Description	Months	Rate	Amount
9000 - Access Control - Amelia Walk CDD - 85287 Majestic Walk Blvd., Fernandina Beach, FL				
1.00	Monthly Service-Access 03/01/2021 - 03/31/2021	1.00	\$170.42	\$170.42
			Subtotal:	\$170.42
	Tax			\$0.00
	Payments/Credits Applied			\$0.00
			Invoice Balance Due:	\$170.42

Please note the change of the remittance address

*March 2021
\$72.34500*

Date	Invoice #	Description	Amount	Balance Due
3/1/2021	1043977	System	\$170.42	\$170.42



Amelia Walk CDD

FPL Electric

February-21

73913-05054	85057 MAJESTIC WALK BLVD.#LS	\$	138.16
76801-07336	85359 MAJESTIC WALK BLVD.	\$	31.38
79966-25336	85287 MAJESTIC WALK BLVD. CLUB	\$	611.99
90653-46331	85257 MAJESTIC WALK BLVD. FTN	\$	378.89
14381-88177	85108 MAJESTIC WALK BLVD. # IRR	\$	11.15
64677-16194	85254 FALL RIVER PKWY ENTRANCE	\$	29.11
81986-72449	85633 FALL RIVER PKWY #IRR	\$	28.83
		<u>\$</u>	<u>1,229.51</u>
	V#21		001.320.57200.43000
78458-32232	000 AMELIA CONCOURSE	<u>\$</u>	<u>1,416.24</u>
	V#21		001.320.57200.43001

**Electric Bill Statement****For:** Jan 19, 2021 to Feb 17, 2021 (29 days)**Statement Date:** Feb 17, 2021**Account Number:** 73913-05054**Service Address:**85057 MAJESTIC WALK BLVD # LIFT
FERNANDINA BEACH, FL 32034

AMELIA WALK CDD,
Here's what you owe for this billing period.

CURRENT BILL**\$138.16**

TOTAL AMOUNT YOU OWE

Mar 10, 2021

NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	205.96
Payments received	-205.96
Balance before new charges	0.00
Total new charges	138.16
Total amount you owe	\$138.16

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

-- Payment received after May 10, 2021 is considered LATE; a late payment charge of 1% will apply.

Your bill looks different

Your bill's new layout makes it easier to see the information that's most important to you. Let us show you more.

FPL.com/NewBill

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



/ 27

3413739130505476183100000

AMELIA WALK CDD
C/O GMS-SF, LLC
5385 N NOB HILL RD
SUNRISE FL 33351-4761

The amount enclosed includes the
following donation:
FPL Care To Share: _____

Please request changes
at FPL.com. Notes on this bill
will not be detected.

Make check payable to FPL
in U.S. funds and mail along with
this coupon to:

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit FPL.com/PayBill
for ways to pay.

73913-05054

ACCOUNT NUMBER

\$138.16

TOTAL AMOUNT YOU OWE

Mar 10, 2021

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:
AMELIA WALK CDD

Account Number:
73913-05054

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	205.96
Payment received - Thank you	-205.96
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Customer charge: \$26.48

Non-fuel: (\$0.0235-40 per kWh) \$25.35

Fuel: (\$0.024490 per kWh) \$26.38

Demand: (\$11.30 per KW) \$56.50

Electric service amount 134.71

Gross receipts tax 3.45

Taxes and charges 3.45

Total new charges \$138.16

Total amount you owe \$138.16

METER SUMMARY

Meter reading - Meter KN20453. Next meter reading Mar 18, 2021.

Usage Type	Current	-	Previous	=	Usage
kWh used	46992		45915		1077
Demand KW	5.35				5

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 17, 2021	Jan 19, 2021	Feb 18, 2020
kWh Used	1077	1277	901
Service days	29	33	31
kWh/day	37	38	29
Amount	\$138.16	\$205.96	\$91.31

Improved bill design

View or download your new, easier-to-read bill.

[FPL.com/NewBill](https://www.fpl.com/NewBill)

We're here to help

If you're experiencing hardship as a result of the coronavirus (COVID-19) and need help with your bill, there are resources available.

[FPL.com/GetHelp](https://www.fpl.com/GetHelp)

Help your neighbors

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**Electric Bill Statement****For:** Jan 19, 2021 to Feb 17, 2021 (29 days)**Statement Date:** Feb 17, 2021**Account Number:** 76801-07336**Service Address:**85359 MAJESTIC WALK BLVD #ENTRANCE
FERNANDINA BEACH, FL 32034

AMELIA WALK CDD,
Here's what you owe for this billing period.

CURRENT BILL**\$31.38**

TOTAL AMOUNT YOU OWE

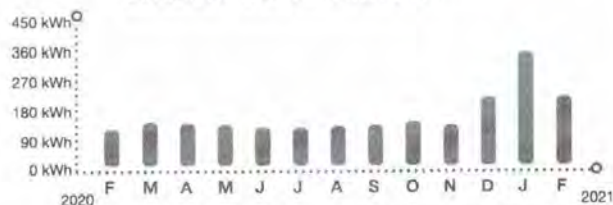
Mar 10, 2021

NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	44.78
Payments received	-44.78
Balance before new charges	0.00
Total new charges	31.38
Total amount you owe	\$31.38

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

** Payment received after May 10, 2021 is considered LATE; a late payment charge of 1% will apply.

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Hearing/Speech Impaired: 711 (Relay Service)



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AMELIA WALK CDD
C/O GMS-SF, LLC
5385 N NOB HILL RD
SUNRISE FL 33351-4761

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76801-07336

ACCOUNT NUMBER

\$31.38

TOTAL AMOUNT YOU OWE

Mar 10, 2021

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:
AMELIA WALK CDD

Account Number:
76801-07336

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	44.78
Payment received - Thank you	-44.78
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Customer charge: \$10.61

Non-fuel: (\$0.065570 per kWh) \$14.55

Fuel: (\$0.024490 per kWh) \$5.44

Electric service amount 30.60

Gross receipts tax 0.78

Taxes and charges 0.78

Total new charges \$31.38

Total amount you owe \$31.38

METER SUMMARY

Meter reading - Meter ACD4413. Next meter reading Mar 18, 2021.

