

*Amelia Walk*  
*Community Development District*

*September 21, 2021*

# Amelia Walk

## Community Development District

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

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

September 14, 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, September 21, 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. Approval of the Minutes of the August 17, 2021 Board of Supervisors Meeting
- IV. Ratification of Updated Agreement with Trim All for Landscape and Irrigation Maintenance Services
- V. Consideration of Policy Regarding Fishing
- VI. Consideration of Resolution 2021-09, Approving a Change in Registered Agent and Registered Office
- VII. Acceptance of Engagement Letter with DMHB for Audit Services
- VIII. Staff Reports
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
  - D. Community Manager - Report
- IX. Supervisors' Request and Audience Comments
- X. Other Business
- XI. Financial Reports
  - A. Balance Sheet & Income Statement
  - B. Assessment Receipts Schedule
  - C. Approval of Check Register
- XII. Next Meeting Scheduled for October 19, 2021 at 2:00 p.m. at the Amelia Walk Amenity Center
- XIII. Adjournment

Enclosed under the third order of business is a copy of the minutes of the August 17, 2021 Board of Supervisors meeting for your review and approval.

The fourth order of business is ratification of updated agreement with Trim All for landscape and irrigation maintenance services. A copy of the agreement is enclosed for your review.

The fifth order of business is consideration of policy regarding fishing. A copy of the policy is enclosed for your review.

The sixth order of business is consideration of resolution 2021-09, approving a change in registered agent and registered office. A copy of the resolution is enclosed for your review and approval.

The seventh order of business is acceptance of engagement letter with DMHB for audit services. A copy of the engagement letter is enclosed for your review.

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 at the meeting. If you have any questions, please feel free to contact me.

Sincerely,

*Daniel Laughlin*

Daniel Laughlin  
District Manager

# *AGENDA*

# Amelia Walk Community Development District Agenda

Tuesday  
September 21, 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](http://www.AmeliaWalkCDD.com)

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  - B. Assessment Receipts Schedule
  - C. Approval of Check Register

XII. Next Meeting Scheduled for October 19, 2021 at 2:00 p.m. at the Amelia Walk  
Amenity Center

XIII. Adjournment

# *MINUTES*

MINUTES OF MEETING  
AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Amelia Walk Community Development District was held Tuesday, August 17, 2021 at 2:00 p.m. at the Amelia Walk Amenity Center, 85287 Majestic Walk Boulevard, Fernandina Beach, Florida.

Present and constituting a quorum were:

Gregg Kern	Chairman
Jeff Robinson	Supervisor (by phone)
Henry "Red" Jentz	Supervisor
Mindi Gilpin	Supervisor

Also present were:

Daniel Laughlin	District Manager
Jennifer Kilinski	District Counsel
Danielle Adams	Evergreen Lifestyles Management
Lori Conrad	Evergreen Lifestyles Management
Joe Cornelison	GreenPointe Developers

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Laughlin called the meeting to order at 2:00 p.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comment**

Ms. Connie Philips, 85032 Williston Court, stated two things I wanted to bring up. We had an announcement sent out to us regarding parking, which is fine. There was a piece of it that was missing regarding designating areas around the fire hydrants and the turns, and I couldn't remember if we had designated that we were going to do that. The only reason I bring it up is to see if we need to tweak it.

Mr. Laughlin asked you said the HOA sent that?

Ms. Philips responded no, we had talked about putting together no parking zones and I know the HOA is supposed to monitor that, but I didn't know if you all had made a decision if you were going to designate the areas other than the map that is on the HOA supplement for parking.



Mr. Kern stated the CDD adopted a parking policy that had restricted parking in certain areas, primarily proximity to stop signs adjacent to fire hydrants. There's a map that exists and the HOA has the authority to enforce those policies on the CDD roadways. We did discuss doing some sort of markings or identifying signage and those kinds of things and I think it was this Board's previous decision to not pursue that currently, but to consider it in the future if parking continues to be an issue. Obviously, there is a fairly significant expense associated with painting curbs and putting signs up and then of course we have all those aesthetically spread out through the community, which might not be preferred.

Ms. Philips stated I just thought it was pretty important to bring up for the financials part, and secondarily, the communication did not include that supplement so many people do not know that it's part of the restrictions, so I just wanted clarification as to what you all were doing.

Mr. Kern stated if there's another notice that needs to go out with the policy and the exhibit being the plan that was created, I think that would be appropriate certainly.

Mr. Robinson stated I would support that. I think it would probably make sense to highlight the link that the HOA sent that has the update to the CCRs that was put out I think about a year ago and in that link is also the diagram of the community with the no parking areas.

Mr. Kern stated I would ask Daniel and Lori to work together on a uniform consistent message to the community for that policy.

Ms. Philips stated we've had a property, 85255 Champlain Drive that was listed by Zillow as a broker/realtor and the land was let go and the grass grew like two feet. We reached out a couple of times to the HOA to no resolve and we've brought up the issue of new exchanges of housing before so I know that might come up on her reports, but I might not be here so I wanted to address that issue and concern because it's a broker situation so there wasn't anybody to really reach out to.

Mr. Kern stated somebody still owns the land and you certainly followed the right process. The HOA would be the one to notify and they can follow up with that person.

### **THIRD ORDER OF BUSINESS**

#### **Organizational Matters**

##### **A. Consideration of Appointing a New Supervisor to Fill Vacancy**

Mr. Laughlin directed the Board to copies of resumes from candidates interested in filling the vacancy included in the agenda package and stated some of the candidates are here and some are not. Bradley Thomas is on the phone.

Mr. Kern stated we typically like to invite anybody that would like to introduce themselves and give us a little background on why you'd like to join the Board.

Mr. Thomas stated first I want to apologize for not being there in person. I had all intentions. My son unfortunately was diagnosed with COVID over the weekend so here I am, but thank you to all the Board members for allowing me to speak today as well as supporting staff. My board experience started in 2016 with Wounded Warrior Project as you see on my resume, up until present. It all started long before that. My father was in the Navy for 24 years. Long story short, I've lived in a bunch of different states and even a few different countries. I lived in Europe for three years and right out of high school I jumped into the Marine Corp, so once again I never really stayed in one place for too long. I moved around quite a bit until I was medically retired after I was injured in combat in Afghanistan. After I left service that is when my career with Wounded Warrior Project began and really learning how boards work. I'm a man of action. I've lived all over the world and all over different states and never really called anywhere home. That's actually an uncomfortable question I get sometimes when people ask, where are you from. Well, that's a long story, I don't really know where I'm from, but I've got a good answer now. Fernandina Beach is my home. I was awarded a mortgage free home for my actions in Afghanistan and subsequently, my actions with my own non-profit Able Veterans Outdoors, which you'll see on my resume as well. With that being said, I really just hope that the Board and everybody involved understands my intentions for wanting to be on the CDD board is I finally have a home and finally have a place to raise my family and my grandchildren hopefully. I live in a new area of Amelia Walk, I'm in the newest phase. I'm not sure that there is a large representation of us out here but serving on the Board would be an honor and I would really plan to spend a long time on that Board. That's why I think I'm one of the best qualified. I just want to thank the Board and the supporting staff. I know it's thankless work, but I thank you and I appreciate the time.

Mr. Kern stated thank you for your interest. We really appreciate your service to the country and your interest in joining this Board. I think you'd be a fine candidate.

Mr. Jentz asked how do you feel about raising people's taxes?

Mr. Thomas responded I prefer we solve our own problems and don't have to raise taxes, because we typically raise taxes when we can't solve our own problems, but I could talk for an hour about that.

Mr. Laughlin stated the next person interested is Mr. Swan.

Mr. David Swan stated I have 27 years of law enforcement experience at the Bergen County Prosecutor's Office in New Jersey. The reason why I want to join the Board is primarily because of safety and security concerns with nonresidents using our facilities here. I've interacted with Lori on several occasions where I've noticed people who don't live here using the tennis court and pool, so I think I'd bring a unique skill set in terms of my law enforcement experience. I'd like to address some of those issues. For example, the incident that occurred in Village Walk with the potential abduction of a child, there are certain things that can be done, and you don't want to wait until after it happens. There's various law enforcement technology that we can use like license plate readers. The federal agencies like DEA do have license plate readers strategically located throughout the entire country so if we put that license plate into the database and it gets captured along this route, we can send a statement to law enforcement so we can take action. My wife and I moved here February 2020.

Mr. Jentz asked what made you want to decide to move to Florida?

Mr. Swan responded ten years before my retirement several of my partners were looking for condominiums and communities to retire to. I did a Google search of condos in the Florida area and was able to locate Stoney Creek Condominiums and we moved down in 2010, right before the market crashed.

Mr. Robinson asked we have speeding issues with Majestic Walk Boulevard and have involved law enforcement in the past. What would be your suggestions or recommendations on how to deal with that?

Mr. Swan stated that's going to be tough. In my experience, you're going to have speeders no matter what you do. I understand the Board has contracted with the Sheriff's Department. I think informing the public when you see someone speeding and putting it out in the messaging, it doesn't always work, but you're always going to have that 10% of the population. Signage is one of the important things and you can also use some temporary cameras that the Sheriff's Department has that indicates your speed when you travel inside a certain area with the flashing police radar telling you to slow down.

Mr. Laughlin stated next we have Ms. Judith.

Ms. Judith Apruzzese-Desroches stated I'm new to the neighborhood. We've owned here for three years now. When this opportunity came up it seemed even though I'm pretty new, that

it could be time to step up and step into what is going on and have an influence in the community. The gentleman asked a question about raising taxes. I'm not adverse to making hard decisions. I served my Connecticut community on the Board of Education for six years and I made decisions all the time where my children wouldn't speak to me afterward, because they were in the best interest in the community, not necessarily the best interest of my sons, so I know how to make those hard decisions. I also have a financial background. I was a controller for a software company for 19 years, so I know about budgets, I know about balancing them, I know about reserves, and I know about the tough decisions that have to be made.

Mr. Kern asked whereabouts in the community do you live?

Ms. Appuzzese-Desroches responded I'm on Majestic Walk Boulevard.

Mr. Laughlin stated next week have Mr. Lane.

Mr. Steve Lane stated I moved here about three years ago. I too live on Majestic Walk. I have done a lot of research on County ordinances, I have talked to the prior Chief, I have had conversations with our commission about having 700 houses and one place in and one place out, but that is not why I'm running. I'm running because I walk around here and there are a lot of people that know me, so I have a lot of touch with people. I too was in law enforcement, so I do have some ideas about speeders. I also was a union official so I helped negotiate contracts and I may not have a master's degree in budgets and stuff like that, but I also ran a warehouse for a school district with 70 schools, so I do know about maintenance, roads and furniture being that I was a working supervisor. I have people's ears and I've seen things and I've seen how long it takes to do something when it shouldn't have taken it that long.

Mr. Laughlin stated lastly, we have Mr. Peters.

Mr. Tommy Peters stated I live off Cherry Creek Drive. I work for Amelia Island Management as a licensed CAM. My license is still active in the State of Florida. I oversaw condominiums. As property manager with Amelia Island Management, I oversaw projects for HOAs, condos, such as Carlton Dunes and Marsh Lakes and a couple of other places. I oversaw budgets and I was heavily involved in the communities and now I'm a youth pastor in church. I work with young people; I have a young family and I thought somebody with my experience in the CAM world as well as working with people might be a good asset to the Board. We've been living here for about six years after moving up from South Florida and I'm just looking to

expand my experience in the community. I don't like conflict resolution, who actually enjoys it? But I tend to be pretty good at it. I thought I could bring that to the Board.

Mr. Jentz asked if you were selected for the Board a couple of issues that were brought up by some of the outgoing people were do you know the difference between an HOA and the CDD and what the different functions are, and the other one is right now we meet on Tuesday at 2:00 in the afternoon. How is that going to work as far as your time commitment?

Mr. Peters responded I work a lot from home. I couldn't make it in today because both of my kids started school and it's been an adjustment, but I could definitely make adjustments to be present because the general schedule as youth pastor is Wednesday nights, so my days tend to be pretty flexible. I do a lot on the weekends. It can range from funerals to weddings to gatherings and events, so a lot of those things are well known in advance. Tuesday is a day I'm pretty available. From what I understand, there was a property that had a lien and the government stepped in and provided basically a bail out to help the association and the developer has been managing a lot of that and now as the developer is stepping out, there has to be a board filled homeowners to fill those developer spots. Each property has a CDD fee that's being paid on their property taxes so it's a government loan, whereas the HOA is licensed in the State of Florida with the DPBR and you have to register your HOA, you have board members that represent you and you usually have a common space of roads so that's usually the difference. I kind of understand what a CDD is and how it operates in that capacity.

Mr. Kern stated perhaps we could do a general description of the seat and what that opening is and moving forward what the future seats of this Board will be and then additionally, we can provide a little clarity on the difference between the HOA and CDD. If anybody wants to withdraw, feel free to do so. The CDD is a community development district. I always explain it as at its heart, it's a financing mechanism for development. The CDD is a special tax district that allows this district to issue bonds in the form of debt over the assessment areas for the infrastructure improvements. The developer / majority landowner is typically in control of the Board until a certain point in time, I think it's both time and number of residents within the District, so that has now happened and this Board has transitioned to resident control. I remain on the Board representing that majority landowner and at this point we have now three resident members and the fourth seat will be filled by a resident member. Just for a status of where we're at in development, we're essentially done with the primary infrastructure for the whole

community so from the development standpoint of a Community Development District, those obligations are fairly well satisfied at this time. So, moving forward you can expect that this District now has the responsibility of operating and maintaining all its facilities, which include the amenities, roadways, the common areas, landscaping, etc. Of course, they can make business decisions and operate and maintain the facilities as we move forward, those will be the decisions of this Board. Moving into the future long-term, part of those maintenance obligations become the necessity to fund those capital projects or those operating maintenance projects and so forth so there will be an annual budget that gets reviewed and adopted. This CDD is primarily those functions. There is another group, which is the homeowner's association, the HOA, which has different parameters for turnover to the residents. The HOA is currently managed by Evergreen Lifestyle Management and the board is all landowner or developer members and it's not until I believe 90% of finished homes in the community are occupied by residents when that board begins to transition. We may be able to bring one on at 50% if anyone is interested, which I think we're at now. So, the HOA has a whole different set of responsibilities. They have actually been engaged by this District to provide facility maintenance in the form of vendor management, both facility and community, so they're tasked primarily with the field operations of managing the community so that is why they're your primary contact if the grass isn't being mowed or anything like that. The other primary function of the HOA is architectural control. Every time you'd like to make an improvement to your home that affects the exterior of the home, those governing documents through the HOA outline that you have to follow the process and meet the standards of the community and the HOA is the one that manages that and enforces those guidelines. They also are tasked with the compliance of those guidelines and therefore if a resident's home is not being maintained, they would be the point of contact there. There are several other things the HOA can function as. It can have resident groups/clubs. The CDD and HOA interact quite a bit so sometimes that is a more efficient way if you are interested more in the lifestyle of the community to serve through the HOA. If your interest is more in the facilities that the CDD owns and operates and maintains, then this board is probably a better position. There are different assessments and fees for both. The HOA's are minimal because it doesn't pay for all the maintenance. The CDD pays for all of that. With the CDD fees you have two different fees assessed to your lot, which is primarily a principal and interest payment towards the debt, which is a 30-year amortized loan essentially and can be paid down at any point. It stays at the

same assessment level until it's paid off. The other component is a general fund component that goes annually and that is per our budgets that get adopted every year. That one is always subject to change because assessments can go up if this Board elects it.

Ms. Kilinski stated just one more thing. The folks that are elected are public officials for all purposes so very much like your city or county, they're subject to Sunshine Law, which means they can't talk about matters that may come before the Board between each other, which is a big distinction. A lot of times residents are frustrated by the fact that a couple of your resident board members can't meet with you to discuss any issues and they can't outside of a public meeting. They're subject to public records, but also subject to Chapter 112 so conflicts of interest and those type of things apply to any issue that comes before the Board. They also have to file financial disclosures. They're not full disclosures like a city or county commissioner does. The legislature hasn't found it necessary for special district board members to do that because there are financial statements of interest that have to be filed annually as well. So, there are some fairly large distinctions as compared to an HOA board member.

Mr. Kern asked Daniel, do you have anything as far as the actual seat that is available and the term?

Mr. Laughlin responded yes. This is seat one, which has a term to November 2022. We have three seats that will expire next year. We have Gregg's seat coming up for election, which will be the last landowner's seat and that will transition over to resident. We have the seat that is currently vacant coming up for election, and then we have Supervisor Robinson's seat term expiring in November 2022, which is seat four. Supervisor Gilpin's and Supervisor Jentz's seat terms expire in November 2024. Every two years two or three seats go up for election.

Mr. Kern stated this one, the opening was created by a vacancy. This Board appoints that board member. As these seats come up for reelection, you'll see those come up on your ballot at the polling elections for your district and you'll be able to vote on future supervisors and it sounds like there are several seats that will become available in the next election cycle.

Mr. Laughlin stated yes. There will be a period in June of 2022 where you can put in an application to qualify with the County and then you would be listed on the ballot. If you're the only one that applies for that seat, then you will not be on the ballot because you will automatically get the seat, but if two or more people put in for the same seat then it will be on the

same ballot when you go to vote during the election in November. We will send out an e-blast in June to remind people of the qualifying period.

Mr. Kern stated for the Board's benefit, what is the timeline on this? Do we need to appoint somebody today?

Ms. Kilinski responded you have 90 days.

Mr. Kern stated so we're 30 days into a 90-day period of when we actually need to fill this vacancy. I'd like to allow the resident board members to make these decisions for yourselves on behalf of the other residents. I'm happy to weigh in on my position too, but I'll generally follow suit for what you guys think is appropriate. Just know that we don't have to make a decision today if you're on the fence one way or the other.

Ms. Gilpin stated I don't know the process of how exactly this works.

Mr. Laughlin stated it's really just making a motion. There could be board discussion, but one board member can make a motion to appoint a person and if it gets seconded and the majority vote then they would be appointed.

Mr. Robinson stated we've done this in the past when we had two vacancies to fill and one of the board members would make a nomination. I'm here remote today in the mountains of New York so I'll leave the motion to you, but I'm prepared to vote.

Mr. Jentz stated last time we made the decision fairly quickly. This time we have a lot more candidates so what would be the recommendation in your experience?

Ms. Kilinski stated last week we had an open seat for a St. Johns County District, and they had 10 candidates for that seat and they ended up having the same struggle, so what they ended up doing was nominating two and taking a toll of who the top two were and ranked their number one. There's no right or wrong way to do it, it's really how you want to approach it.

Mr. Kern stated from my position we're much more accustomed to appointed landowner representative seats and those are typically much easier decisions because we generally have candidates in mind for those. This is one of those scenarios where this community is transitioning, and I do think it should be decisions made in the best interest of the residents. Typically, what I would do is make a motion to appoint who I felt and state my case. If the Board supported it, we would go that direction. I think all of the candidates are more than well qualified. The other thing to look at is maybe trying to find a skill set or background that compliments the rest of the board members. Experience in law enforcement, experience in our



military shows certain values and personality traits. They are always, in my opinion, productive on boards. There is a commitment that is made to this board, and we can't function without board members. There are certainly characteristics there that would benefit this Board. The CAM experience that Mr. Peters has I think is very applicable. While it's on the HOA side, there is certainly a lot of distinctions between HOA and CDDs and just general community management experience and issues like compliance and those kinds of things might go a long way with the background there. And then just general personalities, and what the interest is in being on a board. You have to keep in mind what the goals of this board are. With all that said, I don't have a tendency to lean towards any one candidate right now.

Mr. Jentz stated we do have a lot of qualified candidates. The first thing though is I've spoken to two people at length over the course of my residence here and with that being said, I would like to encourage everybody here to apply again for the next position and also to consider the same feedback as I was given as far as being open to serving on the HOA board as well. It's really important. With that being said, because I've worked with Brad Thomas, I would make a motion that he serve as the next board member.

On MOTION by Mr. Jentz seconded by Mr. Robinson with all in favor appointing Mr. Bradley Thomas to fill the vacancy was approved.
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#### **B. Oath of Office for Newly Appointed Supervisor**

Mr. Laughlin noted he would administer the oath at the next meeting as Mr. Thomas was not physically in attendance. Mr. Kern encouraged the remaining candidates to apply again as seats become available.