Usage Type	Current	-	Previous	=	Usage
kWh used	17352		17130		222

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 17, 2021	Jan 19, 2021	Feb 18, 2020
kWh Used	222	367	119
Service days	29	33	31
kWh/day	8	11	4
Amount	\$31.38	\$44.78	\$21.44

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**Electric Bill Statement****For:** Jan 19, 2021 to Feb 17, 2021 (29 days)**Statement Date:** Feb 17, 2021**Account Number:** 79966-25336**Service Address:**85287 MAJESTIC WALK BLVD # CLUB
FERNANDINA BEACH, FL 32034**AMELIA WALK CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$611.99**

TOTAL AMOUNT YOU OWE

Mar 10, 2021

NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	783.14
Payments received	-783.14
Balance before new charges	0.00
Total new charges	611.99
Total amount you owe	\$611.99

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND****** Payment received after May 10, 2021 is considered LATE; a late payment charge of 1% will apply.****Your bill looks different**

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Hearing/Speech Impaired: 711 (Relay Service)

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5385 N NOB HILL RD
SUNRISE FL 33351-4761

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79966-25336

ACCOUNT NUMBER

\$611.99

TOTAL AMOUNT YOU OWE

Mar 10, 2021

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:
AMELIA WALK CDD

Account Number:
79966-25336

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	783.14
Payment received - Thank you	-783.14
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Customer charge: \$26.48

Non-fuel: (\$0.023540 per kWh) \$174.24

Fuel: (\$0.024490 per kWh) \$181.27

Demand: (\$11.30 per KW) \$214.70

Electric service amount 596.69

Gross receipts tax 15.30

Taxes and charges 15.30

Total new charges \$611.99

Total amount you owe \$611.99

METER SUMMARY

Meter reading - Meter KLL2800. Next meter reading Mar 18, 2021.

Usage Type	Current	-	Previous	=	Usage
kWh used	88100		80698		7402
Demand KW	18.51				19

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 17, 2021	Jan 19, 2021	Feb 18, 2020
kWh Used	7402	8994	7595
Service days	29	33	31
kWh/day	255	272	245
Amount	\$611.99	\$783.14	\$657.26

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**Electric Bill Statement****For:** Jan 19, 2021 to Feb 17, 2021 (29 days)**Statement Date:** Feb 17, 2021**Account Number:** 90653-46331**Service Address:**85257 MAJESTIC WALK BLVD # FTN
FERNANDINA BEACH, FL 32034**AMELIA WALK CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$378.89**

TOTAL AMOUNT YOU OWE

Mar 10, 2021

NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	469.04
Payments received	-469.04
Balance before new charges	0.00
Total new charges	378.89
Total amount you owe	\$378.89

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND****** Payment received after May 10, 2021 is considered LATE; a late payment charge of 1% will apply.****Your bill looks different**

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90653-46331

ACCOUNT NUMBER

\$378.89

TOTAL AMOUNT YOU OWE

Mar 10, 2021

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:
AMELIA WALK CDD

Account Number:
90653-46331

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	469.04
Payment received - Thank you	-469.04
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Customer charge: \$10.61

Non-fuel: (\$0.065570 per kWh) \$261.24

Fuel: (\$0.024490 per kWh) \$97.57

Electric service amount 369.42

Gross receipts tax 9.47

Taxes and charges 9.47

Total new charges \$378.89

Total amount you owe \$378.89

METER SUMMARY

Meter reading - Meter ACD7475. Next meter reading Mar 18, 2021.

Usage Type	Current	-	Previous	=	Usage
kWh used	84242		80258		3984

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
	Feb 17, 2021	Jan 19, 2021	Feb 18, 2020
Service to			
kWh Used	3984	4960	4404
Service days	29	33	31
kWh/day	137	150	142
Amount	\$378.89	\$469.04	\$404.32

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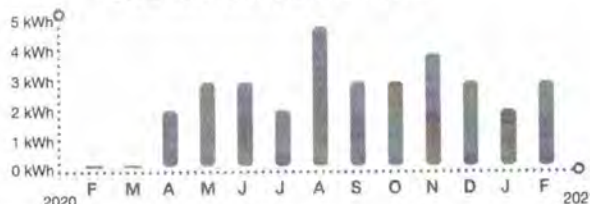
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**Electric Bill Statement****For:** Jan 19, 2021 to Feb 17, 2021 (29 days)**Statement Date:** Feb 17, 2021**Account Number:** 14381-88177**Service Address:**85108 MAJESTIC WALK BLVD # IRRIGATION
FERNANDINA BEACH, FL 32034**AMELIA WALK CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$11.15**

TOTAL AMOUNT YOU OWE

Mar 10, 2021

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	11.06
Payments received	-11.06
Balance before new charges	0.00
Total new charges	11.15
Total amount you owe	\$11.15

(See page 2 for bill details.)

KEEP IN MIND

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Hearing/Speech Impaired: 711 (Relay Service)

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14381-88177

ACCOUNT NUMBER

\$11.15

TOTAL AMOUNT YOU OWE

Mar 10, 2021

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:
AMELIA WALK CDD

Account Number:
14381-88177

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	11.06
Payment received - Thank you	-11.06
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Customer charge: \$10.61

Non-fuel: (\$0.065670 per kWh) \$0.19

Fuel: (\$0.024490 per kWh) \$0.07

Electric service amount 10.87

Gross receipts tax 0.28

Taxes and charges 0.28

Total new charges \$11.15

Total amount you owe \$11.15

METER SUMMARY

Meter reading - Meter AC94981. Next meter reading Mar 18, 2021.

Usage Type	Current	-	Previous	=	Usage
kWh used	00121		00118		3

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 17, 2021	Jan 19, 2021	Feb 18, 2020
kWh Used	3	2	0
Service days	29	33	31
kWh/day	0	0	0
Amount	\$11.15	\$11.06	\$10.81

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**Electric Bill Statement**

For: Jan 7, 2021 to Feb 5, 2021 (29 days)

Statement Date: Feb 5, 2021**Account Number:** 64677-16194**Service Address:**

85254 FALL RIVER PKWY # IRR

FERNANDINA BEACH, FL 32034

Hello Amelia Walk Cdd,
Here's what you owe for this billing period.

CURRENT BILL**\$29.11**

TOTAL AMOUNT YOU OWE

Feb 26, 2021

NEW CHARGES DUE BY

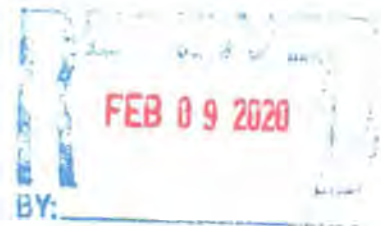
KEEP IN MIND

- Payments received after February 26, 2021 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.

BILL SUMMARY

Amount of your last bill	46.30
Payments received	-32.38
Balance before new charges	13.92
Total new charges	15.19
Total amount you owe	\$29.11

(See page 2 for bill details.)

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64677-16194

ACCOUNT NUMBER

\$29.11

TOTAL AMOUNT YOU OWE

Feb 26, 2021

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:
Amelia Walk Cdd

Account Number:
64677-16194

FPL.com Page 2

0002 0004 064838

E001

BILL DETAILS

Amount of your last bill	46.30
Payment received - Thank you	-32.38
Balance before new charges	\$13.92

New Charges

Rate: RS-1 RESIDENTIAL SERVICE

Customer charge: \$8.34

Non-fuel: (First 1000 kWh at \$0.067000) \$1.22
(Over 1000 kWh at \$0.077620)

Fuel: (First 1000 kWh at \$0.021230) \$0.38
(Over 1000 kWh at \$0.031230)

Electric service amount 9.94

Gross receipts tax 0.25

Taxes and charges 0.25

Late payment charge 5.00

Total new charges \$15.19

Total amount you owe \$29.11

METER SUMMARY

Meter reading - Meter ACD5703. Next meter reading Mar 8, 2021.

Usage Type	Current	-	Previous	=	Usage
kWh used	00025		00007		18

ENERGY USAGE COMPARISON

	This Month	Last Month
Service to	Feb 5, 2021	Jan 7, 2021
kWh Used	18	4
Service days	29	31
kWh/day	1	0
Amount	\$10.19	\$8.92

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**Electric Bill Statement**

For: Jan 7, 2021 to Feb 5, 2021 (29 days)

Statement Date: Feb 5, 2021**Account Number:** 81986-72449**Service Address:**85633 FALL RIVER PKWY # IRR
FERNANDINA BEACH, FL 32034

Hello Amelia Walk Cdd,
Here's what you owe for this billing period.

CURRENT BILL**\$28.83**

TOTAL AMOUNT YOU OWE

Feb 26, 2021

NEW CHARGES DUE BY

KEEP IN MIND

- Payments received after February 26, 2021 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.

BILL SUMMARY

Amount of your last bill	46.31
Payments received	-31.03
Balance before new charges	15.28
Total new charges	13.55
Total amount you owe	\$28.83

(See page 2 for bill details.)

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Customer Service: 1-800-226-3545
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81986-72449

ACCOUNT NUMBER

\$28.83

TOTAL AMOUNT YOU OWE

Feb 26, 2021

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED





Customer Name:
Amelia Walk Cdd

Account Number:
81986-72449

FPL.com Page 2

0004 0004 064838

E001

BILL DETAILS

Amount of your last bill	46.31
Payment received - Thank you	-31.03
Balance before new charges	\$15.28

New Charges

Rate: RS-1 RESIDENTIAL SERVICE

Customer charge: \$8.34

Non-fuel energy charge:

First 1000 Kwh \$0.067000 per kWh

Over 1000 kWh \$0.077620 per kWh

Fuel charge:

First 1000 kWh \$0.021230 per kWh

Over 1000 kWh \$0.031230 per kWh

Electric service amount 8.34

Gross receipts tax 0.21

Taxes and charges 0.21

Late payment charge 5.00

Total new charges \$13.55

Total amount you owe \$28.83

METER SUMMARY

Meter reading - Meter ACD0023. Next meter reading Mar 8, 2021.