#### **C. Consideration of Resolution 2021-06, Designating Officers**

Mr. Laughlin stated currently we have Supervisor Kern as the Chairman, Supervisor Harbison was the Vice Chairman, Supervisors Gilpin, Robinson and Jentz are Assistant Secretaries and from my office for document signing purposes we have James Perry as Assistant Secretary and Treasurer, myself as Secretary and Assistant Treasurer, James Oliver as Assistant Secretary and Ernesto Torres as Assistant Secretary. The main discussion would be who you'd like to be Vice Chairman.

Mr. Jentz stated I'd like to nominate Jeff. He's served longer than Mindi and myself.

On MOTION by Mr. Jentz seconded by Mr. Kern with all in favor designating Supervisor Robinson as Vice Chairman was approved.

Mr. Laughlin stated I'll read out the list of new titles and the Board can make a motion to approve that. Supervisor Kern is Chairman, Supervisor Robinson is Vice Chair, Supervisors Gilpin, Jentz and Thomas will be Assistant Secretaries and then we will keep the same officers from my office; James Perry as Assistant Secretary and Treasurer, myself as Secretary and Assistant Treasurer, James Oliver as Assistant Secretary, Ernesto Torres as Assistant Secretary and I wanted to add our other district manager Marilee Giles from my office as Assistant Secretary.

On MOTION by Mr. Kern seconded by Mr. Jentz with all in favor Resolution 2021-06, designating officers as listed above was approved.

#### **FOURTH ORDER OF BUSINESS**

#### **Ratification of Transfer of Legal Counsel to KE Law Group**

Mr. Laughlin stated we have Jennifer Kilinski here from KE Law Group.

Ms. Kilinski stated the Board will see in your agenda package the joint letter sent by Hopping Green and Sams notifying you all that seven of us have left Hopping and joined KE Law Group. There are seven attorneys, two paralegals and two assistant staff primarily focused on representing special districts. We currently have about 170 special districts onboarded with us doing very similar work to what we did before. Our goal is continuing to be efficient and be more local. We have three of us that are generally located in Jacksonville now doing primarily Jacksonville-based work. I personally am also doing Amelia Concourse and Heron Isles on the same day so I will be able to be a lot more efficient in terms of being here and it will be a lot more cost efficient for you all as well, I think. The fee agreement that is in there is representative of the fees that you were paying before. The one exception is we also have contract attorney positions, which are a little less expensive than associate level lawyers and the goal is for routine matters like routine agreements and resolutions that you see would be billed at paralegal or contract lawyer rate rather than having the partner-level do those documents, with proper oversight.

Mr. Laughlin stated because of Florida Bar Law we had approved Jennifer to remain as the attorney. The options currently for the Board are to ratify this and we would stay with KE Law, we could also do alternative #2, which would be to transfer and keep Hopping Green & Sams or lastly, we could go out for bid.

Mr. Kern stated I obviously signed it because I'm a supporter of what you've done with KE Law. Jennifer has been involved with this project for a long time and it's fairly customary with the historical knowledge and background to go ahead and transfer this over. I also like a little bit more efficiency and more competitive rate and more local service.

On MOTION by Mr. Kern seconded by Ms. Gilpin with all in favor transferring legal counsel services to KE Law Group was ratified.

**FIFTH ORDER OF BUSINESS**

**Approval of the Minutes of the July 20, 2021 Board of Supervisors Meeting**

There were no comments on the minutes.

On MOTION by Mr. Jentz seconded by Ms. Gilpin with all in favor the minutes of the July 20, 2021 meeting were approved.

**SIXTH ORDER OF BUSINESS**

**Acceptance of the Fiscal Year 2020 Audit Report**

Mr. Laughlin stated I just have a couple of things I want to read into the record. On page two under opinion it says, "In our opinion the basic financial statements referred to above present fairly in all material respects the financial position of the governmental activities in each major fund as of September 30, 2020, and respective changes in financial position in the budgetary comparison for the general fund for the year then ended in conformity with accounting principles generally accepted in the United States of America." On the bottom of page 32, halfway through the last paragraph it says, "Given these limitations, during our audit we did not find any deficiencies in internal control that we consider to be a material weakness." Lastly, on page 36, last paragraph it says, "In our opinion, Amelia Walk Community Development District complied in all material respects with the aforementioned requirements during the year ended September 30, 2020", so it was a clean audit.

On MOTION by Ms. Gilpin seconded by Mr. Jentz with all in favor the Fiscal Year 2020 audit report was accepted.

**SEVENTH ORDER OF BUSINESS**

**Public Hearing for the Purpose of Adopting the Fiscal Year 2022 Budget**

Mr. Kern asked is this the same as what we approved in the past? There are no material changes?

Mr. Laughlin responded yes; this is the same as the approved budget.

On MOTION by Ms. Gilpin seconded by Mr. Kern with all in favor the public hearing was opened.

Mr. Laughlin stated this budget was approved back in June. There is a projected increase and the main reason for that increase is new phases are coming online, so there are extra landscape maintenance and pond maintenance needed. We also have added a line for speed control to potentially help with the speeding issues. Landscape maintenance typically goes up each year. We have a three-year fee agreement and this year's fees are included in the budget. Lastly, with the developer essentially being done by next year, the funding agreement that we currently have with the developer will no longer be used.

Mr. Dean Dixon, 85130 Fall River Parkway, stated you just mentioned something you've done to address the speed issues. You're not putting speed bumps in?

Mr. Laughlin responded we've discussed hiring off-duty officers, so we have worked that in and they would just radar the roads. It wouldn't be speed bumps. Anything that alters traffic needs to go through the County so there is a long process for that. This is a zero-sum budget so any money that is not spent transfers over to the next year to help with future assessments.

Mr. Robinson stated we looked at a bunch of things. Some of them were expensive, but majority of the staff who are far more experienced with this and a lot of residents, including myself, felt that if you're going to speed, you're going to speed and signage, speed bumps or stop signs aren't going to address it but speed control through law enforcement would be a good deterrent. We put some in the budget but prior to this Michael was calling law enforcement and they would come in, but this would allow us to have them on consistently at random times.

Mr. Keith Johnson, 85146 Fall River Parkway, stated I guess I'm a little confused. We hire an officer to issue tickets. Does that mean the fines collected come back to the CDD?

Mr. Laughlin responded no.

Mr. Johnson asked why aren't the fees collected from the speeding tickets offsetting the wages for the officers who do that? Why would we use our funds to establish an officer in here?

Mr. Laughlin responded because it's an issue that has brought in multiple resident complaints over the years. We've tried other methods. A previous amenity manager would contact them, and they would come out here when they had available time, which was very rarely.

Mr. Johnson asked so we have to pay the police to come?

Ms. Conrad responded it's more of a deterrent.

Mr. Laughlin responded it's an off-duty officer.

Mr. Johnson asked but they have the right and privileges to issue tickets?

Mr. Laughlin responded correct.

Mr. Johnson asked and those fees go back to the County?

Mr. Laughlin responded correct it would be just like a normal speeding ticket.

Mr. Johnson stated that doesn't make financial sense to me.

Mr. Kern stated none of it is in place. We're not currently hiring them, it's just an option that has been explored.

Mr. Johnson stated that was cited as one of the reasons why the assessments are going up.

Mr. Kern stated it's \$12,000 of the total \$790,000 so that is probably a small part of it.

Mr. Johnson stated it's \$10 of it at least.

Mr. Kern stated yes. That was contemplated for a solution. It hasn't been approved by the Board for what that solution will be yet.

Mr. Jentz asked wouldn't that be a conflict of interest if the Sheriff were issuing tickets to help pay its own wages?

Mr. Johnson stated that's how it is.

Ms. Kilinski stated the reason that a lot of Districts use it, is it's a lot cheaper than hiring independent law enforcement security because it requires a higher level contract so you're essentially taking part of the existing police force and saying we want it here, which they would not easily do without you paying them.

Mr. Johnson stated I agree, but I don't understand how they're able to collect fines that go to the County.

Ms. Kilinski stated because if we weren't paying for them to be here, they would be issuing tickets to somebody else outside of the community. The idea is you are redirecting part of the police force here rather than being somewhere else.

Mr. Laughlin stated we also don't own our roads either and I imagine that is part of it.

Mr. Kern stated we don't have to do it, but it's a solution to one of our problems.

Mr. Steven Lane, 85014 Majestic Walk Boulevard, stated in my experience from California, we could do what they were saying, but the money goes to the County. We are County. County employees issue tickets, the money goes to them. I'm not familiar with Nassau County's procedures and the procedures that I was familiar with, they had to do a traffic survey of this area like they're doing right now on the Concourse with those little machines before the County deputies could issue radar tickets here, because if somebody went to court and found out there was not a survey done here, the ticket out be thrown out so as the deterrent factor, like that thing that was put at the very end of Majestic Walk, which several officers were laughing because it's way over there, another thing is signs have to be posted. Correct me if I'm wrong, but between this turnaround and Fall River, there is no speed limit sign on Majestic Walk Boulevard. There is one in what I would say is Phase 1, and that is how a lot of us understand and comprehend it so as I understand from the feedback that I got from walking around that there was money budgeted to have off-duty police officers. If a person is off-duty, and I know a lot of times in Nassau County the deputies are allowed to bring the vehicles home, like the guy in Phase 1, having that car parked is supposed to be a deterrent factor. Does it? No. So, there are apples and oranges here and like I said, I'm not familiar with Nassau County, but in order for us to enact what you guys have proposed you might want to look into that and see what the Sheriff is willing to do or not do.

Mr. Laughlin stated yes, those are things we would look into. Again, this is just money there in case we want to take this route.

Mr. Lane stated I was on Champlain coming here and this huge sod truck came around the corner and he may have been doing 25 or 26, but everybody was saying slow down and when those big tires come a foot away from your door.

A resident stated if we're having problems with contractors, we should be addressing those with the builders.

Mr. Laughlin stated we would work all this out. With the money for the upcoming year we want to have it because if it came up, we wouldn't have the money available if it weren't approved at this time.

Ms. Connie Philips, 85032 Williston Court, stated I'd just like clarification on the expenditure list where there are management fees and then field management fees.

Mr. Laughlin stated the management fees under administrative are for my company, GMS. We do all of the record keeping, accounting, etc. Then you have your field management company, which is Evergreen's onsite people. We have Lori here and the people in the office. They oversee the landscape contracts and things that happen onsite.

Ms. Philips asked that's separate and apart from the attendant fee?

Mr. Laughlin responded yes. That's typically to have another person here to help out.

Ms. Cooney, 85220 Champlain, stated you stated the increase of \$163 was for landscaping because of the new phases.

Mr. Laughlin stated partially. There is an increase in landscaping costs.

Ms. Cooney stated I don't understand that. There should be enough homes there to take care of that.

Mr. Laughlin stated the assessments are the same from day one for each parcel. Whether it be an acre of land that is owned by a landowner, or a home that is owned by a homeowner, they are assessed. So, at this point, a developer has essentially been paying that amount. As the homes are sold, the payment goes from the developer to the homeowner essentially. So even though there is a new phase, there's not more money coming in.

Mr. Kern stated you can see in the budget detail at the bottom there is a number of units listed. So, while the budget has increased by \$190,000 for additional expenses, the units that those are assessed over has also increased to 749 units, so everybody is paying an equal fair share.

Mr. Laughlin stated and in the past, that difference would have been paid by the developer. The developer was paying directly instead of through County tax roll.

Ms. Cooney stated so you said landscaping is one part of that increase. I've been a part of the CDD for years and I've never had a maintenance part increase.

Mr. Laughlin stated that was a big part of it; about \$18,000. There are small increases throughout, by the main reasoning is there was a developer funding agreement where the developer was funding any excess expenses over what was approved. With this upcoming year, the developer will be gone so that agreement is no longer there to absorb any extra expenses so now that this is set this way it would continue. I can't guarantee anything, but I don't foresee such a large increase in the future.

A resident stated this is the second increase in four years. I've been here since 2008. My CDD fee has gone up 30-33% in four years.

Mr. Laughlin stated yes and you'll those numbers are in here at the bottom of the budget. You can see the figures back to Fiscal Year 2018.

Mr. Kern stated in 2018 you were at \$695 per unit, and now we're just now finally coming up to \$1,134. There are two philosophies. You start the budget really high, where you think it's going to be at build out from the beginning and there's a surplus of cash and it requires less developer funding. The other philosophy is to hold those down by subsidizing this budget with developer funding, which is what we had done for the last decade or so and you're just now seeing this budget come to a more market equivalent of what to expect. If you go around to almost any district at build out, for amenities of this size and this size district, this is comparable. I would just say that the district is just now becoming a self-sustaining budget at full turnover for the community.

A resident stated maybe it was there. I'm just wondering if that was spelled out in the terms and conditions we got from the CDD back in 2008.

Mr. Kern stated certainly. There are several funding agreements every year that get adopted.

Mr. Laughlin stated unfortunately the CDD doesn't handle individual home sales, so it would be up to the realtor to reach out to us to get that information, which they don't always do.

Mr. Kern stated it's certainly in all the District files.

Mr. Doug Jones, 85393 Fall River Parkway stated if I remember correctly, part of the increase is for excavation for the ponds for the erosion. Is that correct?

Mr. Laughlin responded no. There is an increase in the lake maintenance costs, but that is because there are going to be new ponds to be maintained with the new phase. It's essentially algae control.



Mr. Jones stated I thought there was some erosion control that was being done and it was going to be something like \$48,000 worth.

Mr. Kern stated that is being done under capital projects with the construction funds so it's separate from the general fund budget.

Mr. Jones asked when was that originally estimated? When were they done by the contractor?

Mr. Kern responded they've been under construction for probably 18 months and I think it's underway now where they're finishing that work.

Mr. Jones asked so it's an additional expense for them to go back and do the erosion control, which they are responsible for from the beginning? I'm just wondering why the community is having to pay for something the contractor did that they're now having to go back and redo.

Mr. Kern stated I'm very familiar with this. Two things. The contractor is done with the pond and the pond had been sitting for a long time. The erosion control that was in place was insufficient and didn't hold up. The wind was eroding the pond banks, etc. There's a lot of different reasons why that can happen. The capital project / construction funds are generally provided by the issuance of bonds, which establish your principal and interest assessment amount, which will not change. The reality of bonds is they don't cover all of the costs of these projects so there is another developer funding agreement in place where the developer, who I represent, covers any additional costs. This district has been out of construction funds for quite some time so this cost is directly passed through to me to pay for this bill, so I certainly tried to get the contractor to cover it. Between the District Engineer, myself and the contractor, it was determined it wasn't their fault so GreenPointe is paying for those repairs so when the homebuilder takes over and the District takes over, they will be where they need to be for maintenance.

On MOTION by Ms. Gilpin seconded by Mr. Kern with all in favor the public hearing was closed.

**A. Consideration of Resolution 2021-07, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2022**

On MOTION by Ms. Gilpin seconded by Mr. Kern with all in favor the public hearing was closed.

**EIGHTH ORDER OF BUSINESS**

**Public Hearing Regarding Fiscal Year 2022 O&M Assessments**

On MOTION by Ms. Gilpin seconded by Mr. Kern with all in favor the public hearing was opened.

Mr. Laughlin stated this public hearing is related to resolution 2021-08, which is imposing special assessments and certifying an assessment roll for Fiscal Year 2022. Essentially, it's to have the assessments go through the County.

Ms. Kilinski stated this is the resolution that will actually levy the assessments for the budget that was just adopted.

On MOTION by Ms. Gilpin seconded by Mr. Kern with all in favor the public hearing was closed.

**A. Consideration of Resolution 2021-08, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2022**

On MOTION by Mr. Kern seconded by Mr. Robinson with all in favor Resolution 2021-05, authorizing, confirming and approving the acceptance of property and improvements was approved.

**NINTH ORDER OF BUSINESS**

**Consideration of Policy Regarding Fishing**

Mr. Laughlin stated we've discussed this policy the last few meetings.

Ms. Kilinski stated this is consistent with the last policy you saw. I'm obviously open to suggestions pertaining to the policy. It's not adopted by rule, so to the extent it doesn't work and we need to revisit it meeting to meeting or quarterly, you're always welcome to change it. This is intended to capture much of what you spoke about at the last couple of meetings regarding the fishing issue. We've also attached a map and what we've tried to do was indicate in red areas of ponds accessed in the common areas, so they don't go behind folk's houses. We frequently have discussion and challenges with people fishing and then entering behind people's backyards and even though the district may own the pond banks in terms of an easement or ownership up to a

certain point, it still doesn't feel good when you have strangers in your backyard. Because we talked about alligators previously, a lot of times the reporting of alligators is misunderstood. If you call the FWC about an alligator, they come and destroy it and remove it. Letting folks know that is the case, it's not that they get removed to some greener pasture often makes people think about it before they call. If it's a true nuisance obviously we want those alligators removed, but a lot of folks get very upset when other people call and realize that the alligator is being destroyed so I've included the FWC policy in here just to let you all see what we've done at some other districts to make sure folks know what that entails. One other quick note on enforcement, the enforcement provisions of this policy are always challenging. Unless you have onsite staff that knows who is a resident and who is a non-resident, it's difficult to say so and so is a non-resident and we go ask them for their resident identification card and then I can call and trespass them, or I can ask them to be taken away or leave the property, so we will need to get somewhat creative with staff on the way we enforce this policy. Obviously, as residents if you have somebody in your backyard that isn't supposed to be there, you're always welcome to call law enforcement. There is trespassing, and the way that we trespass them and the police get comfortable with enforcing that is we have a policy that says people can't be in other people's backyards. The red area is the only area they are allowed to be in. If it's your own backyard, obviously you can fish from your own backyard, but if anybody else is in your backyard you can always call the police if you're afraid of that interaction.

Mr. Kern stated in other districts we have similar policies where there is no fishing and with the signage, in my experience it gives the authorities the authority to enforce our policy and our rules. Even in other districts where we have engaged with off-duty sheriff's deputies, they're able to do things, not just speeding, but enforce our policies and enforce these rules under their county umbrella. Just a general comment for enforcement, and also maybe to add that discussion of off-duty sheriff's deputies at a future date if we're going to consider that.

Mr. Steven Lane stated we had an incident a while back where I did call Nassau County. Somebody was shooting geese with a pellet gun and the deputy was very sympathetic and he also made a reference about fishing, but he said that I should direct that to our HOA. He said if it was definitely something that was criminally dangerous, then by all means call, but then he said something about the lake and that area is a common area, so people technically could walk

around there and around your backyard. It's not your backyard, but it's a common area around the lake?

Mr. Laughlin stated that's what this clarifies so now that we have this outlined, when they come, we can show them this policy and say that's not true, they can't be here.

Ms. Kilinski stated oftentimes the police force are not educated on the difference between public and private. We hear our roads are private all the time and they're not, they're public roads. I've worked with Daniel at other districts where we need to get a point person at the sheriff's office, so they understand what a CDD is and understand what our policies are and if there are instances where we need to call them, they have the knowledge to be able to come and enforce it.

Mr. Steven Lane having dealt with this on the west coast, that county declared it public private property so law enforcement could issue tickets or do something, whereas if it was just private property, they would say our hands are tied. Would that be some kind of legal thing we could look into.

Mr. Laughlin stated that's what this will do.

Mr. Robinson stated what I'd like to do is have this policy draft along with the diagram published to solicit resident input because I look at the map that came with it and there are certainly a number of properties that people are going to have close proximity to, if not adjacent to, with fishing. I think it would behoove us to contact the sales offices as well as all current residents and have further discussion on it at the September meeting.

Mr. Kern stated I would support continuing the item in general. I am noticing now that the map, a lot the bold areas that are supposed to highlight pond banks available aren't even on pond banks.

Mr. Laughlin stated it looks better in color. I don't think that is red on the color version, it's just darker. We can continue this.

Mr. Keith Johnson asked was there a budget for how much additional signage is going to be for this?

Mr. Laughlin responded I believe we have signs already and it's a minimal amount. We have certain line items we can use each year like repair and replacements that are there to capture those costs.

Mr. Jimmy Meadows, 85202 Majestic Walk Boulevard, stated this has always kind of confused me the past 13 years, the roads in here are they public?

Ms. Kilinski responded they're all owned by the County.

Mr. Laughlin stated we maintain them, but they are public roads. Of all of my districts, this is the only one in Nassau County that does it this way now. They do this for all communities going forward. Amelia Concourse next door was one of the last communities in 2006 to be accepted. Typically, in other counties, the developer will build the roads and then they turn them over to the County, but Nassau County is not doing that.

Ms. Kilinski stated it's still considered public roads so because they were built with public funds, they have to be open. Speed control and stuff like that is still subject to County regulations.

Mr. Meadows asked but if a sinkhole opens in the middle of them, we have to pay for it?

Ms. Kilinski stated right.

Mr. Meadows stated if we're a unit of government and they're public roads, it seems like the County should have responsibility for maintenance of the roads and if they don't pay for the maintenance of it, we should be allowed to put speed bumps on the roads.

Ms. Kilinski stated they're still subject to jurisdiction of the State. I understand, believe me.

Mr. Meadows stated you could assess us each \$2,000 next year to repave all of the roads, but we can't have any say over what goes on the roads.

Ms. Kilinski stated you can go through permitting and get speed bumps if the County was to warrant it, but that is a State statute.

Mr. Laughlin stated we're going to continue the fishing policy discussion.

Mr. Robinson stated I would like to have it published via email, so we get some public comment. I know it's on the agenda, but is it on the website for the general public?

Mr. Laughlin responded yes, the agenda package is on the District website and available for everyone to review and this map is included. We can also send out an e-blast before the next meeting.

**TENTH ORDER OF BUSINESS**

**Consideration of Proposals for Landscape Enhancements**

Mr. Laughlin stated yesterday we received some proposals for landscape enhancements.

Mr. Cornelison stated this is for the landscaping for the common areas and lift station in the final phases. One proposal is from Tree Amigos, and one is from Trim All. I'd like to recommend Trim All. They're a little on the cheaper side and they're already out here doing maintenance.

Mr. Robinson asked what budget is this coming out of?

Mr. Kern responded this is a capital project so it would be funded by the construction funds, which again if you look at the financials, we don't have any, so the developer will be completing this.

Mr. Robinson stated just to make a comment, and this has nothing to do with this particular project, when I saw the quotes, my eyes popped out, but I saw the diagram. Any time any member of staff or even a resident wants to propose something, it's always best to have the quote associated with a site plan. We ask our homeowners to do that for the architectural review board, so I'd like to see that as standard moving forward so we know where it's going. This is a great diagram, so it's much appreciated.

On MOTION by Mr. Jentz seconded by Ms. Gilpin with all in favor Trim All's proposal in the amount of \$50,999,65 was approved.

## **ELEVENTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. District Counsel**

Ms. Kilinski had nothing to report.

Mr. Jentz asked will we continue to get the monthly or weekly newsletters about what is going on in Tallahassee?

Ms. Kilinski responded the legislative updates? Yes.

#### **B. District Engineer – Ratification of Requisition No. 84**

Mr. Laughlin stated requisition 84 is payable to OnSight Industries in the amount of \$16,210 and this will also be funded out of the construction funds, not the general fund.

Mr. Kern asked what is this for? The mailboxes?

Mr. Robinson responded I think it's the second half of the mailboxes in Phase 5.

Mr. Laughlin stated yes.

On MOTION by Mr. Kern seconded by Ms. Gilpin with all in favor Requisition number 84 was ratified.

Mr. Laughlin asked is there anything the Board would like me to discuss with the engineer?

Mr. Kern responded yes. I'm wondering if he has any plans to attend these meetings. This is the second or third one in a row.

Mr. Laughlin stated once the community gets built out the engineer typically doesn't attend unless there's a specific item, but I can reach out to him to ask him to come more.

Mr. Kern stated there were some concerns with the storm drain potentially not flowing the way it should be. Joe has more details he can provide you, but I'd like to make sure we're following up. He was supposed to come out and evaluate what the issue might be and what a recommendation might be.

Mr. Laughlin stated I'll get with him on that if you can send me the information and I'll mention he should come to the next meeting to discuss that.

Mr. Robinson stated in addition to that, we had the report that he did last year and just recently a few months ago. There are some things I think that probably need to be addressed in this coming fiscal year whether we budgeted for it or not before the costs of repair go up.

Mr. Laughlin stated I'll reach out to him about attending next month's meeting.

**C. District Manager - Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2022**

Mr. Laughlin stated this is the same as it's been in the past, which is the third Tuesday of each month at 2:00 p.m. This is something we're required to approve by law. We can change any of these dates, we can cancel meetings and we can add meetings, but we need a schedule approved and posted to the website.

On MOTION by Ms. Gilpin seconded by Mr. Kern with all in favor the Fiscal Year 2022 meeting schedule was approved as presented.

**D. Community Manager**

**1. Report**

Ms. Adams stated the gym has been placed on an approved maintenance contract. I know we're leasing it to own so we do have to maintain the equipment. The light pole was repaired on the corner of Majestic Walk. The no trespassing / no solicitation sign on Cherry Creek has been moved further back off the curb. The mailbox keys for Phase 5 have been received. The roof leak at the amenity center over the office has been repaired. The pond fishing regulations still need to be completed, which we talked about today. Backflow testing is on schedule, but they have not given us a date for that yet. The landscape silt fencing needs to be removed, but I saw in the proposal that it is \$585 to remove that. I thought that was kind of high. I drove around with Skylar with Trim All and we talked about the oaks that need to be replanted because they're falling out. At this point I don't know that they're even going to stick. I told them they're still under warranty for a year, so he's going to be stuck replacing them if he doesn't get them in the ground this week so hopefully it will be done. He's also giving me a proposal for 55 pine trees to install. I told him to scratch that. He's going to give me a proposal for some wax myrtles and some viburnum in that area. That's over near Champlain around the preserve area.

Mr. Laughlin asked whose property is it?

Ms. Adams responded it's a preserve; it's ours.

Mr. Laughlin stated they would be responsible for repairing that. We will circle back to that.

Ms. Adams stated there is a possible leak in the men's room at the gym. It may be an irrigation line that we're looking into. We have golf carts that are parking on the lawns now in the morning so that could have something to do with it. Attached you'll see some quotes to clean up the canopies and the tennis courts. Whoever we pick, I would like to get a price to have them pressure wash the pool deck.

Ms. Conrad asked can you have them come back rather than paying to have it done again?

Mr. Laughlin stated if the vendor did not do a satisfactory job, then yes.

Ms. Adams stated we will call them back. Right now we have those proposals to clean up the tennis courts and the canopies. PowerWash Pro came in at \$1,700, Cliff came in at \$1,200 and ServicMaster was ridiculous at \$2,500. I've worked with PowerWash Pro before and they did a pretty good job.

Mr. Laughlin asked do you have a recommendation?



Ms. Adams responded I would say PowerWash Pro.

Mr. Kern stated my comment would be if we weren't happy with Cliff Gaines service in the past I wouldn't continue to engage in future work with them. If for some reason he comes back and satisfies that and is able to perform the work and save the \$500, I think that would be appropriate too, but maybe for the purposes of this we could approve a not to exceed amount for this work in the amount of \$1,700 for PowerWash Pro and allow staff to work with the vendors and determine the best vendor to do the work.

On MOTION by Mr. Kern seconded by Ms. Gilpin with all in favor pressure washing services at an amount not to exceed \$1,700 was approved with staff authorized to select the vendor.

Ms. Adams stated we're in the middle of obtaining quotes to upgrade the internet. We've got five pending amenity center events.

**2. Proposal for Planting 55 Pine Trees to Re-Establish Natural Easement**

This item was tabled.

**3. Pressure Washing Quotes**

This item was discussed above.

**4. Quote for Fitness Equipment Repairs**

Ms. Conrad stated this quote is for the repair of the equipment that is needed today. Of course we have the maintenance contract and they will now come in on a regular basis and make any repairs that are required.

Mr. Laughlin asked is our warranty up then?

Ms. Conrad responded they said the warranty was up. I don't know if it benefits to get another company, because they're the maintenance company, to have someone else come in to get another quote.

Ms. Laughlin responded three quotes is always recommended just for competitive pricing. It's also how urgent is this. Are these pieces of equipment down now?

Ms. Conrad responded I put caution signs on the treadmills because they go in and out. What happens is the monitors stop working and the hand controls stop working. It's intermittent but the only way to stop the treadmill then is to pull the emergency switch.

Mr. Laughlin stated they should be being used then.

Ms. Conrad stated the one bench's cushion could cause problems.

Mr. Laughlin stated if these repairs need to be made to have the equipment functioning properly, then they need to be made. It's just unfortunate this happened after warranty. I'll double check the warranty. I also want to note they do have taxes in here so that will need to be removed.

On MOTION by Ms. Gilpin seconded by Mr. Kern with all in favor Southeast Fitness Repair's quote in the amount of \$2,423.17 for fitness equipment repairs was approved.

Ms. Gilpin stated I was emailed a question and I had no idea the answer to it. I guess the Three Rivers CDD uses our clubhouse for their meetings and they want to know if we're being reimbursed for that.

Mr. Laughlin responded yes. I believe there's even a higher rate for non-residents.

Mr. Robinson stated I think we charge an additional fee. I have one question. On the landscaping proposal for the 55 pine trees, did we figure out the location?

Mr. Laughlin responded we're skipping over that. She mentioned instead of doing pines she's getting a proposal for wax myrtles and viburnum but I'm going to talk to her about this anyway because it shouldn't be a district expense.

Mr. Robinson asked where is the location?

Ms. Conrad responded the corner of Champlain and Majestic Walk Boulevard.

Ms. Adams stated there's the entrance landscaping and then there is another open patch and then his lawn starts and he had a couple of grass plants installed.

Mr. Laughlin stated we will discuss that.

**TWELFTH ORDER OF BUSINESS**

**Supervisors' Requests and Audience Comments**

**Audience Comments**

Ms. Gayle Kersten, 85369 Fall River Parkway, stated we are right next to the pump station and there is a big area of grass that was cut out when they were going to put the mailboxes there by mistake and it hasn't been resodded, so we were wondering where we are at with that. There's also a tree down in the same area.

Mr. Laughlin stated we will look into that and make sure that is on track.

Ms. Bonnie Cooney stated I was in the pool the other day and there is some grout that is coming out underneath the top. I didn't know if we have people that look at the pools for maintenance issues, because you don't want water to get behind the tiles and push it off.

Mr. Laughlin responded we do. Things like that we would point out to them so if Daniele could have them look at that next time they're out.

Mr. Kern stated anything you guys are seeing, please feel free to bring it to our attention, but primarily to Evergreen's attention so they can get on it quicker. Don't wait for the meetings.

Mr. David Swan, 85519 Fallen Leaf Drive, stated on behalf of the residents of Fallen Leaf, at least 50% of them, we'd like to request a streetlight be installed by the mailbox kiosk. It's pitch-black dark there and some of the residents who work night shift are afraid to check their mail.

Mr. Laughlin responded I can get with the engineer on whether we have to get with the County to approve adding lights on the roads, or maybe we can just have something small added on our property.

Mr. Kern stated there are two ways to do it. You could go private where the District can pay for electrical service or FPL may actually have infrastructure to be able to provide another streetlight, but then engineer can tell you.

Ms. Mindy, 85133 Majestic Walk Boulevard, stated we're talking about Champlain and Majestic, that area of landscaping. Right across at the end of Majestic where that huge green AT&T container is, it's like an atom bomb went off over there. There are trees down and stuff all over the place.

Ms. Conrad asked at the roundabout?

Ms. Mindy responded right at the roundabout if you're coming down Majestic. It's a mess. I guess a storm hit it and they've fallen over but they kind of look like they've been cut some more. It looks bad. I don't have to drive by it because I'm just before that, but I walk my dog around there and every time I walk by it gets worse.

Mr. Laughlin asked Ms. Adams to look at the area and stated it is being addressed, but we will keep looking into that.

Mr. Peter Hill, 85332 Champlain, stated I'm recovering from two broken ribs and a broken wrist after being chased by a dog that was off his leash and I've heard through the Facebook page of other people actually being bitten by the dogs. My accident occurred because I tried to stop too quick and I crashed. You put in your newsletter all the reminders about not to speed, but I think you also need to put something in there about keeping dogs on leashes.

Mr. Laughlin stated definitely. We will send that out with the next e-blast.

Ms. Gayle Kersten stated we're next to the pump station and there's an area between where the other houses were built. Is that an open area for fishing per say?

Mr. Laughlin responded I'd have to look but I don't think so. That is most likely an easement for maintenance of the ponds. I'll give you my card afterwards and you can send me an email.

Mr. Robinson asked is that question about the area between Phase 4 and Phase 3?

Mr. Kern responded no; I think it's the Phase 4 lift station.

Mr. Robinson stated I happen to have the site map up. There is an easement on the site map off lot 109, I think.

Mr. Doug Jones stated in regard to the maintenance that we've talked about, I know we talked about the down tree. Is there scheduled maintenance over there? I don't know if it's hit and miss, but even the grass on that pumping station is dead and its weeds. It looks like there's lack of care and maintenance to it. I know it gets mowed occasionally but when you drive down Majestic, and you see everything else manicured and getting taken care of it looks like it hasn't been part of their focus yet.

Mr. Kern stated it certainly should be. I think it's part of their contract to maintain those areas, so anything that you're noticing, Evergreen can get with the vendor.

Mr. Laughlin stated we do rely on some residents to let us know those things because we do have a contract with them and if they're not doing their job then we can put them on notice.

Mr. Brian Leerey, 85622 Fall River Parkway, stated last meeting it was discussed about soliciting community feedback concerning the Phase 4 mailbox location. I'm just wondering if there's any progress on that.

Mr. Laughlin stated no, not at this time. I don't believe the Board directed us to get feedback.

Ms. Adams asked are the mailboxes now moved to where they're going to be?

Mr. Kern responded they're in place. I have suggested before they were approved to get resident feedback on that location. I thought I asked the HOA and District Manager to work on some sort of resident survey, specifically for feedback from the residents that the location affects.

Ms. Conrad stated I have some additional feedback too because we did talk about that and the distinction between what we're calling a resident, and what we're calling a purchaser with a sales agreement. I looked into it. Technically, there is no way for me to reach out to people who have bought a house but haven't closed. The records that we get and the permission that we get to email them is actually from the closing documents, so they're not technically residents yet. I talked to the sales offices to see if there was some way we could reach out to these people when they sell a house and they said absolutely there was no way they could communicate that and I can't actually involve them in the website, because they're not really residents, so there's no way that I know of to reach out to them until they close. If they've closed, yes, we can make a better effort at getting an e-blast out specifically on that topic.

Mr. Kern stated I think even if it's the residents that are there and it's a sample, understanding the challenges with future and under contract home buyers, we can get some feedback. I would still be interested in understanding feedback from what we can collect.

Ms. Conrad stated the only other option that understood from our last discussion would be possibly putting them back where they were. There's no third option.

Mr. Kern asked are there any further questions or comments?

Mr. Brian Leerey stated just a further comment, which would be similar to what was just discussed concerning the fish policy. As mentioned by one of the board members, I think it just makes sense to make sure if we adequate time to give that to people and publish it in a way short of just the agenda so everybody who might have interest in it gets to see that. I think it's a similar situation to that, and I just wanted to also add there has been some talk about the school bus stops. I know that has nothing to do with this, but one of the outcomes of that was forming a committee to discuss things like that, that affect residents that may be very specific, and you might want different viewpoints than just the board members going forward. Just a thought because it seemed to be an effective outcome of that discussion.

**THIRTEENTH ORDER OF BUSINESS    Other Business**

There being none, the next item followed.

**FOURTEENTH 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 \$55,702.98.

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

**FIFTEENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – September 21, 2021 at 2:00 p.m. at the Amelia Walk Amenity Center**

**SIXTEENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Ms. Gilpin seconded by Mr. Kern with all in favor the meeting was adjourned.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

*FOURTH ORDER OF BUSINESS*

**ADDENDUM TO AGREEMENT BETWEEN THE AMELIA WALK COMMUNITY  
DEVELOPMENT DISTRICT AND TRIM ALL LAWN SERVICE, INC.,  
REGARDING LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES**

This **Addendum** (the “Addendum”) is made and entered into effective the \_\_\_\_ day of September 2021, by and between:

**Amelia Walk Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in St. Johns County, Florida, and having offices at c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (the “District”); and

**Trim All Lawn Service, Inc.**, a Florida corporation, whose address is 97030 Elk Creek Court, Fernandina Beach, Florida 32034 (the “Contractor,” and collectively with the District, the “Parties”).

**RECITALS**

**WHEREAS**, the District owns, operates, and maintains certain public infrastructure improvements, including landscaping and irrigation; and

**WHEREAS**, the District and the Contractor previously entered into that certain *Agreement between the Amelia Walk Community Development District and Trim All Lawn Service, Inc., Regarding Landscape and Irrigation Maintenance Services*, dated January 14, 2019, as amended from time to time (the “Agreement”); and

**WHEREAS**, Section 21 of the Agreement provides that the parties may amend the Agreement by an instrument in writing executed by both Parties; and

**WHEREAS**, the parties now desire to amend the Agreement to provide for installation of additional landscaping improvements (“Additional Landscape Installation Services”) and maintenance thereof (“Additional Maintenance Services” and, together, the “Additional Services”), all for the areas known as “Phase IV” and “Phase V” of the community; and

**WHEREAS**, the Parties additionally wish to provide for compliance with the E-Verify requirements of Section 448.095, Florida Statutes.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the District and the Contractor agree as follows:

**SECTION 1. INCORPORATION OF RECITALS.** The recitals stated above are true and correct and are incorporated as a material part of this Addendum.



**SECTION 2. ADDITIONAL SERVICES.**

**A. Additional Landscape Installation Services.** In addition to the Scope of Services described in the Agreement, the Contractor shall additionally install the improvements described in the proposal attached hereto as **Exhibit A**. Compensation shall be made according to the unit prices set forth in **Exhibit A**, for a total amount not to exceed **Fifty Thousand, Nine Hundred Ninety-Nine Dollars and Sixty-Five Cents (\$50,999.65)**, which shall be paid in two installments of Twenty-Five Thousand, Four Hundred Ninety-Nine Dollars and Eighty-Three Cents (\$25,499.83). The first installment shall be invoiced upon the execution of this Addendum, and the second invoice shall be invoiced upon completion and acceptance by the District of the Additional Landscape Installation Services. All trees and other plant material, excluding sod, are warranted for 90 days from the time of the District's acceptance of the Additional Landscape Installation Services. This warranty excludes vandalism, acts of God, or irrigation-related issues not due to contractor negligence or response time.

**B. Additional Maintenance Services.** After the completion of the Additional Landscape Installation Services, Contractor shall maintain said improvements pursuant to the terms of the Agreement. Compensation for the Additional Maintenance Services shall be as set forth in **Exhibit B**, and shall be invoiced according to the terms of the Agreement. Total Compensation for all Services performed under the Agreement, including the Additional Maintenance Services, shall be a total of **One Hundred Forty-Eight Thousand, Seven Hundred Sixty-Eight Dollars and Ninety-Two Cents (\$148,768.92)** per year as described in the attached **Exhibit B**. The map attached as a portion of Exhibit A to the Agreement is hereby amended to include the areas identified at **Exhibit C** attached hereto.

**SECTION 3. E-VERIFY.** Effective immediately and for as long as the Contractor provides services for the District, the Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Addendum, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Addendum.

**SECTION 4. AFFIRMATION OF THE AGREEMENT.** The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties. Except as described in Sections 2 and 3 of this Addendum, nothing herein shall modify the rights and obligations of the parties under the Agreement. All remaining provisions, including, but not limited to, the engagement of services, fees, costs, indemnification, and sovereign immunity provisions, remain in full effect and fully enforceable. The Additional Maintenance Services shall automatically renew on the same terms as the Agreement.

**SECTION 5. AUTHORIZATION.** The execution of this Addendum has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this Addendum.