Usage Type	Current	-	Previous	=	Usage
kWh used	00026		00026		0

ENERGY USAGE COMPARISON

	This Month	Last Month
Service to	Feb 5, 2021	Jan 7, 2021
kWh Used	0	19
Service days	29	31
kWh/day	0	1
Amount	\$8.55	\$10.28

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**Electric Bill Statement****For:** Jan 19, 2021 to Feb 17, 2021 (29 days)**Statement Date:** Feb 17, 2021**Account Number:** 78458-32232**Service Address:**100 MAJESTIC WALK BLVD # SL
FERNANDINA BEACH, FL 32034

AMELIA WALK CDD,
Here's what you owe for this billing period.

CURRENT BILL**\$1,416.24**

TOTAL AMOUNT YOU OWE

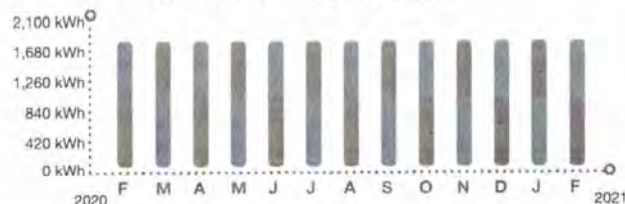
Mar 10, 2021

NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	1,416.24
Payments received	-1,416.24
Balance before new charges	0.00
Total new charges	1,416.24
Total amount you owe	\$1,416.24

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

- ** Payment received after May 10, 2021 is considered LATE; a late payment charge of 1% will apply.
- ** Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

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Hearing/Speech Impaired: 711 (Relay Service)



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78458-32232

ACCOUNT NUMBER

\$1,416.24

TOTAL AMOUNT YOU OWE

Mar 10, 2021

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:
AMELIA WALK CDD

Account Number:
78458-32232

FPL.com Page 2

E001

BILL DETAILS

Amount of your last bill	1,416.24
Payment received - Thank you	-1,416.24
Balance before new charges	\$0.00

New Charges

Rate: SL-1 STREET LIGHTING SERVICE

Electric service amount **	1,413.53
Gross receipts tax	2.71
Taxes and charges	2.71
Total new charges	\$1,416.24
Total amount you owe	\$1,416.24

** Your electric service amount includes the following charges:

Non-fuel energy charge:	\$0.031940 per kWh
Fuel charge:	\$0.023570 per kWh

METER SUMMARY

Next bill date Mar 18, 2021.

Usage Type	Usage
Total kWh used	1898

ENERGY USAGE COMPARISON

	This Month Feb 17, 2021	Last Month Jan 19, 2021	Last Year Feb 18, 2020
Service to			
kWh Used	1898	1898	1898
Service days	29	33	31
kWh/day	65	58	61
Amount	\$1,416.24	\$1,416.24	\$1,397.70

Improved bill design

View or download your new, easier-to-read bill.

[FPL.com/NewBill](https://www.fpl.com/NewBill)

We're here to help

If you're experiencing hardship as a result of the coronavirus (COVID-19) and need help with your bill, there are resources available.

[FPL.com/GetHelp](https://www.fpl.com/GetHelp)

Help your neighbors

Contribute to Care to Share and help a neighbor in need during this challenging time.

[FPL.com/Care](https://www.fpl.com/Care)

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



Customer Name:
AMELIA WALK CDD

Account Number:
78458-32232

FPL.com Page 1

ESLA

For: 01-19-2021 to 02-17-2021 (29 days)

kWh/Day: 65

Service Address:

100 MAJESTIC WALK BLVD # SL
FERNANDINA BEACH, FL 32034

Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
C861207	74	6746	F	57		1,482	
Energy					0.800000		45.60
Non-energy							
Fixtures					6.370000		363.09
Maintenance					1.290000		73.53
F861207	74	6746	F	16		416	
Energy					0.800000		12.80
Non-energy							
Fixtures					4.500000		72.00
Maintenance					1.290000		20.64
PMF0001				73			
Non-energy							
Fixtures					8.470000		618.31
UCNP				3,957			
Non-energy							
Maintenance					0.040510		160.30

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



AMELIA WALK CDD
5385 N NOB HILL RD
SUNRISE FL 33351-4761



Customer Name:
AMELIA WALK CDD

Account Number:
78458-32232

FPL.com Page 2

ESLA

For: 01-19-2021 to 02-17-2021 (29 days)

kWh/Day: 65

Service Address:

100 MAJESTIC WALK BLVD # SL
FERNANDINA BEACH, FL 32034

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
Energy sub total							58.40
Non-energy sub total							1,307.87
Sub total						1,898	1,366.27
Energy conservation cost recovery							0.80
Capacity payment recovery charge							0.30
Environmental cost recovery charge							0.51
Storm protection recovery charge							0.91
Fuel charge							44.74
Electric service amount							1,413.53
Gross receipts tax incr							2.71
Total						1,898	1,416.24

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 263**Invoice Date:** 2/1/21**Due Date:** 2/1/21**Case:****P.O. Number:****Bill To:**

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

Description	Hours/Qty	Rate	Amount
Management Fees - February 2021		4,050.00	4,050.00
Information Technology - February 2021		83.33	83.33
Dissemination Agent Services - February 2021		291.67	291.67
Office Supplies		15.00	15.00
Postage		3.91	3.91
Copies		207.00	207.00
Total			\$4,650.91
Payments/Credits			\$0.00
Balance Due			\$4,650.91



21 West Church Street, Jacksonville, FL 32202-3139
Phone: 904.665.6000 • Fax: 904.665.7990 • Internet: jea.com

Page 1 of 4

Customer Name: AMELIA WALK COMMUNITY DEV DISTRICT

Account #: 3124050420

Cycle: 03

Bill Date: 01/29/21

TOTAL SUMMARY OF CHARGES

Irrigation \$ 7,716.56
Sewer 188.37
Water 125.28

(A complete breakdown of charges can be found on the following pages.)