**SECTION 6. EXECUTION IN COUNTERPARTS.** This Addendum may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

**IN WITNESS WHEREOF,** the Parties hereto have signed this Addendum on the day and year first written above.

**ATTEST:**

**AMELIA WALK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

**ATTEST:**

**TRIM ALL LAWN SERVICE, INC.**

\_\_\_\_\_

By: \_\_\_\_\_

Print: \_\_\_\_\_

Its: \_\_\_\_\_

\_\_\_\_\_  
Print Name

**Exhibit A:** Additional Landscape Installation Services

**Exhibit B:** Additional Maintenance Services - Compensation

**Exhibit C:** Updated Maintenance Map

## Exhibit A

Trim All Lawn Service, Inc.  
942360 Old Nassauville Road  
Fernandina Beach, FL 32034

Email: Trimalllawn@gmail.com

## PROPOSAL

Date	Proposal #
7/23/2021	13670

Manager	TA
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<b>Customer Name / Address</b>
GreenPointe Developers, LLC Hampton Lakes Phase IV & V

<b>Project Name / Location</b>

Description	Quantity	Cost	Total
1. Fall River Pkwy./RiverBirch Ct: 1.24 Acre Hydroseed	1.24	2,512.50	3,115.50
1 Live Oak 3" Caliper, Staked, Gator Water Bag	1	795.00	795.00
2. RiverBirch Ct: .42 Acre Hydroseed	0.42	2,512.50	1,055.25
3. Fall River Pkwy./RiverBirch Ct: .37 Acre Hydroseed	0.37	2,512.50	929.63
3 Live Oak 3" Caliper, Staked, Gator Water Bag	3	795.00	2,385.00
4. N Stonehurst Pkwy./Fall River Pkwy.: .11 Acre Hydroseed	0.11	2,512.50	276.38
2 Live Oak 3" Caliper, Staked, Gator Water Bag	2	795.00	1,590.00
5. S. Stonehurst Pkwy./Fall River Pkwy.: .04 Acre Hydroseed	0.04	2,512.50	100.50
3 Live Oak 3" Caliper, Staked, Gator Water Bag	3	795.00	2,385.00
6. Fall River Pkwy./E. Poplar St.: .32 Acre Hydroseed	0.32	2,512.50	804.00
7. Poplar St.: .24 Acre Hydroseed	0.24	2,512.50	603.00
8. Filmore Ct.: .18 Acre Hydroseed	0.18	2,512.50	452.25
Remove silt fence	1	585.00	585.00
9. JEA Substation-Stonehurst Pkwy./Fall River Pkwy.: 85 Dw. Fakahatchee Grass 3G	85	14.50	1,232.50
24 Wax Myrtle 30G	24	265.00	6,360.00
Valid for (30) days from date of the proposal and subject to availability upon acceptance.		<b>Total</b>	

A 50% Deposit is due prior to commencement of work for materials procurement. An itemized invoice reflecting any change orders and all work will be provided with payment in full being due upon completion of work. Trim All Lawn Service, Inc. is authorized to perform the work as specified and the Buyer agrees to the following terms and conditions of sale: 1.5% per month service charge to accounts over 30 days, 18% annual rate. Buyer shall pay seller's cost of collection, to include reasonable attorney's fees, should this account require collection proceedings.

NOTES: \*Trees/plant materials are guaranteed for (90) days from time of installation subject to Owner's proper maintenance. Guarantee excludes vandalism, theft, storm/wind damage, damage by others, cold draft damage, disease or acts of God. Warranty on large trees and palms subject to accessibility with equipment. There is no guarantee on sod. \*Owner to provide underground locates for all private utilities.

Acceptance of this proposal is subject to the terms and conditions contained in the landscape installation warranty and plant care guide which can be viewed online at [www.trimalllawnservice.com](http://www.trimalllawnservice.com)

# PROPOSAL

Trim All Lawn Service, Inc.  
 942360 Old Nassauville Road  
 Fernandina Beach, FL 32034

Email: Trimallawn@gmail.com

Date	Proposal #
7/23/2021	13670

Manager	TA

Customer Name / Address
GreenPoints Developers, LLC Hampton Lakes Phase IV & V

Project Name / Location

Description	Quantity	Cost	Total
7 Crape Myrtle 30G	7	265.00	1,855.00
7 Live Oak 3" Caliper, Staked	7	795.00	5,565.00
90 bales of Pine Straw	90	7.25	652.50
15 Pallets St. Augustine Sod 'Floratum' (Prep an install) <i>Note: Trim All provides no warranty on sod</i>	15	535.00	8,025.00
Install Rainbird 6 zone Irrigation System (meter by owner)	1	4,450.00	4,450.00
10. Muirfield Ct.: .07 Acre Hydroseed	0.07	2,512.50	175.88
11. N Stonehurst Pkwy.: .07 Acre Hydroseed	0.07	2,512.50	175.88
12. NW Fall River Pkwy.: .18 Acre Hydroseed	0.18	2,512.50	452.25
13. Canyon Ct.: .18 Acre Hydroseed	0.18	2,512.50	452.25
14. Fallen Leaf Rd.: Remove silt fence	1	585.00	585.00
15. Fall River Pkwy./N Stonehurst Pkwy. .10 Acre Hydroseed Remove silt fence	0.1 1	2,512.50 585.00	251.25 585.00
16. RiverBirch Ct.: (To be added at later date)			
17. Northfield Ct./Poplar St.: .45 Acre Hydroseed 5 Live Oak 3" Caliper, Staked, Gator Water Bag	0.45 5	2,512.50 795.00	1,130.63 3,975.00
Valid for (30) days from date of the proposal and subject to availability upon acceptance.		<b>Total</b>	

A 50% Deposit is due prior to commencement of work for materials procurement. An itemized invoice reflecting any change orders and all work will be provided with payment in full being due upon completion of work. Trim All Lawn Service, Inc. is authorized to perform the work as specified and the Buyer agrees to the following terms and conditions of sale: 1.5% per month service charge to accounts over 30 days, 18% annual rate. Buyer shall pay seller's cost of collection, to include reasonable attorney's fees, should this account require collection proceedings.

NOTES: \*Trees/plant materials are guaranteed for (90) days from time of installation subject to Owner's proper maintenance. Guarantee excludes vandalism, theft, storm/wind damage, damage by others, cold draft damage, disease or acts of God. Warranty on large trees and palms subject to accessibility with equipment. There is no guarantee on sod. \*Owner to provide underground locates for all private utilities.

Acceptance of this proposal is subject to the terms and conditions contained in the landscape installation warranty and plant care guide which can be viewed online at [www.trimallawnservice.com](http://www.trimallawnservice.com)

Trim All Lawn Service, Inc.  
 942360 Old Nassauville Road  
 Fernandina Beach, FL 32034

Email: Trimallawn@gmail.com

## PROPOSAL

Date	Proposal #
7/23/2021	13670

Manager	TA
---------	----

Customer Name / Address
GreenPoints Developers, LLC Hampton Lakes Phase IV & V

Project Name / Location

Description	Quantity	Cost	Total
NOTE: Oaks include filling water bag at time of installation. Subsequent re-filling of water bags to be performed at a cost of \$350.00 per mobilization.			
Valid for (30) days from date of the proposal and subject to availability upon acceptance.		<b>Total</b>	\$50,999.65

A 50% Deposit is due prior to commencement of work for materials procurement. An itemized invoice reflecting any change orders and all work will be provided with payment in full being due upon completion of work. Trim All Lawn Service, Inc. is authorized to perform the work as specified and the Buyer agrees to the following terms and conditions of sale: 1.5% per month service charge to accounts over 30 days; 18% annual rate. Buyer shall pay seller's cost of collection, to include reasonable attorney's fees, should this account require collection proceedings.

NOTES: \*Trees/plant materials are guaranteed for (90) days from time of installation subject to Owner's proper maintenance. Guarantee excludes vandalism, theft, storm/wind damage, damage by others, cold draft damage, disease or acts of God. Warranty on large trees and palms subject to accessibility with equipment. There is no guarantee on sod. \*Owner to provide underground locates for all private utilities.

Acceptance of this proposal is subject to the terms and conditions contained in the landscape installation warranty and plant care guide which can be viewed online at [www.trimallawnservice.com](http://www.trimallawnservice.com)





## Exhibit B

### PHASE IV and PHASE V, Part 1

#### **Maintenance Program:**

Maintenance Schedule: 52 weeks per year

- During active growing season, turf will be mowed at the appropriate height for the species. Grass shall be mowed as needed during the dormant season.
- Edge all walkways, flower beds and roadways as needed.
- All shrubs shall be pruned as needed to present a neat appearance.
- Weeds in beds and in concrete shall be controlled chemically, mechanically or pulled by hand where that is not feasible.
- Generated landscape debris shall be collected and removed.
- All hard surfaces shall be blown clean.

**Cost of Maintenance: \$21,120.00 per year**

- Payable in 12 monthly installments of \$1,760.00

#### **Fertilization, Weed and Pest Control:**

Turf shall be treated 6 (six) times per year to include the following components:

- Fertilization 6x's per year consisting of a mixture of granular and/or liquid nutrients varying seasonally to promote vigorous turf development.
- Broad-spectrum insecticide shall be applied twice per year to control common southern turfgrass insects. Additional treatments would be performed at an additional charge.
- Herbicide to control broadleaf type weeds will be applied as needed 6x's per year. Control of grassy type weeds is not part of this program and would be performed at an additional charge if required.
- Fungicide application is not part of this program and would be performed at an additional charge if required.
- Soil testing to determine pH and nutrient levels shall be performed annually. Any pH corrections the soil test may indicate are necessary would be performed at an additional charge.
- Call backs for retreatment of areas after a application are at no additional charge

Ornamentals shall be treated 2 (two) times per year to include the following components

- Fertilization with slow release granular or liquid product.
- Common insecticide treatments would be performed at no additional charge if required.
- Fungicide treatments would be performed at an additional charge if required.

**Cost of Fertilization & Pest Control: \$2,280.00 per year**

- Payable in 12 monthly installments of \$190.00

#### **Irrigation System Checks to be performed Monthly:**

- Activation of each zone and inspection for proper coverage.
- Minor adjustments to heads to maintain proper water delivery.
- Seasonally adjust clock to meet watering demands of landscape.
- Prepare and submit to Owner any estimates for any repairs identified during inspection based on time and material charges.

**Cost of Irrigation: \$900.00 per year**

- Payable in 12 monthly installments of \$75.00

#### **Installation of Pine Straw:**

- Installation of <sup>375</sup>(40) bales of Pine Straw: 1 (one) time per year.
- Pine Straw for JEA lift and entry way to 5.

**Cost of Pine Straw: \$2,568.72 per year**

- Payable in 12 monthly installments of \$214.06

## **PHASE IV and PHASE V, Part 2**

### **Maintenance Program:**

Maintenance Schedule: 52 weeks per year

- During active growing season, turf will be mowed at the appropriate height for the species. Grass shall be mowed as needed during the dormant season.
- Edge all walkways, flower beds and roadways as needed.
- All shrubs shall be pruned as needed to present a neat appearance.
- Weeds in beds and in concrete shall be controlled chemically, mechanically or pulled by hand where that is not feasible.
- Generated landscape debris shall be collected and removed.
- All hard surfaces shall be blown clean.

Total cost of Maintenance: \$9,922.56 per year

- Payable in monthly installments of \$826.88

### **Fertilization, Weed and Pest Control:**

Turf shall be treated 6 (six) times per year to include the following components:

- Fertilization 6x's per year consisting of a mixture of granular and/or liquid nutrients varying seasonally to promote vigorous turf development.
- Broad-spectrum insecticide shall be applied twice per year to control common southern turfgrass insects. Additional treatments would be performed at an additional charge.
- Herbicide to control broadleaf type weeds will be applied as needed 6x's per year. Control of grassy type weeds is not part of this program and would be performed at an additional charge if required.
- Fungicide application is not part of this program and would be performed at an additional charge if required.
- Soil testing to determine pH and nutrient levels shall be performed annually. Any pH corrections the soil test may indicate are necessary would be performed at an additional charge.
- Call backs for retreatment of areas after a application are at no additional charge

Ornamentals shall be treated 2 (two) times per year to include the following components:

- Fertilization with slow release granular or liquid product.
- Common insecticide treatments would be performed at no additional charge if required.
- Fungicide treatments would be performed at an additional charge if required.

Total cost of Fertilization, Weed and Pest Control: \$759.96 per year

- Payable in monthly installments of \$63.33

### **Irrigation System Checks to be performed Monthly:**

- Activation of each zone and inspection for proper coverage.
- Minor adjustments to heads to maintain proper water delivery.
- Seasonally adjust clock to meet watering demands of landscape.
- Prepare and submit to Owner any estimates for any repairs identified during inspection based on time and material charges.

Total cost of Irrigation: \$300.00 per year

- Payable in monthly installments of \$25.00

### **Installation of Pine Straw:**

- Installation of (100) bales of Pine Straw: 1 (one) time per year.

Total cost of Irrigation: \$684.96 per year

- Payable in monthly installments of \$57.08

New Total Cost of Contract for Amelia Walk: \$148,768.92 per year

- The new monthly amount will be \$12,397.41.
-



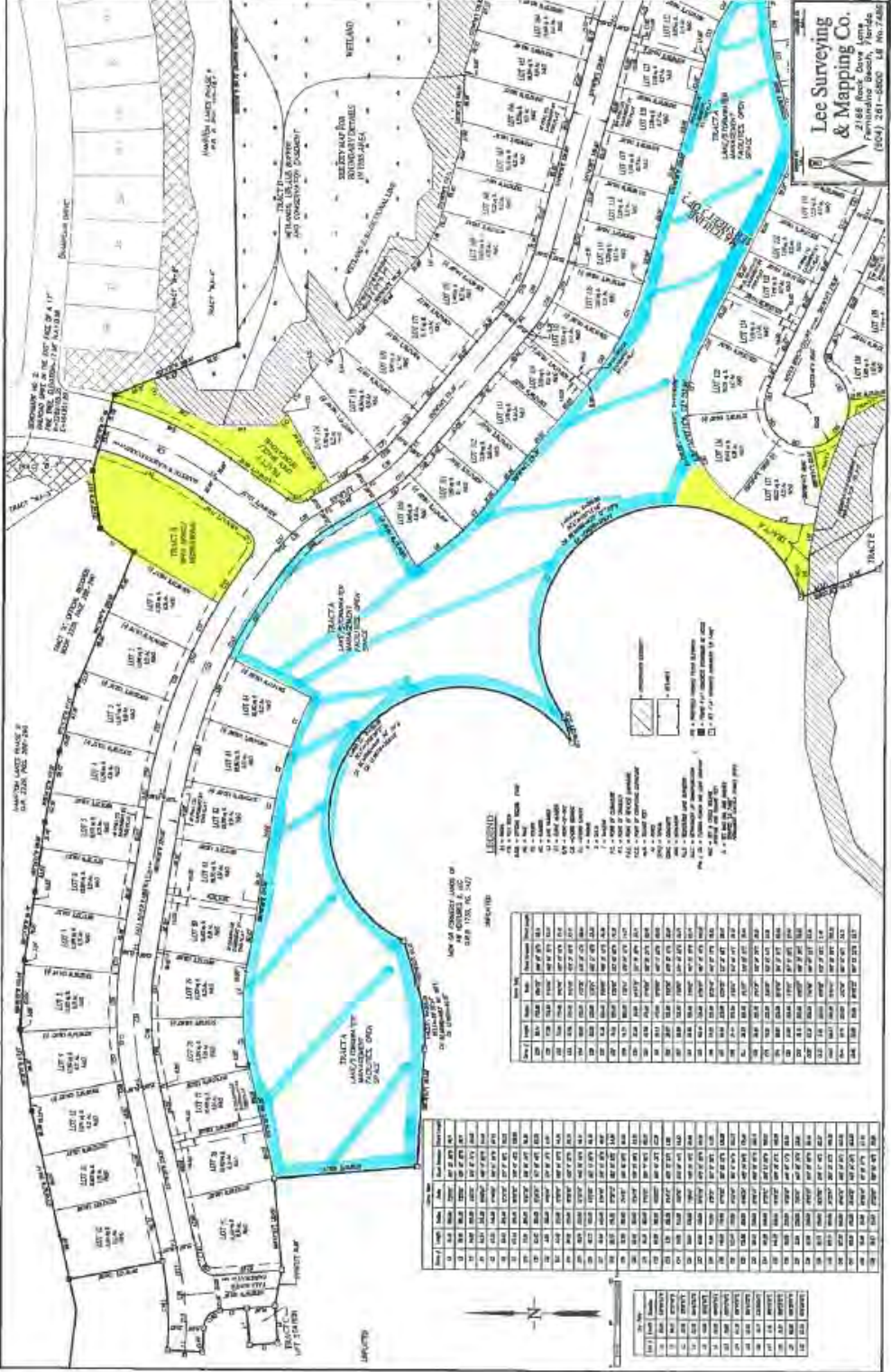






# HAMPTON LAKES PHASE IV - B

BEING A PORTION OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA



Lee Surveying  
 & Mapping Co.  
 2188 Road One  
 Fernandina Beach, Florida  
 (904) 261-6800 Lic. No. 7426

LEGEND:

- 1. 1" = 100' SCALE
- 2. 1" = 200' SCALE
- 3. 1" = 400' SCALE
- 4. 1" = 800' SCALE
- 5. 1" = 1600' SCALE
- 6. 1" = 3200' SCALE
- 7. 1" = 6400' SCALE
- 8. 1" = 12800' SCALE
- 9. 1" = 25600' SCALE
- 10. 1" = 51200' SCALE
- 11. 1" = 102400' SCALE
- 12. 1" = 204800' SCALE
- 13. 1" = 409600' SCALE
- 14. 1" = 819200' SCALE
- 15. 1" = 1638400' SCALE
- 16. 1" = 3276800' SCALE
- 17. 1" = 6553600' SCALE
- 18. 1" = 13107200' SCALE
- 19. 1" = 26214400' SCALE
- 20. 1" = 52428800' SCALE
- 21. 1" = 104857600' SCALE
- 22. 1" = 209715200' SCALE
- 23. 1" = 419430400' SCALE
- 24. 1" = 838860800' SCALE
- 25. 1" = 1677721600' SCALE
- 26. 1" = 3355443200' SCALE
- 27. 1" = 6710886400' SCALE
- 28. 1" = 13421772800' SCALE
- 29. 1" = 26843545600' SCALE
- 30. 1" = 53687091200' SCALE
- 31. 1" = 107374182400' SCALE
- 32. 1" = 214748364800' SCALE
- 33. 1" = 429496729600' SCALE
- 34. 1" = 858993459200' SCALE
- 35. 1" = 1717986918400' SCALE
- 36. 1" = 3435973836800' SCALE
- 37. 1" = 6871947673600' SCALE
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- 39. 1" = 27487790694400' SCALE
- 40. 1" = 54975581388800' SCALE
- 41. 1" = 109951162777600' SCALE
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- 43. 1" = 439804651110400' SCALE
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- 72. 1" = 236118324143482260684800' SCALE
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- 75. 1" = 1888946593147858085478400' SCALE
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- 85. 1" = 1934281311383406679529881600' SCALE
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- 87. 1" = 7737125245533626718119526400' SCALE
- 88. 1" = 15474250491067253436239052800' SCALE
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- 90. 1" = 61897001964269013744956211200' SCALE
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- 95. 1" = 1980704062856608439838598758400' SCALE
- 96. 1" = 3961408125713216879677197516800' SCALE
- 97. 1" = 7922816251426433759354395033600' SCALE
- 98. 1" = 15845632502852867518708790067200' SCALE
- 99. 1" = 31691265005705735037417580134400' SCALE
- 100. 1" = 63382530011411470074835160268800' SCALE



Lot No.	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
1	1000	1000	1000
2	1000	1000	1000
3	1000	1000	1000
4	1000	1000	1000
5	1000	1000	1000
6	1000	1000	1000
7	1000	1000	1000
8	1000	1000	1000
9	1000	1000	1000
10	1000	1000	1000
11	1000	1000	1000
12	1000	1000	1000
13	1000	1000	1000
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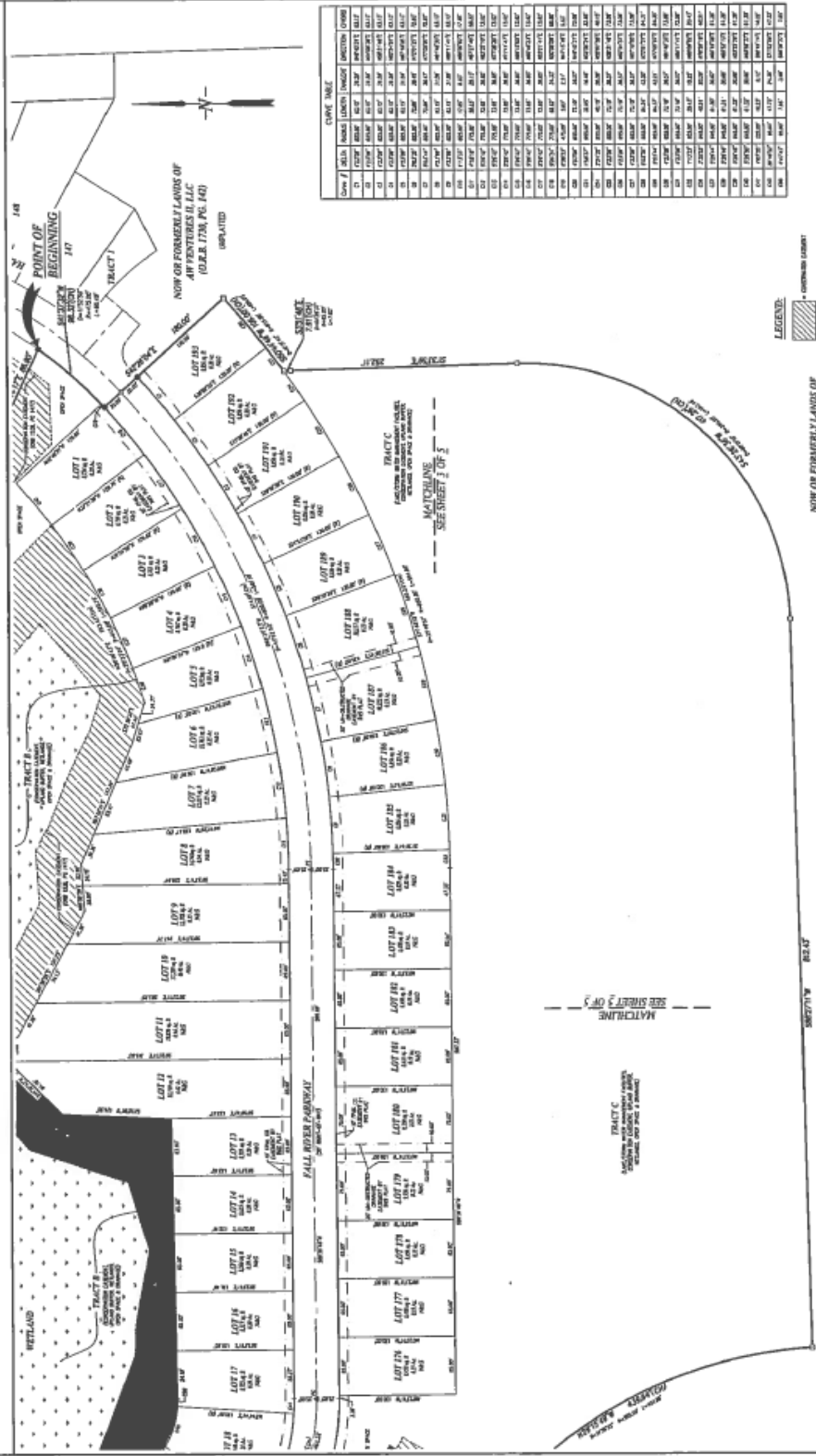




# HAMPTON LAKES PHASE V - A

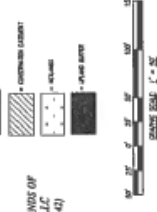
BEING A PORTION OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 27 EAST, MASSAU COUNTY, FLORIDA

OFFICIAL RECORDS BOOK 2482  
PAGE 1748  
SHEET 4 OF 5  
Instrument # Area 0450576.41



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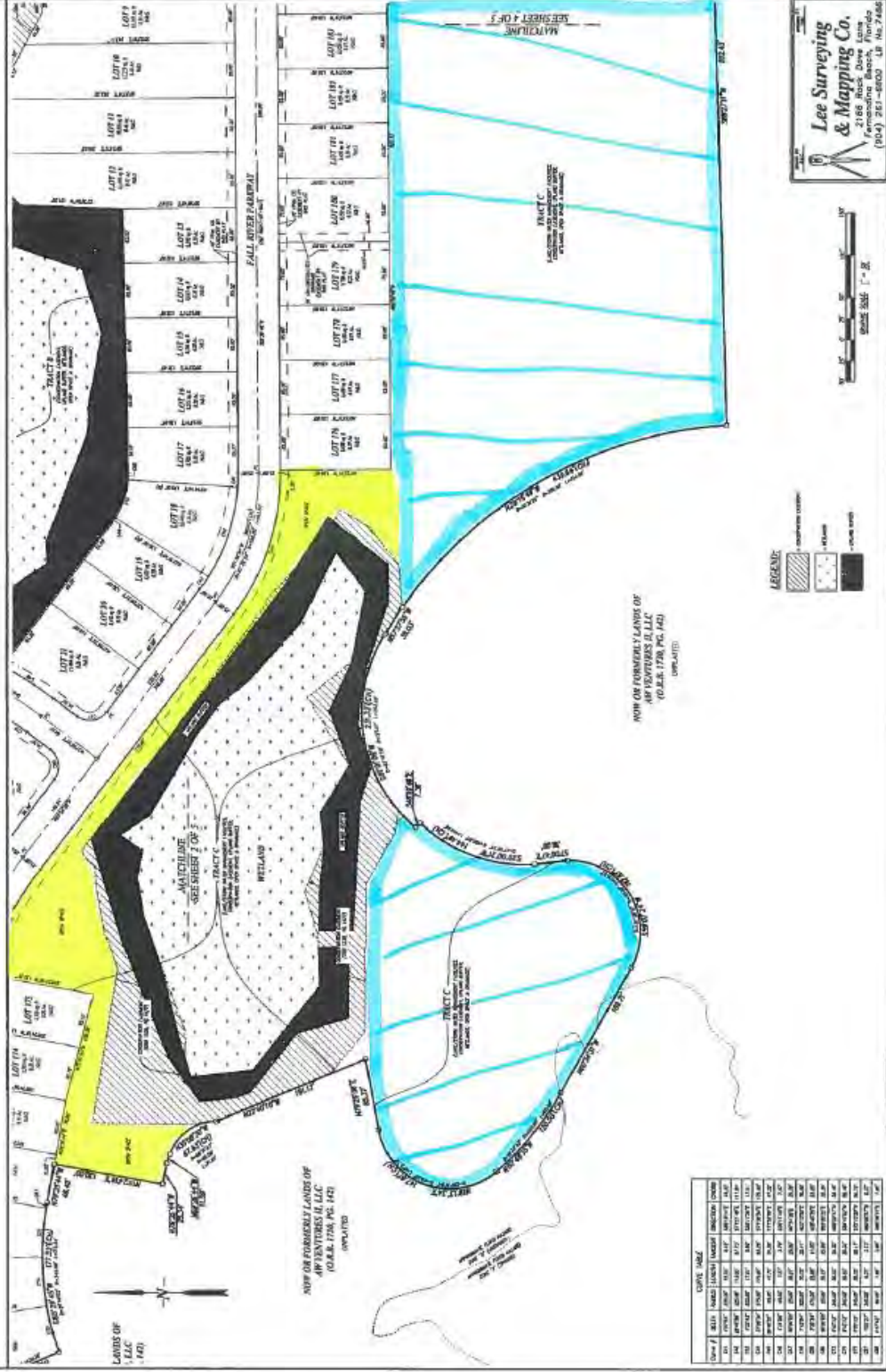
**Lee Surveying & Mapping Co.**  
 2166 Rock Dove Lane  
 Ft. Lauderdale, Florida  
 (954) 281-8800 LB No. 7486



# HAMPTON LAKES PHASE V - A

BEING A PORTION OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 27 EAST, MASSAU COUNTY, FLORIDA

OFFICIAL RECORDS BOOK 2401  
PAGE 049  
SHEET 5 OF 5  
INSTRUMENT # 2020040301 (481)



COPIE TABLE

Draw #	DATE	BY	REVISION	DESCRIPTION
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02	10/20/20	JLW	2	REVISION TO CORRECT
03	10/20/20	JLW	3	REVISION TO CORRECT
04	10/20/20	JLW	4	REVISION TO CORRECT
05	10/20/20	JLW	5	REVISION TO CORRECT
06	10/20/20	JLW	6	REVISION TO CORRECT
07	10/20/20	JLW	7	REVISION TO CORRECT
08	10/20/20	JLW	8	REVISION TO CORRECT
09	10/20/20	JLW	9	REVISION TO CORRECT
10	10/20/20	JLW	10	REVISION TO CORRECT
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12	10/20/20	JLW	12	REVISION TO CORRECT
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15	10/20/20	JLW	15	REVISION TO CORRECT
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17	10/20/20	JLW	17	REVISION TO CORRECT
18	10/20/20	JLW	18	REVISION TO CORRECT
19	10/20/20	JLW	19	REVISION TO CORRECT
20	10/20/20	JLW	20	REVISION TO CORRECT

LEGEND

- WETLAND
- WATER
- ROAD
- UTILITY

Lee Surveying  
& Mapping Co.  
2188 Rock Dove Lane  
Armonk, New York, Florida  
(904) 261-8800 US No. 7466

PORT OF FORTNEY LANDS OF  
ADVENTURES II, LLC  
(O.A.B. 1728, P.G. 142)  
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ADVENTURES II, LLC  
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COPYRIGHT



# HAMPTON LAKES PHASE V - B

BEING A PORTION OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA

OFFICIAL RECORDS BOOK 20445

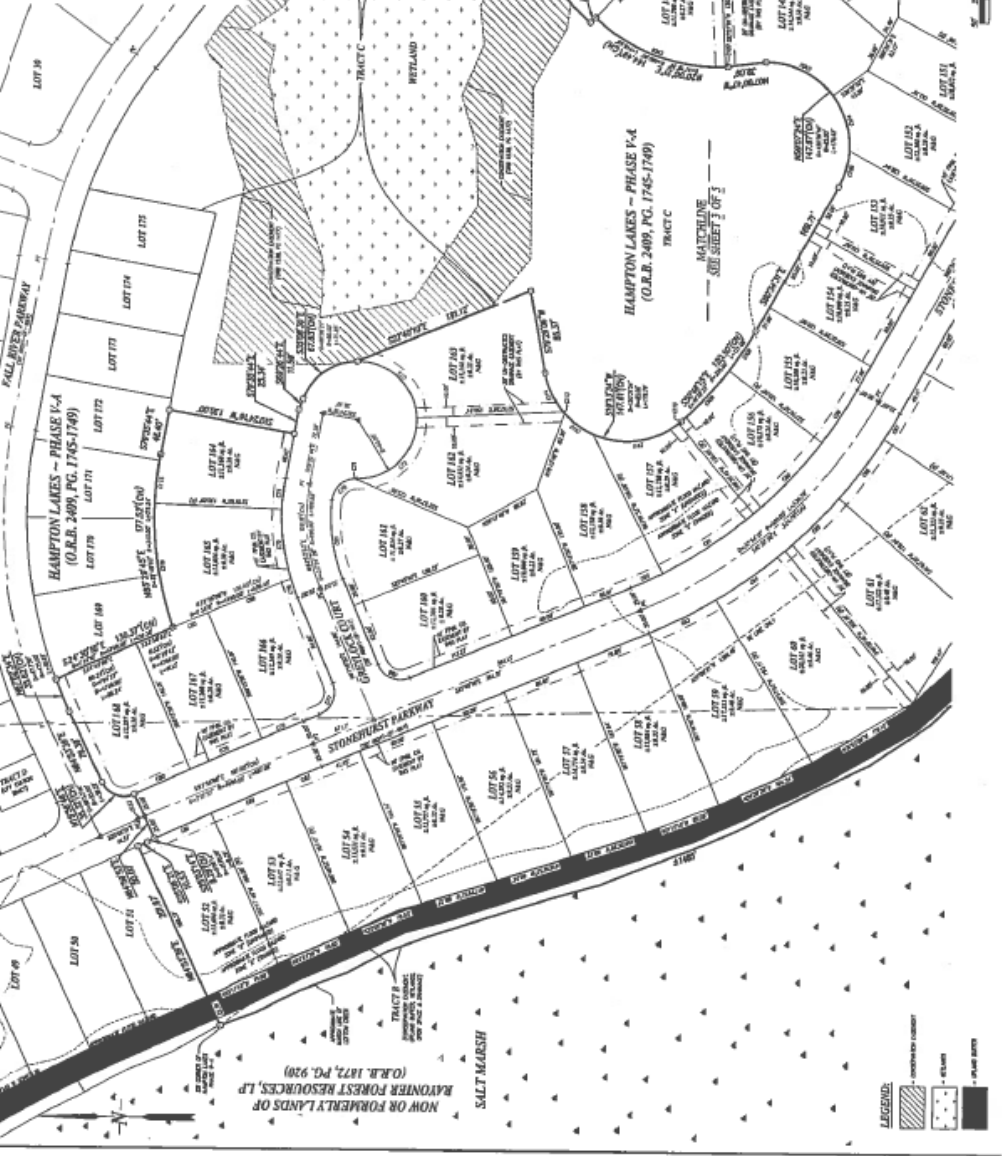
PAGE 113

SHEET 2 OF 3

INSTRUMENT # 2018000118

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99	LOT 99	0.10	RESERVED
100	LOT 100	0.10	RESERVED

NO.	AREA	ACRES	REMARKS
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103	LOT 103	0.10	RESERVED
104	LOT 104	0.10	RESERVED
105	LOT 105	0.10	RESERVED
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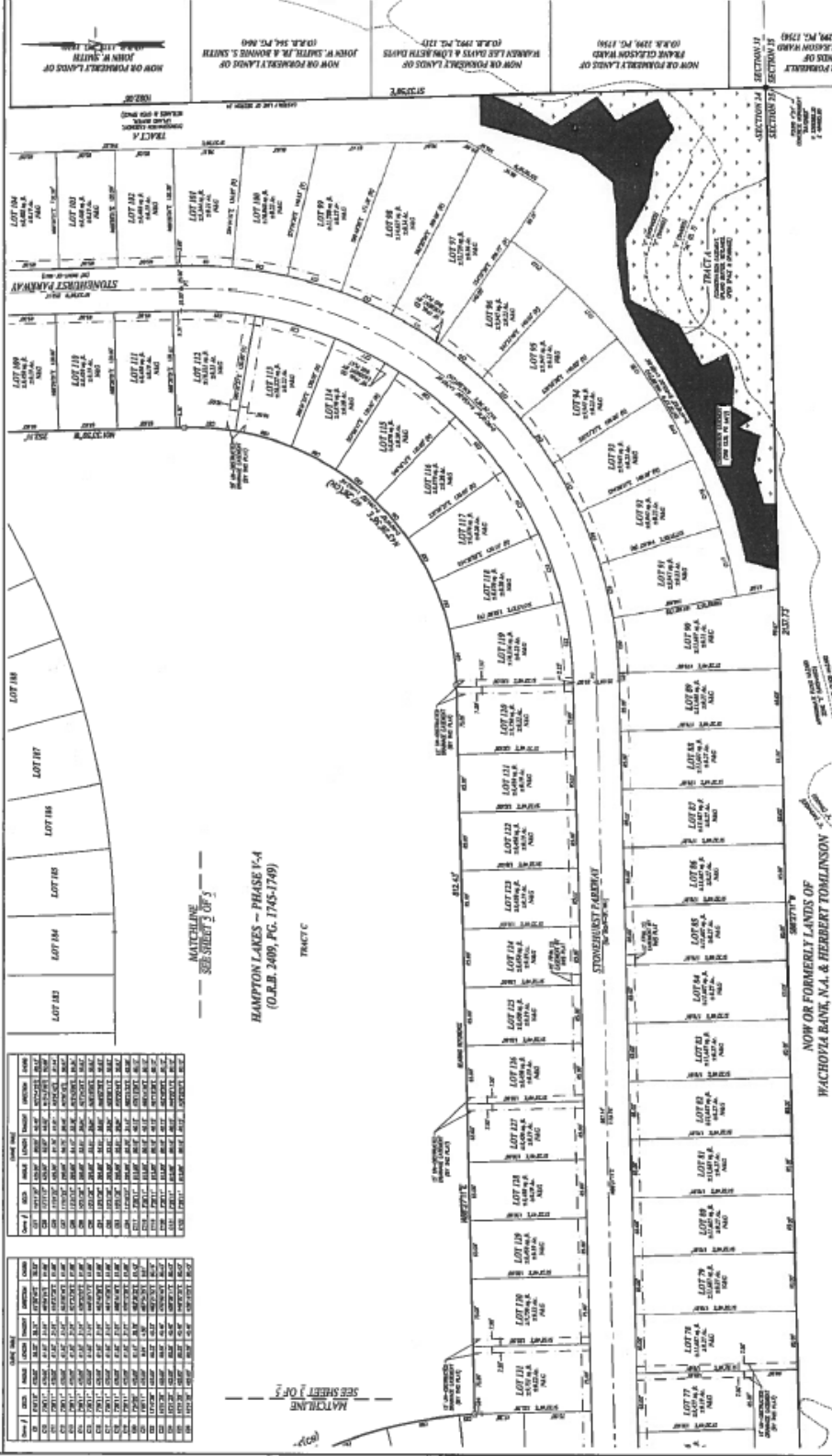
**Lee Surveying Co. & Mapping Co.**  
 2168 Rock Dove Lane  
 Merrimack Beach, Florida  
 (904) 201-8800 LB No. 7468



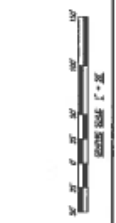
# HAMPTON LAKES PHASE V - B

BEING A PORTION OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 27 EAST, MASSAU COUNTY, FLORIDA

OFFICIAL RECORDS BOOK 2045  
PAGE 715  
SHEET 4 OF 5



Lee Surveying  
& Mapping Co.  
2186 Rock Road  
Fernandina Beach, Florida  
(904) 261-6800 LB No. 7486



Lot No.	Area (Ac.)	Area (Sq. Ft.)	Remarks
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SEE SHEET 3 OF 5

HAMPTON LAKES - PHASE V-A  
(O.R.B. 2409, PG. 1745-1749)

TRACT C

MATCHLINE  
SEE SHEET 3 OF 5

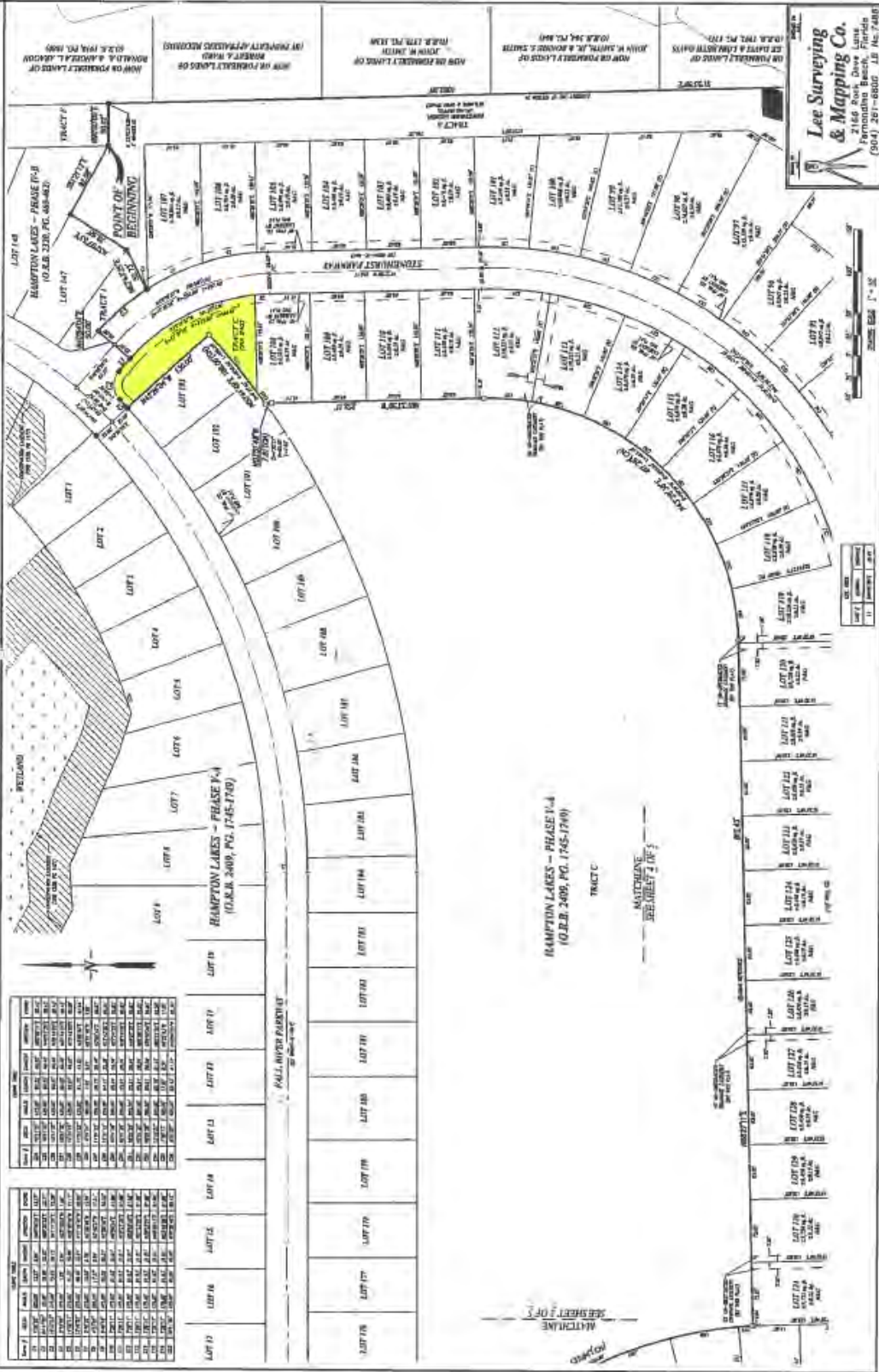


# HAMPTON LAKES PHASE V - B

BEING A PORTION OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 27 EAST, NAUSSAU COUNTY, FLORIDA

OFFICIAL RECORDS BOOK 2015  
PAGE 116  
SHEET 3 OF 3

DATE OF RECORDING 02/14/2015



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Lee Surveying  
& Mapping Co.  
2166 So. Lakes  
Fernandina Beach, Florida  
(904) 291-8800 LD No. 7480