Total New Charges: \$ 8,030.21



Please pay \$8,030.21 by 02/22/21 to avoid 1.5% late payment fee and service disconnections.



Energy Star commercial dishwashers are 10 percent more water-efficient than standard models.



572.43106
Jan 2021

A late payment fee will be assessed for unpaid balance.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$10,032.90	-\$10,032.90	\$0.00	\$8,030.21	\$8,030.21

WE APPRECIATE
YOUR BUSINESS

PLEASE DETACH AND RETURN PAYMENT STUB BELOW WITH TOTAL DUE IN ENVELOPE PROVIDED.

Additional information on reverse side. →



☐ Add \$_____ to my monthly bill: \$_____ for Neighbor to Neighbor and/or \$_____ for the Prosperity Scholarship Fund. I will notify JEA when I no longer wish to contribute.

☐ Check here for telephone/mail address correction and fill in on reverse side.

Acct#: 3124050420	Bill Date: 01/29/21	Please pay by 02/22/21 to avoid 1.5% late Payment Fee.			
Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay	TOTAL AMOUNT PAID
\$10,032.90	-\$10,032.90	\$0.00	\$8,030.21	\$8,030.21	

0000012

I=10010000



12 1 SP 0.510
AMELIA WALK CDD C/O GMS-SF LLC
5385 N NOB HILL RD
SUNRISE FL 33351-4761



** JEA **
PO BOX 45047
JACKSONVILLE FL 32232-5047

42043124050420000000000004000803021010100000000300011



Customer Name: AMELIA WALK COMMUNITY DEV DISTRICT

Account #: 3124050420

Cycle: 03

Bill Date: 01/29/21

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 85059 MAJESTIC WALK BV APT IR01

Service Period: 12/28/20 - 01/27/21 Reading Date: 01/27/2021

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
82157379	30	76	Regular	1	48000 GAL
Basic Monthly Charge				\$	31.50
Tier 1 Consumption (1-14 kgal @ \$3.44)					48.17
Tier 2 Consumption (> 14 kgal @ \$3.96)					134.63
Environmental Charge					17.76
TOTAL CURRENT IRRIGATION CHARGES				\$	232.06

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 85108 MAJESTIC WALK BLVD

Service Period: 12/28/20 - 01/27/21 Reading Date: 01/27/2021

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
66898811	30	1950	Regular	1	259000 GAL
Basic Monthly Charge				\$	31.50
Tier 1 Consumption (1-14 kgal @ \$3.44)					48.17
Tier 2 Consumption (> 14 kgal @ \$3.96)					970.19
Environmental Charge					95.83
TOTAL CURRENT IRRIGATION CHARGES				\$	1,145.69

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 85254 FALL RIVER PY APT IR01

Service Period: 12/29/20 - 01/28/21 Reading Date: 01/28/2021

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
89140510	30	248	Regular	1	57000 GAL
Basic Monthly Charge				\$	31.50
Tier 1 Consumption (1-14 kgal @ \$3.44)					48.17
Tier 2 Consumption (> 14 kgal @ \$3.96)					170.27
Environmental Charge					21.09
TOTAL CURRENT IRRIGATION CHARGES				\$	271.03

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 85287 MAJESTIC WALK BLVD

Service Period: 12/28/20 - 01/27/21 Reading Date: 01/27/2021

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
86638079	30	16418	Regular	2	901000 GAL
Basic Monthly Charge				\$	100.80
Tier 1 Consumption (1-14 kgal @ \$3.44)					48.17
Tier 2 Consumption (> 14 kgal @ \$3.96)					3,512.51
Environmental Charge					333.37
TOTAL CURRENT IRRIGATION CHARGES				\$	3,994.85

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 85287 MAJESTIC WALK BLVD

Service Period: 12/30/20 - 01/29/21 Reading Date: 01/29/2021

Service Point: Irrigation 2 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
67133220	30	80715	Regular	1 1/2	391000 GAL
Basic Monthly Charge				\$	63.00
Tier 1 Consumption (1-14 kgal @ \$3.44)					48.17
Tier 2 Consumption (> 14 kgal @ \$3.96)					1,492.91
Environmental Charge					144.67
TOTAL CURRENT IRRIGATION CHARGES				\$	1,748.75

SEWER SERVICE

Billing Rate: Commercial Sewer Service

Service Address: 85287 MAJESTIC WALK BLVD

Service Period: 12/28/20 - 01/27/21 Reading Date: 01/27/2021

Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
67579885	30	3435	Regular	2	3000 GAL
Basic Monthly Charge				\$	169.20
Sewer Usage Charge					18.06
Environmental Charge					1.11
TOTAL CURRENT SEWER CHARGES				\$	188.37