*FIFTH ORDER OF BUSINESS*

# AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

## STORM WATER MANAGEMENT POND USE POLICIES

### Fishing Policies

1. Fishing in the Ponds is at YOUR OWN RISK. The District is not responsible for any loss, damage or injury to any person or property arising out of the authorized or unauthorized use of the Ponds within the District.
2. Only Patrons may fish from ponds banks identified in the exhibit attached hereto as Exhibit A (“Ponds”) within the Amelia Walk Community Development District (“District”). We ask that you respect your fellow neighbors and access the Ponds through the proper access points. Accessing private property may result in a trespass warrant issued by local law enforcement and other penalties including, but not limited to, District enforcement of the amenity suspension rules adopted.
3. Parking on any grassed area near the Ponds is prohibited and parking on County roadways is subject to County code and regulations and done at your own risk.
4. Catch and release is required. The Ponds are stormwater retention ponds designed to capture and retain contaminants. Fish caught in the Ponds should not be eaten.
5. Patrons are responsible for complying with the State of Florida licensing requirements and other laws for fishing. Please look up the applicable regulations.
6. Children under 12 years of age must be accompanied by adults when fishing.
7. Do not leave fishing poles, lines, equipment or bait unattended.
8. Do not leave any litter. Fishing line is hazardous to wildlife.

### Boating Policy

No watercrafts of any kind are allowed in the Ponds.

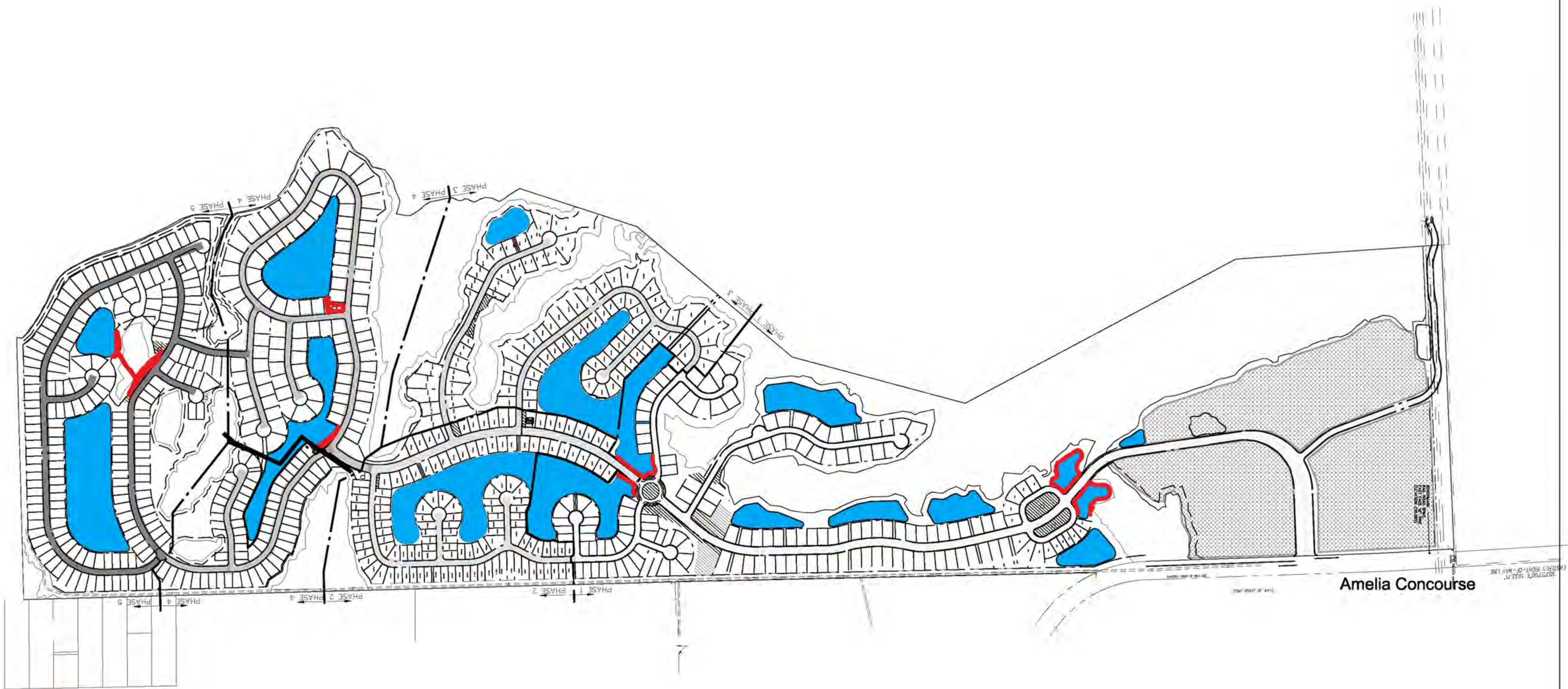
### Swimming and Wading Policy

Swimming and wading are prohibited in any of the Ponds.

### Wildlife Policy

Please be aware of wildlife, including alligator and snake, usage of the Ponds and take caution. Do not feed the wildlife anything, ever.





- Pond
- Pond Bank Available for Resident Fishing

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Mo	By	DATE	REVISION

Project Mgr: D. McCranie  
 Designed by: D. McCranie  
 Drawn by:  
 QA/QC:



**McCranie & Associates, Inc.**  
 3 South 2nd Street - Fernandina Beach, FL 32034  
 Land Development - Roadway Design - Permitting  
 CA # 00008289  
 DIMENSIONS AND NOTES TAKE PREFFERENCE.

**AW Ventures II, LLC**

**Hampton Lakes PUD**

**Master Plan**

Registered Professional  
 Sheet No. **P-1** of **1**  
 Issue Date **February 15, 2019**  
 Project No. **06005**



**AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT**  
**NUISANCE ALLIGATOR REPORTING PROCEDURES**

The Florida Fish and Wildlife Commission (FWC) regulates the capture and harvest of alligators in Florida. **The FWC defines “nuisance” alligators as those over four (4) feet in length that pose a threat to people, pets or property, with special consideration given to the proximity of children and pedestrian traffic.** An aggressive alligator of any length will be deemed a nuisance.

The Statewide Nuisance Alligator Program (SNAP) exists to address complaints regarding alligators. If you see an alligator on your property that meets the criteria above, you can call at the **Nuisance Alligator Hotline at 866-FWC-GATOR (866-392-4286)**. If the complaint meets criteria, the FWC will send out a permitted nuisance alligator trapper to capture and destroy the alligator, often in less than a few hours. The trapper must confirm legal right/permission to access property to capture alligator. Additionally, the trapper may capture any alligators in the area over 4 feet to ensure likelihood of obtaining the complained of alligator (i.e., “unlimited response”). Alligators are euthanized and not relocated.

If you see an alligator on District property (pond banks, in the pond) that meets the criteria above, please contact the District Manager’s office at (904) 940-5850. If appropriate, the District Manager, Vice Chairman, or Chairman of the Board of Supervisors shall contact the FWC to report a nuisance alligator found on District property.

For more information regarding the SNAP program, please visit:

<https://myfwc.com/wildlifehabitats/wildlife/alligator/snap/>

Adopted \_\_\_\_\_, 2021



*SIXTH ORDER OF BUSINESS*

**RESOLUTION 2021-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND APPROVING CHANGE OF DESIGNATED REGISTERED AGENT AND REGISTERED OFFICE.**

**WHEREAS**, the Amelia Walk Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Nassau County, Florida; and

**WHEREAS**, the District is statutorily required to designate a registered agent and a registered office location for the purposes of records keeping and accepting any process, notice, or demand required or permitting by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes*.

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

**Section 1.** Daniel Laughlin is hereby designated as Registered Agent for the Amelia Walk Community Development District.

**Section 2.** The District's Registered Office shall be located at Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, FL 32092.

**Section 3.** In accordance with Section 189.014(1), *Florida Statutes*, the District’s Secretary is hereby directed to file certified copies of this resolution with Nassau County and the Florida Department of Economic Opportunity.

**Section 4.** This Resolution shall become effective on upon its adoption.

**PASSED AND ADOPTED THIS 21ST DAY OF SEPTEMBER 2021.**

**ATTEST:**

**AMELIA WALK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman, Board of Supervisors

*SEVENTH ORDER OF BUSINESS*

July 7, 2021

Amelia Walk Community Development District  
Board of Supervisors

We are pleased to confirm our understanding of the services we are to provide Amelia Walk Community Development District, ("the District") for the fiscal years ended September 30, 2021. We will audit the financial statements of the governmental activities, including the related notes to the financial statements, which collectively comprise the basic financial statements (General, Special Revenue, Debt Service and Capital Project Funds) of Amelia Walk Community Development District as of and for the fiscal year ended September 30, 2021. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This agreement may be renewed annually on the same terms for fiscal years ended September 30, 2022, September 30, 2023, September 30, 2024, and September 30, 2025, upon the written agreement of both parties.

Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis.
- 2) Budgetary comparison schedule

### **Audit Objectives**

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

## **Examination Objective**

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

## **Management Responsibilities**

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. Further, management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. As part of the audit, we will assist with preparation of your financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management is reliable and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

### **Audit Procedures—General**

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

### **Audit Procedures—Internal Control**

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

### **Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

## Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

Subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of DiBartolomeo, McBee, Hartley & Barnes, P.A. personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Jim Hartley is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it. Our fees for these services are not to exceed \$3,500 for the year ending September 30, 2021, \$3,600 for the year ending September 30, 2022, \$3,800 for the year ending September 30, 2023, \$3,850 for the year ending September 30, 2024, and \$3,900 for the year ending September 30, 2025, respectively. The fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary or if additional Bonds are issued, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket expenditures through the date of termination.

Either party may unilaterally terminate this agreement, with or without cause, upon thirty (30) days written notice. Upon any termination of this Agreement, the District will pay all invoices for services rendered prior to the date of the notice of termination but subject to any offsets that the District may have. Pursuant to Section 218.391, Florida Statutes, all invoices for fees or other compensation must be submitted in sufficient detail to demonstrate compliance with the terms of this engagement.

We shall take all necessary steps to ensure that the audit is completed in a timely fashion so that the financial reports and audits may be approved by the District's Board of Supervisors within 180 days after the end of the fiscal year under review.

We agree and understand that Chapter 119, *Florida Statutes*, may be applicable to documents prepared in connection with the services provided hereunder and agree to cooperate with public record requests made there under. In connection with this Agreement, we agree to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, *Florida Statutes*, the terms of which are incorporated herein. Among other requirements, we will:

- a. Keep and maintain public records required by the District to perform the service.
- b. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes* or as otherwise provided by law.

- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if the auditor does not transfer the records to the District.
- d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of the auditor or keep and maintain public records required by the District to perform the service. If the auditor transfers all public records to the District upon completion of this Agreement, the auditor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the auditor keeps and maintains public records upon completion of the Agreement, the auditor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

We appreciate the opportunity to be of service to Amelia Walk Community Development District and believe this letter accurately summarizes the terms of our engagement and is the complete and exclusive statement of the agreement with the Amelia Walk Community Development District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.



DiBartolomeo, McBee, Hartley & Barnes, P.A.

RESPONSE:

This letter correctly sets forth the understanding of Amelia Walk Community Development District.

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_



*ELEVENTH ORDER OF BUSINESS*

*A.*

# Amelia Walk

## Community Development District

Unaudited Financial Statements  
as of  
August 31, 2021

Board of Supervisors Meeting  
September 21, 2021

**AMELIA WALK**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**BALANCE SHEET**  
August 31, 2021

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<b>ASSETS:</b>				
Cash	\$14,461	---	---	\$14,461
Due from Other Funds	\$10,334	---	---	\$10,334
Investment - Custody US Bank	\$323,173	---	---	\$323,173
Investments:				
<b>Series 2012</b>				
Reserve 2012A-1	---	\$60,861	---	\$60,861
Revenue 2012A-1	---	\$75,833	---	\$75,833
Prepayment 2012A-1	---	\$9,004	---	\$9,004
<b>Series 2016</b>				
Reserve 2016A-2	---	\$196,200	---	\$196,200
Revenue 2016A-2	---	\$160,567	---	\$160,567
Prepayment 2016A-2	---	\$25,105	---	\$25,105
Construction	---	---	\$1,384	\$1,384
<b>Series 2018</b>				
Reserve 2018A-3	---	\$343,720	---	\$343,720
Revenue 2018A-3	---	\$319,522	---	\$319,522
Construction	---	---	\$831	\$831
<b>Series 2018-Area B</b>				
Reserve 2018A	---	\$559,650	---	\$559,650
Revenue 2018A	---	\$273,378	---	\$273,378
Construction	---	---	\$48,644	\$48,644
Deposits-Electric	\$515	---	---	\$515
Prepaid Expenses	\$1,217	---	---	\$1,217
<b>TOTAL ASSETS</b>	<b>\$349,700</b>	<b>\$2,023,841</b>	<b>\$50,859</b>	<b>\$2,424,400</b>
<b>LIABILITIES</b>				
Accounts Payable	\$34,090	---	\$48,642	\$82,732
Due to other Funds	\$1,792	\$8,542	---	\$10,334
Deposits - Office Lease	\$200	---	---	\$200
<b>TOTAL LIABILITIES</b>	<b>\$36,082</b>	<b>\$8,542</b>	<b>\$48,642</b>	<b>\$93,266</b>
<b>FUND BALANCES:</b>				
Nonspendable	\$1,732	---	---	\$1,732
Restricted for:				
Debt Service	---	\$2,015,299	---	\$2,015,299
Capital Projects	---	---	\$2,217	\$2,217
Unassigned	\$311,886	---	---	\$311,886
<b>TOTAL FUND BALANCES</b>	<b>\$313,618</b>	<b>\$2,015,299</b>	<b>\$2,217</b>	<b>\$2,331,134</b>
<b>TOTAL LIABILITIES AND FUND BALANCES</b>	<b>\$349,700</b>	<b>\$2,023,841</b>	<b>\$50,859</b>	<b>\$2,424,400</b>

**AMELIA WALK**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended August 31, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 08/31/21	ACTUAL THRU 08/31/21	VARIANCE
<b>REVENUES:</b>				
Maintenance Assessments-On Roll (Net)	\$600,608	\$600,608	\$510,259	(\$90,349)
Maintenance Assessments-Off Roll	\$78,846	\$78,846	\$174,312	\$95,466
Interest Income	\$100	\$92	\$13	(\$79)
Clubhouse Rental Income	\$500	\$458	\$1,254	\$796
Miscellaneous Income	\$0	\$0	\$26,695	\$26,695
<b>TOTAL REVENUES</b>	<b>\$680,054</b>	<b>\$680,004</b>	<b>\$712,533</b>	<b>\$32,529</b>
<b>EXPENDITURES:</b>				
<b>ADMINISTRATIVE:</b>				
Supervisor Fees	\$12,000	\$11,000	\$7,600	\$3,400
FICA Expense	\$842	\$771	\$581	\$190
Engineering Fees	\$15,000	\$13,750	\$2,700	\$11,050
Assessment Roll Administration	\$5,000	\$5,000	\$5,000	\$0
Dissemination	\$3,500	\$3,208	\$3,208	(\$0)
Dissemination-Amortization Schedules	\$500	\$500	\$1,300	(\$800)
Trustee Fees	\$21,550	\$19,754	\$13,469	\$6,285
Arbitrage	\$2,400	\$2,200	\$1,800	\$400
Attorney Fees	\$22,000	\$20,167	\$25,257	(\$5,090)
Annual Audit	\$4,500	\$4,125	\$3,635	\$490
Management Fees	\$48,600	\$44,550	\$44,550	\$0
Computer Time	\$1,000	\$917	\$1,014	(\$97)
Travel & Per Diem	\$1,000	\$917	\$0	\$917
Telephone	\$650	\$596	\$410	\$186
Postage	\$1,000	\$917	\$1,628	(\$712)
Printing & Binding	\$2,500	\$2,292	\$1,988	\$304
Record Storage	\$0	\$0	\$0	\$0
Insurance	\$8,319	\$8,319	\$8,319	\$0
Legal Advertising	\$8,500	\$7,792	\$7,048	\$743
Other Current Charges	\$1,200	\$1,100	\$666	\$434
Office Supplies	\$250	\$229	\$233	(\$4)
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
<b>TOTAL ADMINISTRATIVE</b>	<b>\$160,486</b>	<b>\$148,278</b>	<b>\$130,582</b>	<b>\$17,696</b>
<b>FIELD:</b>				
<b>Contract Services:</b>				
Landscaping & Fertilization Maintenance	\$110,233	\$101,047	\$101,047	\$0
Fountain Maintenance	\$1,500	\$1,375	\$500	\$875
Lake Maintenance	\$8,995	\$8,245	\$19,931	(\$11,686)
Security	\$6,845	\$6,275	\$7,032	(\$757)
Refuse	\$3,200	\$2,933	\$5,172	(\$2,239)
Management Company	\$15,120	\$13,860	\$13,860	\$0
<b>Subtotal Contract Services</b>	<b>\$145,893</b>	<b>\$133,735</b>	<b>\$147,541</b>	<b>(\$13,806)</b>
<b>Repairs &amp; Maintenance:</b>				
Repairs & Maintenance	\$40,000	\$36,667	\$13,271	\$23,396
Landscaping Extras (Flowers & Mulch)	\$12,000	\$11,000	\$3,739	\$7,261
Irrigation Repairs	\$7,500	\$6,875	\$6,536	\$339
<b>Subtotal Repairs &amp; Maintenance</b>	<b>\$59,500</b>	<b>\$54,542</b>	<b>\$23,547</b>	<b>\$30,995</b>