Customer Name: AMELIA WALK COMMUNITY DEV DISTRICT

Account #: 3124050420

Cycle: 03

Bill Date: 01/29/21

WATER SERVICE

Billing Rate: Commercial Water Service

Service Address: 85287 MAJESTIC WALK BLVD

Service Period: 12/28/20 - 01/27/21 Reading Date: 01/27/2021

Service Point: Commercial - Water

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
77677281	30	0	Regular	3/4	0 GAL
Basic Monthly Charge				\$	18.90
TOTAL CURRENT WATER CHARGES				\$	18.90

WATER SERVICE

Billing Rate: Commercial Water Service

Service Address: 85287 MAJESTIC WALK BLVD

Service Period: 12/28/20 - 01/27/21 Reading Date: 01/27/2021

Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
67579885	30	3435	Regular	2	3000 GAL
Basic Monthly Charge				\$	100.80
Water Consumption Charge					4.47
Environmental Charge					1.11
TOTAL CURRENT WATER CHARGES				\$	106.38

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 85377 MAJESTIC WALK BV APT IR01

Service Period: 12/28/20 - 01/27/21 Reading Date: 01/27/2021

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
82157504	2	6332	Regular	1	0 GAL
82157504	28	62	Regular	1	62000 GAL
Basic Monthly Charge				\$	31.50
Tier 1 Consumption (1-14 kgal @ \$3.44)					48.17
Tier 2 Consumption (> 14 kgal @ \$3.96)					190.07
Environmental Charge					22.94
TOTAL CURRENT IRRIGATION CHARGES				\$	292.68

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

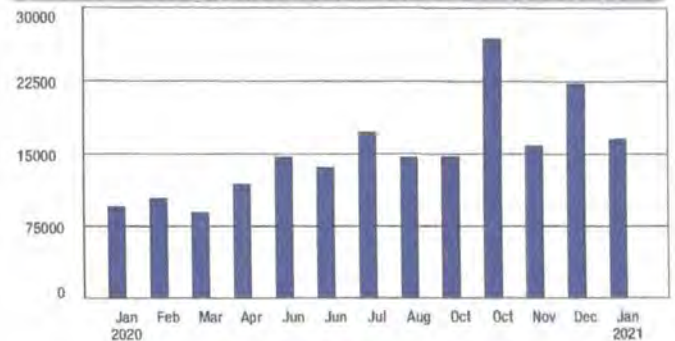
Service Address: 85633 FALL RIVER PY APT IR01

Service Period: 12/28/20 - 01/27/21 Reading Date: 01/27/2021

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
89240294	30	0	Regular	1	0 GAL
Basic Monthly Charge				\$	31.50
TOTAL CURRENT IRRIGATION CHARGES				\$	31.50

CONSUMPTION HISTORY



Water tens Gal Electric Kwh

	1 year ago	Last Month	This Month	Average Daily
Total Kwh used				
Total Gallons used	943,001	2,221,002	1,659,002	55,300

Municipal Asset Management, Inc.

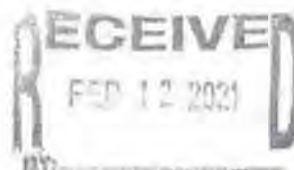
25288 Foothills Drive North
Suite 225
Golden, CO 80401
(303) 273-9494

INVOICE

INVOICE NO: 0618023

DATE: 2/1/2021

To: Amelia Walk Community Development Dist
Sharon Rosina
475 West Tower Place, Suite 114
Saint Augustine, FL 32092



DUE DATE	RENTAL PERIOD
3/8/2021	

PMT NUMBER	DESCRIPTION	AMOUNT
20	Lease payment on Tax-Exempt Lease Purchase Agreement dated May 8, 2019 for the acquisition of fitness equipment. <i>March 2021 \$72,440</i>	1,217.01

TOTAL DUE

\$1,217.01

Please detach coupon and return with check payable to MUNICIPAL ASSET MANAGEMENT, INC. and remit to address above.

If you have any questions concerning this invoice,
call: Municipal Asset Management, Paul Collings, (303) 273-9494.

THANK YOU FOR YOUR BUSINESS!

Invoice #	Due Date	Total Due	Amount Enclosed
0618023	3/8/2021	\$1,217.01	

Amelia Walk Community Development Dist
Sharon Rosina
475 West Tower Place, Suite 114
Saint Augustine, FL 32092

Municipal Asset Management, Inc.
25288 Foothills Drive North
Suite 225
Golden, CO 80401



Fernandina Office 904-225-9425

PO Box 1330

Yulee, FL 32041-1330

www.naderspestraiders.com**Termite Renewal Notice****ARE YOUR FAMILY & HOME PROTECTED FROM PESTS?**

Warm weather is upon us and that means common pests such as ants, cockroaches and mosquitoes are out in full force. These pests are more than just a nuisance, they can be a real threat to you and your family due to diseases they can carry and damage they can cause. With Nader's STEPS® Total Protection System™, we can control pests and provide you with peace of mind knowing you and your family are protected.

CALL TODAY! 855-MY-NADERS.

Customer Number: 1473482

Notice Date: 02/08/21

Expiration Date: 04/2021

572-340 *** **An Important Message Concerning Your Annual Termite Guarantee Renewal** ***

Termites feed 24 hours a day, 365 days a year. Every year, termites invade millions of homes, causing **billions** of dollars in damage. The startling fact is termites do more damage than fires and storms combined. And, the damage caused by termites is rarely covered by insurance.

That's why it is important to renew your termite agreement every year and keep your guarantee in place so we can continue to protect your home. It's easy. Simply mail your payment or pay online at www.naderspestraiders.com, then give us a call so we can schedule your annual inspection.

If you are a new homeowner, please call your local office to update your account information and schedule your inspection to complete the warranty transfer process. This termite guarantee transfers to you at no additional cost.

Thank you for giving us the opportunity to go *Beyond the Call*.

Service Address: 85287 Majestic Walk, Fernandina Beach, FL 32034

Termite Renewal Notice Total: \$313.00

Please Keep the Top Portion For Your Records Return Bottom Portion with Payment

GA2234RF



PO Box 1330 • Yulee, FL 32041-1330

Temp-Return Service Requested

www.naderspestraiders.com

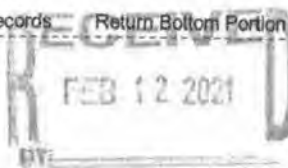
*****AUTO**ALL FOR AADC 320



AMELIA WALK CDD

475 W TOWN PL STE 114

SAINT AUGUSTINE FL 32092-3649

5
764

If you are paying by credit card, please see reverse side.

Please make checks payable and remit to:

NADER'S PEST RAIDERS

PO BOX 1330

YULEE FL 32041-1330

Renewal Notice Date: 02/08/21
Account Number: 1473482

Total: \$313.00

***Check # _____



Fernandina Office 904-225-9425

PO Box 1330

Yulee, FL 32041-1330

www.naderspestraiders.com**IS YOUR HOME PROTECTED FROM TERMITES?**

Termites cause billions of dollars in damage every year rarely covered by homeowner's insurance and in our area, it's not if your home will encounter termites, but when. Protect your family and home 24/7/365 with Sentricon® with Always Active from Nader's, the #1 provider of Sentricon in the world. CALL TODAY! 855-MY-NADERS.

It's not just termite control. It's Nader's Pest Raiders termite control.

Customer Number: 1473482 Statement Date: 02/09/21 Payment Due Upon Receipt

Date	Invoice #	Description	Amount	Tax	Balance
Service Address: 85287 Majestic Walk, Fernandina Beach, FL 32034					
02/05/21	41128224	Pest Control Service	\$85.00	\$0.00	\$85.00

572 340

**Current: \$85.00****Past Due: \$0.00****Total Amount Due: \$85.00**

Please Keep the Top Portion For Your Records Return Bottom Portion with Payment

GA22349F



PO Box 1330 • Yulee, FL 32041-1330

Temp-Return Service Requested

You can pay your bill online at www.naderspestraiders.com

*****AUTO**5-DIGIT 32092



AMELIA WALK CDD
475 W TOWN PL STE 114
SAINT AUGUSTINE FL 32092-3649

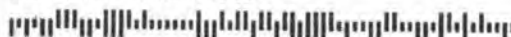
4
750

Please check Invoice(s) paid below.			
<input type="checkbox"/>	Invoice #	Amount	<input type="checkbox"/>
<input type="checkbox"/>	41128224	\$85.00	<input type="checkbox"/>
<input type="checkbox"/>			<input type="checkbox"/>
<input type="checkbox"/>			<input type="checkbox"/>
<input type="checkbox"/>			<input type="checkbox"/>
<input type="checkbox"/>			<input type="checkbox"/>
<input type="checkbox"/>			<input type="checkbox"/>
<input type="checkbox"/>			<input type="checkbox"/>

If you are paying by credit card, please see reverse side.

Please make checks payable and remit to:

NADER'S PEST RAIDERS
PO BOX 1330
YULEE FL 32041-1330



Statement Date: 02/09/21
Customer Number: 1473482

Balance Forward: \$0.00
Amount: _____

Amount Due: \$85.00
Check # _____

NEWS-LEADER

P.O. Box 16766

Fernandina Beach FL 32035

(904) 261-3696

Fax(904) 261-3698

Advertising Memo Bill

1 Memo Bill Period 02/2021		2 Advertiser/Client Name AMELIA WALK CDD	
23 Total Amount Due 394.50		3 Terms of Payment	
21 Current Net Amount Due .00		22 30 Days .00	
		60 Days .00	
		Over 90 Days .00	
4 Page Number 1	5 Memo Bill Date 02/08/21	6 Billed Account Number 30061	7 Advertiser/Client Number MEGHA. 30061

8 Billed Account Name and Address AMELIA WALK CDD 475 WEST TOWN PL. STE 114 ST. AUGUSTINE FL 32092		Amount Paid: Comments: Ad #: 615649	
---	--	---	--

Please Return Upper Portion With Payment

10 Date	11 Newspaper Reference	12(13)14 Description-Other Comments/Charges	15 SAU Size 16 Billed Units	17 Times Run 18 Rate	19 Gross Amount	20 Net Amount
01/06/21	615649	B.O.S NOTICE OF MEETING	3.0X 5.00	1		
	ROPLD	01/06	15.00	25.50	394.50	394.50
	FNL					
	AFFRD	AFFIDAVIT RETAIL DISPL		12.00		

S13 480

RECEIVED
FEB 12 2021

Past Due

Statement of Account - Aging of Past Due Amounts

21 Current Net Amount Due	22 30 Days	60 Days	Over 90 Days	*Unapplied Amount	23 Total Amount Due
0.00	0.00	0.00	0.00		394.50

NEWS-LEADER

(904) 261-3696

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

24 Invoice	25 Advertiser Information
1 Billing Period 615649 02/2021	6 Billed Account Number 30061
	7 Advertiser/Client Number 30061
	2 Advertiser/Client Name AMELIA WALK CDD



Stroke of Luck L.L.C.