# AMELIA WALK

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended August 31, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 08/31/21	ACTUAL THRU 08/31/21	VARIANCE
<u>Utilities:</u>				
Electric	\$18,000	\$16,500	\$14,659	\$1,841
Streetlighting	\$16,000	\$14,667	\$17,801	(\$3,135)
Water & Wastewater	\$70,000	\$64,167	\$92,169	(\$28,003)
<b>Subtotal Utilities</b>	<b>\$104,000</b>	<b>\$95,333</b>	<b>\$124,630</b>	<b>(\$29,296)</b>
<u>Amenity Center:</u>				
Insurance	\$15,136	\$15,136	\$20,369	(\$5,233)
Pool Maintenance	\$11,172	\$10,241	\$12,750	(\$2,509)
Pool Chemicals	\$3,000	\$2,750	\$0	\$2,750
Pool Permit	\$300	\$300	\$265	\$35
Amenity Attendant	\$35,280	\$32,340	\$32,340	\$0
Cable TV/Internet	\$3,684	\$3,377	\$3,874	(\$497)
Janitorial Service	\$12,000	\$11,000	\$13,331	(\$2,331)
Special Events	\$10,000	\$9,167	\$4,145	\$5,021
Decorations-Holiday	\$0	\$0	\$2,000	(\$2,000)
Facility Maintenance (including Fitness Equip)	\$5,000	\$4,583	\$4,004	\$579
Lease	\$14,604	\$13,387	\$13,387	(\$0)
Reserve Study	\$0	\$0	\$0	\$0
<b>Subtotal Amenity Center</b>	<b>\$110,176</b>	<b>\$102,281</b>	<b>\$106,465</b>	<b>(\$4,185)</b>
<u>Reserves:</u>				
Capital Reserves	\$100,000	\$91,667	\$8,350	\$83,317
<b>Subtotal Reserves</b>	<b>\$100,000</b>	<b>\$91,667</b>	<b>\$8,350</b>	<b>\$83,317</b>
<b>Total Field Expenditures</b>	<b>\$519,568</b>	<b>\$477,557</b>	<b>\$410,533</b>	<b>\$67,024</b>
<b>TOTAL EXPENDITURES</b>	<b>\$680,054</b>	<b>\$625,835</b>	<b>\$541,116</b>	<b>\$84,720</b>
Excess (deficiency) of revenues over (under) expenditures	<b>\$0</b>	<b>\$54,169</b>	<b>\$171,417</b>	<b>\$117,248</b>
Net change in fund balance	<b>\$0</b>	<b>\$54,169</b>	<b>\$171,417</b>	<b>\$117,248</b>
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$142,201</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$313,618</b>	

**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	\$97,411	\$41,282	\$0	\$0	\$0	\$0	\$0	\$510,259
Maintenance Assessments-Off Roll	\$0	\$0	\$68,641	\$0	\$0	\$0	\$105,671	\$0	\$0	\$0	\$0	\$0	\$174,312
Interest Income	\$0	\$1	\$0	\$1	\$2	\$1	\$2	\$1	\$2	\$2	\$1	\$0	\$13
Clubhouse Rental Income	\$114	\$0	\$342	\$0	\$114	\$228	\$0	\$0	\$0	\$456	\$0	\$0	\$1,254
Miscellaneous Income	\$0	\$16,150	\$2,745	\$0	\$0	\$2,607	\$0	\$0	\$2,623	\$0	\$2,570	\$0	\$26,695
<b>Total Revenues</b>	<b>\$965</b>	<b>\$34,373</b>	<b>\$416,262</b>	<b>\$2,230</b>	<b>\$5,846</b>	<b>\$100,247</b>	<b>\$146,954</b>	<b>\$1</b>	<b>\$2,625</b>	<b>\$458</b>	<b>\$2,571</b>	<b>\$0</b>	<b>\$712,533</b>
Supervisor Fees	\$1,000	\$1,200	\$0	\$600	\$800	\$600	\$800	\$600	\$800	\$600	\$600	\$0	\$7,600
FICA Expense	\$77	\$92	\$0	\$46	\$61	\$46	\$61	\$46	\$61	\$46	\$46	\$0	\$581
Engineering Fees	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,550	\$0	\$0	\$2,700
Assessment Roll Administration	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Dissemination	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$0	\$3,208
Dissemination-Amortization Schedules	\$0	\$0	\$0	\$500	\$0	\$0	\$450	\$0	\$250	\$0	\$100	\$0	\$1,300
Trustee Fees	\$0	\$0	\$0	\$4,041	\$5,388	\$0	\$0	\$0	\$4,041	\$0	\$0	\$0	\$13,469
Arbitrage	\$0	\$0	\$0	\$600	\$0	\$0	\$0	\$1,200	\$0	\$0	\$0	\$0	\$1,800
Attorney Fees	\$1,783	\$3,151	\$304	\$1,450	\$1,992	\$1,331	\$1,433	\$2,900	\$4,121	\$3,637	\$3,155	\$0	\$25,257
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,635	\$0	\$0	\$3,635
Management Fees	\$4,050	\$4,050	\$4,050	\$4,050	\$4,050	\$4,050	\$4,050	\$4,050	\$4,050	\$4,050	\$4,050	\$0	\$44,550
Computer Time	\$83	\$83	\$181	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$1,014
Travel & Per Diem	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Telephone	\$34	\$7	\$67	\$58	\$0	\$49	\$38	\$38	\$50	\$38	\$31	\$0	\$410
Postage	\$129	\$150	\$16	\$113	\$136	\$6	\$173	\$160	\$152	\$422	\$171	\$0	\$1,628
Printing & Binding	\$87	\$114	\$241	\$0	\$207	\$152	\$143	\$139	\$235	\$481	\$189	\$0	\$1,988
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	\$680	\$406	\$406	\$275	\$3,954	\$0	\$0	\$7,048
Other Current Charges	\$62	\$61	\$74	\$53	\$64	\$52	\$68	\$63	\$49	\$55	\$64	\$0	\$666
Office Supplies	\$19	\$13	\$20	\$0	\$15	\$15	\$15	\$21	\$15	\$85	\$15	\$0	\$233
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<b>Total Administrative</b>	<b>\$21,653</b>	<b>\$9,346</b>	<b>\$5,243</b>	<b>\$12,281</b>	<b>\$13,494</b>	<b>\$7,356</b>	<b>\$8,013</b>	<b>\$9,999</b>	<b>\$14,473</b>	<b>\$19,929</b>	<b>\$8,796</b>	<b>\$0</b>	<b>\$130,582</b>
FIELD:													
Contract Services:													
Landscaping & Fertilization Maintenance	\$9,186	\$9,186	\$9,186	\$9,186	\$9,186	\$9,186	\$9,186	\$9,186	\$9,186	\$9,186	\$9,186	\$0	\$101,047
Fountain Maintenance	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500
Lake Maintenance	\$714	\$1,999	\$937	\$937	\$2,078	\$937	\$5,228	\$2,367	\$2,367	\$2,367	\$0	\$0	\$19,931
Security	\$1,370	\$170	\$170	\$2,068	\$170	\$170	\$1,370	\$170	\$170	\$1,200	\$0	\$0	\$7,032
Refuse	\$398	\$391	\$391	\$394	\$403	\$523	\$533	\$533	\$533	\$536	\$537	\$0	\$5,172
Management Company	\$1,260	\$1,260	\$1,260	\$1,260	\$1,260	\$1,260	\$1,260	\$1,260	\$1,260	\$1,260	\$1,260	\$0	\$13,860
<b>Total Contract Services</b>	<b>\$13,429</b>	<b>\$13,007</b>	<b>\$11,944</b>	<b>\$13,846</b>	<b>\$13,098</b>	<b>\$12,077</b>	<b>\$17,577</b>	<b>\$13,516</b>	<b>\$13,516</b>	<b>\$14,549</b>	<b>\$10,983</b>	<b>\$0</b>	<b>\$147,541</b>

**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
<b>Repairs &amp; Maintenance:</b>													
Repairs & Maintenance	\$575	\$838	\$1,575	\$1,100	\$242	\$230	\$1,100	\$841	\$4,754	\$1,806	\$210	\$0	\$13,271
Landscaping Extras (Flowers & Mulch)	\$0	\$660	\$3,079	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,739
Irrigation Repairs	\$436	\$155	\$0	\$0	\$999	\$0	\$4,946	\$0	\$0	\$0	\$0	\$0	\$6,536
<b>Total R&amp;M</b>	<b>\$1,011</b>	<b>\$1,653</b>	<b>\$4,655</b>	<b>\$1,100</b>	<b>\$1,241</b>	<b>\$230</b>	<b>\$6,046</b>	<b>\$841</b>	<b>\$4,754</b>	<b>\$1,806</b>	<b>\$210</b>	<b>\$0</b>	<b>\$23,547</b>
<b>Utilities:</b>													
Electric	\$1,194	\$1,174	\$1,281	\$1,565	\$1,230	\$1,258	\$1,283	\$1,331	\$1,417	\$1,528	\$1,399	\$0	\$14,659
Streetlighting	\$1,412	\$1,412	\$1,412	\$1,416	\$1,416	\$1,416	\$1,532	\$1,946	\$1,946	\$1,946	\$1,946	\$0	\$17,801
Water & Wastewater	\$15,512	\$505	\$10,033	\$8,030	\$8,467	\$7,134	\$9,178	\$9,022	\$10,797	\$13,491	\$0	\$0	\$92,169
<b>Total Utilities</b>	<b>\$18,118</b>	<b>\$3,091</b>	<b>\$12,726</b>	<b>\$11,012</b>	<b>\$11,113</b>	<b>\$9,809</b>	<b>\$11,993</b>	<b>\$12,298</b>	<b>\$14,160</b>	<b>\$16,965</b>	<b>\$3,345</b>	<b>\$0</b>	<b>\$124,630</b>
<b>Amenity Center:</b>													
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	\$1,100	\$1,100	\$1,100	\$1,200	\$1,450	\$1,200	\$1,200	\$0	\$12,750
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	\$265	\$0	\$0	\$0	\$265
Amenity Attendant	\$2,940	\$2,940	\$2,940	\$2,940	\$2,940	\$2,940	\$2,940	\$2,940	\$2,940	\$2,940	\$2,940	\$0	\$32,340
Cable TV/Internet	\$326	\$318	\$337	\$333	\$343	\$343	\$309	\$378	\$344	\$466	\$377	\$0	\$3,874
Janitorial Service	\$3,183	\$1,575	\$953	\$953	\$953	\$953	\$953	\$953	\$953	\$953	\$953	\$0	\$13,331
Special Events	\$362	\$642	\$1,090	\$0	\$762	\$155	\$0	\$144	\$0	\$990	\$0	\$0	\$4,145
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	\$80	\$260	\$1,006	\$250	\$557	\$88	\$0	\$4,004
Lease	\$1,217	\$1,217	\$1,217	\$1,217	\$1,217	\$1,217	\$1,217	\$1,217	\$1,217	\$1,217	\$1,217	\$0	\$13,387
Reserve Study	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Amenity Center</b>	<b>\$31,622</b>	<b>\$8,038</b>	<b>\$7,747</b>	<b>\$6,971</b>	<b>\$8,170</b>	<b>\$6,787</b>	<b>\$6,779</b>	<b>\$7,837</b>	<b>\$7,418</b>	<b>\$8,322</b>	<b>\$6,775</b>	<b>\$0</b>	<b>\$106,465</b>
<b>Reserves:</b>													
Capital Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,350	\$0	\$0	\$0	\$0	\$8,350
<b>Total Reserves</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$8,350</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$8,350</b>
<b>Total Field Expenses</b>	<b>\$64,179</b>	<b>\$25,788</b>	<b>\$37,072</b>	<b>\$32,928</b>	<b>\$33,622</b>	<b>\$28,903</b>	<b>\$42,395</b>	<b>\$42,843</b>	<b>\$39,848</b>	<b>\$41,642</b>	<b>\$21,313</b>	<b>\$0</b>	<b>\$410,533</b>
<b>Subtotal Operating Expenses</b>	<b>\$85,832</b>	<b>\$35,134</b>	<b>\$42,315</b>	<b>\$45,209</b>	<b>\$47,115</b>	<b>\$36,258</b>	<b>\$50,408</b>	<b>\$52,842</b>	<b>\$54,321</b>	<b>\$61,571</b>	<b>\$30,110</b>	<b>\$0</b>	<b>\$541,116</b>
Interfund Transfers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Excess Revenues (Expenditures)	(\$84,867)	(\$760)	\$373,947	(\$42,980)	(\$41,270)	\$63,989	\$96,546	(\$52,840)	(\$51,696)	(\$61,113)	(\$27,538)	\$0	\$171,417



# AMELIA WALK

## COMMUNITY DEVELOPMENT DISTRICT

### SERIES 2012A-1

#### DEBT SERVICE FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended August 31, 2021

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED THRU 08/31/21</u>	<u>ACTUAL THRU 08/31/21</u>	<u>VARIANCE</u>
<b>REVENUES:</b>				
Special Assessments	\$116,475	\$116,475	\$117,583	\$1,108
Special Assessments - A Prepayments	\$0	\$0	\$26,475	\$26,475
Interest Income	\$0	\$0	\$9	\$9
<b>TOTAL REVENUES</b>	<b>\$116,475</b>	<b>\$116,475</b>	<b>\$144,066</b>	<b>\$27,591</b>
<b>EXPENDITURES:</b>				
<b>Series 2012A-1</b>				
Interest - 11/01	\$34,650	\$34,650	\$34,650	\$0
Interest - 5/01	\$34,650	\$34,650	\$34,375	\$275
Principal - 5/01	\$45,000	\$45,000	\$45,000	\$0
Special Call - 11/01	\$10,000	\$10,000	\$10,000	\$0
Special Call - 5/01	\$0	\$0	\$20,000	(\$20,000)
<b>TOTAL EXPENDITURES</b>	<b>\$124,300</b>	<b>\$124,300</b>	<b>\$144,025</b>	<b>(\$19,725)</b>
Excess (deficiency) of revenues over (under) expenditures	<b>(\$7,825)</b>	<b>(\$7,825)</b>	<b>\$41</b>	<b>\$7,866</b>
Net change in fund balance	<b>(\$7,825)</b>	<b>(\$7,825)</b>	<b>\$41</b>	<b>\$7,866</b>
FUND BALANCE - Beginning	\$84,224		\$144,585	
FUND BALANCE - Ending	<u>\$76,399</u>		<u>\$144,627</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 August 31, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 08/31/21	ACTUAL THRU 08/31/21	VARIANCE
<b><u>REVENUES:</u></b>				
Special Assessments	\$209,300	\$204,780	\$204,780	\$0
Special Assessments-Prepayments	\$0	\$0	\$131,525	\$131,525
Interest Income	\$0	\$0	\$21	\$21
<b>TOTAL REVENUES</b>	<b><u>\$209,300</u></b>	<b><u>\$204,780</u></b>	<b><u>\$336,327</u></b>	<b><u>\$131,547</u></b>
<b><u>EXPENDITURES:</u></b>				
<b><u>Series 2016A-2</u></b>				
Interest - 11/01	\$81,563	\$81,563	\$81,669	(\$106)
Interest - 2/01	\$0	\$0	\$744	(\$744)
Interest - 5/01	\$80,500	\$0	\$75,594	(\$75,594)
Interest - 8/01	\$0	\$0	\$1,031	(\$1,031)
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)
Special Call - 5/01	\$0	\$0	\$5,000	(\$5,000)
Special Call - 8/01	\$0	\$0	\$70,000	(\$70,000)
<b>TOTAL EXPENDITURES</b>	<b><u>\$212,063</u></b>	<b><u>\$131,563</u></b>	<b><u>\$454,038</u></b>	<b><u>(\$322,475)</u></b>
Excess (deficiency) of revenues over (under) expenditures	<b><u>(\$2,763)</u></b>	<b><u>\$73,218</u></b>	<b><u>(\$117,711)</u></b>	<b><u>(\$190,928)</u></b>
Net change in fund balance	<b><u>(\$2,763)</u></b>	<b><u>\$73,218</u></b>	<b><u>(\$117,711)</u></b>	<b><u>(\$190,928)</u></b>
FUND BALANCE - Beginning	\$176,312		\$497,699	
FUND BALANCE - Ending	<b><u>\$173,549</u></b>		<b><u>\$379,988</u></b>	

<sup>(1)</sup> 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 August 31, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 08/31/21	ACTUAL THRU 08/31/21	VARIANCE
<b>REVENUES:</b>				
Special Assessments-On Roll (Net)	\$204,479	\$204,479	\$471,271	\$266,792
Special Assessments-Off Roll	\$264,871	\$264,871	\$0	(\$264,871)
Special Assessments-Prepayments	\$0	\$0	\$65,448	\$65,448
Interest Income	\$0	\$0	\$36	\$36
<b>TOTAL REVENUES</b>	<b>\$469,350</b>	<b>\$469,350</b>	<b>\$536,755</b>	<b>\$67,405</b>
<b>EXPENDITURES:</b>				
<b>Series 2018A-3</b>				
Interest - 11/01	\$176,875	\$176,875	\$176,875	\$0
Interest - 2/01	\$0	\$0	\$467	(\$467)
Interest - 5/01	\$174,575	\$174,575	\$171,275	\$3,300
Interest - 8/01	\$0	\$0	\$67	(\$67)
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)
Special Call - 5/01	\$0	\$0	\$40,000	(\$40,000)
Special Call - 8/01	\$0	\$0	\$5,000	(\$5,000)
<b>TOTAL EXPENDITURES</b>	<b>\$491,450</b>	<b>\$491,450</b>	<b>\$638,684</b>	<b>(\$147,234)</b>
Excess (deficiency) of revenues over (under) expenditures	<b>(\$22,100)</b>	<b>(\$22,100)</b>	<b>(\$101,930)</b>	<b>(\$79,830)</b>
Net change in fund balance	<b>(\$22,100)</b>	<b>(\$22,100)</b>	<b>(\$101,930)</b>	<b>(\$79,830)</b>
FUND BALANCE - Beginning	\$345,364		\$760,507	
FUND BALANCE - Ending	<u>\$323,264</u>		<u>\$658,577</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 August 31, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 08/31/21	ACTUAL THRU 08/31/21	VARIANCE
<b><u>REVENUES:</u></b>				
Special Assessments-On Roll	\$559,650	\$559,650	\$138,701	(\$420,949)
Special Assessments-Off Roll	\$0	\$0	\$325,272	\$325,272
Interest Income	\$0	\$0	\$41	\$41
<b>TOTAL REVENUES</b>	<b><u>\$559,650</u></b>	<b><u>\$559,650</u></b>	<b><u>\$464,013</u></b>	<b><u>(\$95,637)</u></b>
<b><u>EXPENDITURES:</u></b>				
<b><u>Series 2018</u></b>				
Interest - 11/01	\$215,344	\$215,344	\$215,344	\$0
Interest - 5/01	\$212,609	\$212,609	\$212,609	(\$0)
Principal Expense - 11/01	\$125,000	\$125,000	\$125,000	\$0
<b>TOTAL EXPENDITURES</b>	<b><u>\$552,953</u></b>	<b><u>\$552,953</u></b>	<b><u>\$552,953</u></b>	<b><u>(\$0)</u></b>
Excess (deficiency) of revenues over (under) expenditures	<b><u>\$6,697</u></b>	<b><u>\$6,697</u></b>	<b><u>(\$88,940)</u></b>	<b><u>(\$95,637)</u></b>
Net change in fund balance	<b><u>\$6,697</u></b>	<b><u>\$6,697</u></b>	<b><u>(\$88,940)</u></b>	<b><u>(\$95,637)</u></b>
FUND BALANCE - Beginning	\$361,393		\$921,047	
FUND BALANCE - Ending	<b><u>\$368,090</u></b>		<b><u>\$832,107</u></b>	

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

<b>Series 2012A-1, Special Assessment Bonds</b>		
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)	(\$20,000.00)
Less:	May 1, 2021 (Mandatory)	(\$45,000.00)
<b>Current Bonds Outstanding</b>		<b>\$1,185,000.00</b>

<b>Series 2016A-2, Special Assessment Bonds</b>		
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)	(\$5,000.00)
	August 1, 2021 (Special Call)	(\$70,000.00)
<b>Current Bonds Outstanding</b>		<b>\$2,495,000.00</b>

<b>Series 2018A-3, Special Assessment Bond</b>		
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)	(\$40,000.00)
	August 1, 2021 (Special Call)	(\$5,000.00)
<b>Current Bonds Outstanding</b>		<b>\$6,585,000.00</b>

<b>Series 2018A Area B, Special Assessment Bond</b>		
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)
<b>Current Bonds Outstanding</b>		<b>\$8,175,000.00</b>