147 Tarrasa Dr

Jacksonville, FL 32225

(904) 910-1048

scott@strokeoflucksolutions.com

www.strokeoflucksolutions.com

INVOICE

BILL TO

AMELIA WALK HOA

c/o Michael Molineaux

EVERGREEN LM

INVOICE # 1063

DATE 02/18/2021

DUE DATE 03/05/2021

TERMS Net 15

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
02/18/2021	GRINDING TRIP HAZARDS	GRIND 11 TRIP HAZARDS ON CHERRY RD. AS PAINTED ON MONDAY FEB 15	11	90.8181818	999.00

Thank you for your business.
Have a great day!

BALANCE DUE

\$999.00

572 44202



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

2/3

Invoice Number: 6014004
Account Number: 258764000
Invoice Date: 01/25/2021
Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

AMELIA WALK CDD
ATTN DISTRICT MANAGER
475 W TOWN PLACE STE 114
SAINT AUGUSTINE FL 32092

AMELIA WALK CDD SERIES 2018 (AA3B)

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$4,040.63

All invoices are due upon receipt.

513.313

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

AMELIA WALK CDD SERIES 2018 (AA3B)

Invoice Number:	6014004
Account Number:	258764000
Current Due:	\$4,040.63
Direct Inquiries To:	STACEY JOHNSON
Phone:	407-835-3805

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 258764000
Invoice # 6014004
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

3/3

Invoice Number: 6014004
Invoice Date: 01/25/2021
Account Number: 258764000
Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

AMELIA WALK CDD SERIES 2018 (AA3B)

Accounts Included 258764000 258764001 258764002 258764003 258764004 258764005
In This Relationship: 258764006

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
Subtotal Administration Fees - In Advance 01/01/2021 - 12/31/2021				\$3,750.00
Incidental Expenses	3,750.00	0.0775		\$290.63
Subtotal Incidental Expenses				\$290.63
TOTAL AMOUNT DUE				\$4,040.63





Invoice

Lake & Wetland Management North Florida, Inc.
3562 NW 97th Blvd
Gainesville, FL 32606
(352) 727-7696 Phone
(352) 727-7697 Fax
northflorida@lakeandwetland.com

Bill To

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

Date	Invoice #	P.O. No.			Terms
2/12/21	GNV 5189				Net 30
Item	Description	Qty	Rate	Amount	
215	Install new 5HP motor control box for Lake 1 fountain		550.00	550.00	
513.60700					

We greatly appreciate your business and look to exceed your expectations!

Total \$550.00

Payments/Credits \$0.00

Balance Due \$550.00

Envera

8281 Blaikie Court
Sarasota, FL 34240
(941) 556-0743

Invoice	
Invoice Number 694386	Date 9/1/2020
Customer Number 400311	Due Date 10/1/2020

To: Amelia Walk CDD
C/O Evergreen Mgmt
2100 S. Hiawasse Rd
Orlando, FL 32835

Remit To: Envera
PO Box 2086
Hicksville, NY 11802

Amount Enclosed: _____ Net Due: \$1,200.00 Detach And Return Top Portion With Your Payment

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Amelia Walk CDD	400311		9/1/2020	10/1/2020

Quantity	Description	Rate	Amount
Amelia Walk CDD, Clubhouse, Fernandina Beach, FL			
3.00	Cctv Monitoring & Maintenance CCTV, 10/1/2020 - 12/31/2020	400.00	1,200.00
		Subtotal:	\$1,200.00
	Tax		0.00
	Payments/Credits Applied		0.00
		Invoice Balance Due:	\$1,200.00

Important Numbers to Know:	Billing Questions:	Email:	Service:
	(941) 556-0743	ar@enverasystems.com	(941) 556-0734

Date	Invoice #	Description	Amount	Balance Due
9/1/2020	694386	Alarm Monitoring Services	\$1,200.00	\$1,200.00

Envera

8281 Blaikie Court
Sarasota, FL 34240
(941) 556-0743

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Sarasota, FL 34240
(941) 556-0743

Invoice	
Invoice Number 697347	Date 12/1/2020
Customer Number 400311	Due Date 1/1/2021

To: Amelia Walk CDD
C/O Evergreen Mgmt
2100 S. Hiawasse Rd
Orlando, FL 32835

Remit To: Envera
PO Box 2086
Hicksville, NY 11802

Amount Enclosed: _____ Net Due: \$1,200.00 Detach And Return Top Portion With Your Payment

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Amelia Walk CDD	400311		12/1/2020	1/1/2021

Quantity	Description	Rate	Amount
Amelia Walk CDD, Clubhouse, Fernandina Beach, FL			
3.00	Cctv Monitoring & Maintenance CCTV, 1/1/2021 - 3/31/2021	400.00	1,200.00
		Subtotal:	\$1,200.00
	Tax		0.00
	Payments/Credits Applied		0.00
		Invoice Balance Due:	\$1,200.00

Important Numbers to Know:	Billing Questions:	Email:	Service:
	(941) 556-0743	ar@enverasystems.com	(941) 556-0734

Date	Invoice #	Description	Amount	Balance Due
12/1/2020	697347	Alarm Monitoring Services	\$1,200.00	\$1,200.00

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Sarasota, FL 34240
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