<b>Total Current Bonds Outstanding</b>		<b>\$18,440,000.00</b>
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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 August 31, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 08/31/21	ACTUAL THRU 08/31/21	VARIANCE
<b><u>REVENUES:</u></b>				
Interest Income	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>
<b><u>EXPENDITURES:</u></b>				
Capital Outlay	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>
Excess (deficiency) of revenues over (under) expenditures	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>
Net change in fund balance	<b><u>\$0</u></b>	<b><u><u>\$0</u></u></b>	<b><u>\$0</u></b>	<b><u><u>\$0</u></u></b>
FUND BALANCE - Beginning	\$0		\$1,384	
FUND BALANCE - Ending	<b><u><u>\$0</u></u></b>		<b><u><u>\$1,384</u></u></b>	

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

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended August 31, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 08/31/21	ACTUAL THRU 08/31/21	VARIANCE
<b><u>REVENUES:</u></b>				
Interest Income	\$0	\$0	\$0	\$0
Developer Contributions	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><u>EXPENDITURES:</u></b>				
Capital Outlay	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Excess (deficiency) of revenues over (under) expenditures	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Net change in fund balance	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
FUND BALANCE - Beginning	\$0		\$831	
FUND BALANCE - Ending	<b>\$0</b>		<b>\$831</b>	



**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 August 31, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 08/31/21	ACTUAL THRU 08/31/21	VARIANCE
<b><u>REVENUES:</u></b>				
Interest Income	\$0	\$0	\$2	\$2
<b>TOTAL REVENUES</b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$2</u></b>	<b><u>\$2</u></b>
<b><u>EXPENDITURES:</u></b>				
Capital Outlay	\$0	\$0	\$635,895	(\$635,895)
<b>TOTAL EXPENDITURES</b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$635,895</u></b>	<b><u>(\$635,895)</u></b>
Excess (deficiency) of revenues over (under) expenditures	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>(\$635,893)</u></b>	<b><u>(\$635,893)</u></b>
<b><u>OTHER FINANCING SOURCES/(USES)</u></b>				
Developer Proceeds	\$0	\$0	\$635,895	\$635,895
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
<b>TOTAL OTHER FINANCING SOURCES/(U</b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$635,895</u></b>	<b><u>\$635,895</u></b>
Net change in fund balance	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$2</u></b>	<b><u>\$2</u></b>
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	<b><u>\$0</u></b>		<b><u>\$2</u></b>	

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

**1. Recap of Capital Project Fund Activity Through August 31, 2021**

Opening Balance in Construction Account		\$3,052,509.87
Source of Funds:	Interest Earned	\$992.45
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)
<b>Adjusted Balance in Construction Account at August 31, 2021</b>		<b><u><u>\$1,383.86</u></u></b>

**2. Funds Available For Construction at August 31, 2021**

Book Balance of Construction Fund at August 31, 2021		\$1,383.86
A. <b>A.J. Johns, Inc. - Phase 2</b>		
Contract Amount	\$2,244,928.40	
Paid to Date	<u>(\$2,244,928.40)</u>	
Balance on Contract	<u><u>(\$0.00)</u></u>	<u>\$0.00</u>
B. <b>First Coast Electric, LLC - FPL Conduit Installation</b>		
Contract Amount	\$102,205.00	
Paid to Date	<u>(\$102,205.00)</u>	
Balance on Contract	<u><u>\$0.00</u></u>	<u>\$0.00</u>
Construction Funds available at August 31, 2021		<u><u>\$1,383.87</u></u>

**3. Investments - US Bank**

	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
August 31, 2021					
Construction Fund:	Overnight	1.50%		\$1,383.86	\$1,383.86
					Contracts/Retainage Payable <u>\$0.00</u>
					Balance at 8/31/2021 <b><u><u>\$1,383.86</u></u></b>

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

**1. Recap of Capital Project Fund Activity Through August 31, 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)
<b>Adjusted Balance in Construction Account at August 31, 2021</b>		<b><u><u>\$831.45</u></u></b>

**2. Funds Available For Construction at August 31, 2021**

Book Balance of Construction Fund at August 31, 2021		\$831.45
A.	<b>Earthworks, Amelia Walk Phase 3</b>	
	Contract Amount	\$2,815,784.35
		( <u>\$2,815,784.35</u> )
	Balance on Contract	<u>\$0.00</u>
		<u>\$0.00</u>
B.	<b>Earthworks, Amelia Walk Phase 4A (29.6%)</b>	
	Contract Amount	\$1,656,309.69
		( <u>\$1,656,309.69</u> )
	Balance on Contract	<u>\$0.00</u>
		<u>\$0.00</u>
Construction Funds available at August 31, 2021		<u><u>\$831.45</u></u>

**3. Investments - US Bank**

August 31, 2021	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight	1.50%		\$831.45	\$831.45
					Contracts/Retainage Payable
					\$0.00
					Due from Developer
					\$0.00
					<u>Balance at 8/31/2021</u>
					<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 August 31, 2021**

Opening Balance in Construction Account		\$7,368,283.85
Source of Funds:	Interest Earned	\$121,478.86
	Developer Proceeds	\$715,759.68
	Interfund Transfer	\$0.00
Use of Funds:		
Disbursements:	Clearing, Grading & Earthwork	(\$287,956.82)
	Roadway	(\$12,211.14)
	Stormwater	(\$6,683,765.42)
	Water System	(\$17,686.62)
	Sewer System	(\$95,776.70)
	Landscaping, Entry Monuments & Signs	(\$273,773.50)
	Engineering & Permitting	(\$201,027.53)
	Electrical	(\$4,470.00)
	Amenity Center Expansion	(\$67,077.50)
	Professional Fees/Contingencies	(\$70,293.73)
	Cost Of Issuance	(\$491,481.50)
<b>Adjusted Balance in Construction Account at August 31, 2021</b>		<b><u><u>\$1.93</u></u></b>

**2. Funds Available For Construction at August 31, 2021**

Book Balance of Construction Fund at August 31, 2021		\$1.93
A. <b>Earthworks, Amelia Walk Phase 4B</b>		
	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. <b>Earthworks, Amelia Walk Phase 5</b>		
	Contract Amount	\$5,516,466.88
	Paid to Date	(\$5,466,466.88)
	Balance on Contract	<u>\$50,000.00</u>
		<u>(\$50,000.00)</u>
Construction Funds available at August 31, 2021		<u><u>(\$49,998.20)</u></u>

**3. Investments - US Bank**

August 31, 2021	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight	1.50%		\$48,643.93	\$48,643.93
				Contracts/Transfers	(\$48,642.00)
				Balance at 8/31/2021	<u><u>\$1.93</u></u>

*B.*

**AMELIA WALK  
COMMUNITY DEVELOPMENT DISTRICT**

Special Assessment Receipts  
Fiscal Year 2021

**ASSESSMENTS - TAX COLLECTOR**

\$502,162.24	\$115,716.72	\$201,526.06	\$463,792.53	\$136,499.73	\$1,419,697.28
35.37%	8.15%	14.20%	32.67%	9.61%	100.00%
<b>001.36300.10000</b>	<b>022.36300.10000</b>	<b>025.36300.10000</b>	<b>026.36300.1000</b>	<b>027.36300.1000</b>	

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
3/4/21	Distribution #7	02/01/21-02/28/21	\$245,729.51	\$4,914.59	\$0.00	\$240,814.92	\$85,178.83	\$19,628.35	\$34,183.68	\$78,670.41	\$23,153.65	\$240,814.92
4/7/21	Distribution #8	03/01/21-03/31/21	\$35,288.83	\$705.77	\$0.00	\$34,583.06	\$12,232.40	\$2,818.80	\$4,909.07	\$11,297.74	\$3,325.06	\$34,583.06
5/5/21	Distribution #9	04/01/21-04/30/21	\$119,092.18	\$2,381.83	\$0.00	\$116,710.35	\$41,281.71	\$9,512.83	\$16,567.04	\$38,127.41	\$11,221.36	\$116,710.35
<b>TOTAL</b>			<b>\$1,481,810.35</b>	<b>\$39,217.19</b>	<b>\$0.00</b>	<b>\$1,442,593.16</b>	<b>\$510,259.15</b>	<b>\$117,582.55</b>	<b>\$204,780.03</b>	<b>\$471,270.77</b>	<b>\$138,700.67</b>	<b>\$1,442,593.16</b>

**Assessed on Roll:**

	GROSS AMOUNT ASSESSED	PERCENTAGE	ASSESSMENTS COLLECTED	ASSESSMENTS TRANSFERRED
O & M	\$502,162.24	35.37%	\$510,259.15	(\$510,259.15)
DEBT SERVICE-12	\$115,716.72	8.15%	\$117,582.55	(\$117,582.55)
DEBT SERVICE-16	\$201,526.06	14.20%	\$204,780.03	(\$204,780.03)
DEBT SERVICE-18	\$463,792.53	32.67%	\$471,270.77	(\$471,270.77)
DEBT SERVICE-18	\$136,499.73	9.61%	\$138,700.67	(\$138,700.67)
<b>TOTAL</b>	<b>\$1,419,697.28</b>	<b>100.00%</b>	<b>\$1,442,593.16</b>	<b>(\$1,442,593.16)</b>

**ASSESSMENTS-DIRECT**

\$174,311.81	\$0.00	\$0.00	\$0.00	\$423,240.00	\$597,551.81
<b>FY 2021</b>	<b>FY 2021</b>	<b>FY 2021</b>	<b>FY 2021</b>	<b>FY 2021</b>	<b>TOTAL</b>
<b>.36300.10100</b>	<b>.36300.10000</b>	<b>.36300.10000</b>	<b>.36300.10000</b>	<b>.36300.10000</b>	
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
		\$115,366.89	\$115,366.89	\$105,670.89	\$0.00	\$0.00	\$0.00	\$9,696.00	\$115,366.89
		\$47,616.00	\$47,616.00	\$0.00	\$0.00	\$0.00	\$0.00	\$47,616.00	\$47,616.00
		\$108,360.00	\$108,360.00	\$0.00	\$0.00	\$0.00	\$0.00	\$108,360.00	\$108,360.00
<b>TOTAL</b>	<b>\$0.00</b>	<b>\$499,583.81</b>	<b>\$499,583.81</b>	<b>\$174,311.81</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$325,272.00</b>	<b>\$499,583.81</b>

**ASSESSMENTS COMBINED**

	NET AMOUNT ASSESSED	TAX COLLECTOR RECEIVED	DIRECT RECEIVED	TOTAL COLLECTED	NET PERCENTAGE COLLECTED
O & M	\$646,344.32	\$510,259.15	\$174,311.81	\$684,570.96	105.91%
DEBT SERVICE	\$1,285,722.94	\$793,633.34	\$325,272.00	\$1,118,905.34	87.03%
<b>TOTAL</b>	<b>\$1,932,067.25</b>	<b>\$1,303,892.50</b>	<b>\$499,583.81</b>	<b>\$1,803,476.31</b>	

*C.*



# AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

**September 21, 2021**

<i>Date</i>	<i>Check Numbers</i>	<i>Amount</i>
8/31/21	3212-3221	\$14,909.16
9/3/21	3222	\$450.00
9/10/21	3223-3230	\$53,407.37
<b>Total</b>		<b><u><u>\$68,766.53</u></u></b>

\*Fedex invoices provided under separate cover

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/31/21	00175	8/30/21	18	202108	310	51300	31200		DISCLOSURE SERVICES LLC	*	100.00	100.00	003212
									AMORTIZATION SCHEDULE				
8/31/21	00003	8/17/21	74712597	202108	310	51300	42000		FEDEX	*	140.37	140.37	003213
									DELIVERIES THRU 08/11/21				
8/31/21	00021	8/19/21	082021	202108	320	57200	43001		FPL	*	1,945.98		
									SVCS 08/21				
		8/19/21	0821	202108	320	57200	43000			*	1,399.30		
									SVCS 08/21				
												3,345.28	003214
8/31/21	00216	6/16/21	6154	202106	320	57200	62000		GAINES TURF AND FENCE	*	2,300.00	2,300.00	003215
									PRESSURE WASH SVCS 06/21				
8/31/21	00008	7/31/21	124770	202107	310	51300	31500		HOPPING GREEN & SAMS	*	3,553.00	3,553.00	003216
									SVCS 07/21				
8/31/21	00009	6/30/21	3803	202106	310	51300	31100		MCCRANIE & ASSOCIATES, INC.	*	2,250.00		
									SVCS THRU 6/15/21				
		8/10/21	3814	202106	310	51300	31100			*	300.00		
									SVCS THRU 06/28/21				
												2,550.00	003217
8/31/21	00191	8/01/21	0618208	202108	320	57200	44000		MUNICIPAL ASSET MANAGEMENT, INC.	*	1,217.01	1,217.01	003218
									FITNESS EQUIPMENT LEASE				
8/31/21	00177	7/28/21	43368187	202107	320	57200	34000		NADER'S PEST RAIDERS	*	150.00		
									SVCS 07/21				
		8/09/21	43192298	202108	320	57200	34000			*	88.00		
									SVCS 08/21				
												238.00	003219
8/31/21	00028	7/16/21	68700115	202108	320	57200	43300		REPUBLIC SERVICES #687	*	537.25		
									SVCS 08/21				
		8/16/21	68700116	202109	320	57200	43300			*	546.24		
									SVCS 09/21				
												1,083.49	003220
8/31/21	00212	6/14/21	15977A	202106	320	57200	34000			*	125.00		
									SVCS 06/21				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/13/21		16132A	QRTL	202107		320-57200-34000			SOUTHEASTFITNESS REPAIR	*	257.01	382.01	003221
9/03/21	00217	9/02/21	55615	202109		320-57200-62000			AMERICAN LEAK DETECTION INC	*	450.00	450.00	003222
9/10/21	00156	8/21/21	0350808-	202109		320-57200-41050			COMCAST	*	377.06	377.06	003223
9/10/21	00049	9/08/21	14114	202109		300-15500-10000			EGIS INSURANCE ADVISORS, LLC	*	29,693.00	29,693.00	003224
9/10/21	00003	8/24/21	96056080	202108		310-51300-42000			FEDEX	*	7.43	.00	003225
9/10/21	00001	9/01/21	270	202109		310-51300-34000			GOVERNMENTAL MANAGEMENT SERVICES	*	4,050.00	5,052.27	003226
9/10/21	00210	7/06/21	2832	202107		320-57200-62000			HONEY DONE LLC	*	514.76	1,079.31	003227
		7/13/21	2846	202107		320-57200-62000				*	564.55		

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
9/10/21	00215	9/01/21 130	202108 310-51300-31500	GENERAL COUNSEL KE LAW GROUP, PLLC	*	3,154.61	3,154.61 003228
9/10/21	00070	9/02/21 660429	202109 310-51300-48000	NOTICE OF MEETING NEWS LEADER	*	301.00	301.00 003229
9/10/21	00187	7/19/21 50958	202106 320-57200-62000	SVCS 06/21	*	2,325.00	
		9/01/21 51417	202109 320-57200-46200	MAINT 09/21	*	8,631.00	
		9/01/21 51417	202109 320-57200-46201	TREATMENT TURF&SHRUBS	*	671.75	
		9/01/21 51417	202109 320-57200-46202	IRRIGATION INSPECTION	*	458.33	
		9/01/21 51417	202109 320-57200-46201	SEASONAL FLOWER ROTATION	*	769.86	
		9/01/21 51417	202109 320-57200-46201	INSTALL MULCH&PINE STRAW	*	894.18	
				TRIM ALL LAWN SERVICE, INC.			13,750.12 003230
TOTAL FOR BANK A						68,766.53	
TOTAL FOR REGISTER						68,766.53	

Disclosure Services LLC

1005 Bradford Way  
Kingston, TN 37763

# Invoice

Date	Invoice #
8/30/2021	18

Bill To
Amelia Walk CDD c/o GMS, LLC

Terms	Due Date
Net 30	9/29/2021

Description	Amount
Amortization Schedule Series 2018 3A 8-1-21 Prepay \$5,000	100.00
513.312	

--

<b>Total</b>	\$100.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$100.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

**Amelia Walk CDD**

FPL Electric

August-21

73913-05054	85057 MAJESTIC WALK BLVD.#LS	\$	124.85
76801-07336	85359 MAJESTIC WALK BLVD.	\$	32.76
79966-25336	85287 MAJESTIC WALK BLVD. CLUB	\$	822.54
90653-46331	85257 MAJESTIC WALK BLVD. FTN	\$	407.79
14381-88177	85108 MAJESTIC WALK BLVD. # IRR	\$	11.36
		<u>\$</u>	<u>1,399.30</u>
	V#21		001.320.57200.43000
78458-32232	000 AMELIA CONCOURSE	<u>\$</u>	<u>1,945.98</u>
	V#21		001.320.57200.43001

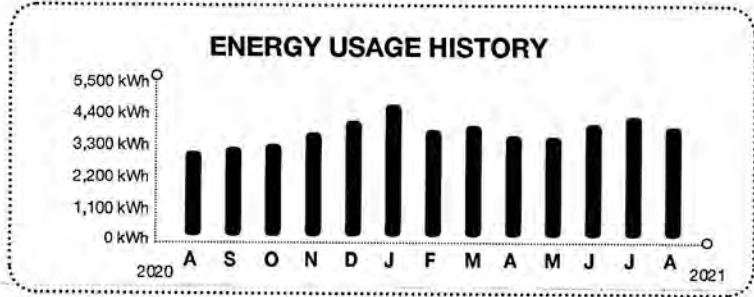


**Electric Bill Statement**  
For: Jul 20, 2021 to Aug 19, 2021 (30 days)  
**Statement Date:** Aug 19, 2021  
**Account Number:** 90653-46331  
**Service Address:**  
85257 MAJESTIC WALK BLVD # FTN  
FERNANDINA BEACH, FL 32034

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

**CURRENT BILL**

<p><b>\$407.79</b> TOTAL AMOUNT YOU OWE</p> <p><b>Sep 9, 2021</b> NEW CHARGES DUE BY</p>	<p>Pay \$385.62 instead of \$407.79 by your due date. Enroll in FPL Budget Billing®. <a href="http://FPL.com/BB">FPL.com/BB</a></p>
--	---



**BILL SUMMARY**

Amount of your last bill	445.76
Payments received	-445.76
Balance before new charges	0.00
<hr/>	
Total new charges	407.79
<b>Total amount you owe</b>	<b>\$407.79</b>

*(See page 2 for bill details.)*

- KEEP IN MIND**
- Enroll now in FPL Budget Billing when you pay \$385.62 by your due date instead of \$407.79. Make your bills easier to manage with more predictable payments. Learn more at [FPL.com/BB](http://FPL.com/BB)
  - Payment received after November 09, 2021 is considered LATE; a late payment charge of 1% will apply.

AUG 23 2021

Customer Service: (386) 255-3020  
Outside Florida: 1-800-226-3545

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

/ 27 38562 3413906534633109770400000



0017 0018 450011

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:** \_\_\_\_\_

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](http://FPL.com/PayBill) for ways to pay.

90653-46331	\$407.79	Sep 9, 2021	\$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED



Customer Name:  
AMELIA WALK CDD

Account Number:  
90653-46331

### BILL DETAILS

Amount of your last bill	445.76
Payment received - Thank you	-445.76
Balance before new charges	\$0.00
<b>New Charges</b>	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Customer charge:	\$10.61
Non-fuel: (\$0.065570 per kWh)	\$270.15
Fuel: (\$0.028360 per kWh)	\$116.84
Electric service amount	397.60
Gross receipts tax	10.19
Taxes and charges	10.19
Total new charges	\$407.79
<b>Total amount you owe</b>	<b>\$407.79</b>

### METER SUMMARY

Meter reading - Meter ACD7475. Next meter reading Sep 20, 2021.

Usage Type	Current	-	Previous	=	Usage
kWh used	08757		04637		4120

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
	Aug 19, 2021	Jul 20, 2021	Aug 19, 2020
Service to			
kWh Used	4120	4514	3154
Service days	30	32	30
kWh/day	137	141	105
Amount	\$407.79	\$445.76	\$293.71

### Solar for everyone

Now, it's easy and affordable for you to participate in solar with the FPL SolarTogether program.

[FPL.com/SolarTogether](http://FPL.com/SolarTogether)

### Smart tools to lower bills

With FPL smart tools, you can get no-cost/ low-cost tips to save money and lower your bill.

[FPL.com/BusinessManager](http://FPL.com/BusinessManager)

### Help others in need

Help your neighbors in need by contributing to FPL Care To Share® monthly through your FPL bill.

[FPL.com/CareToShare](http://FPL.com/CareToShare)

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.





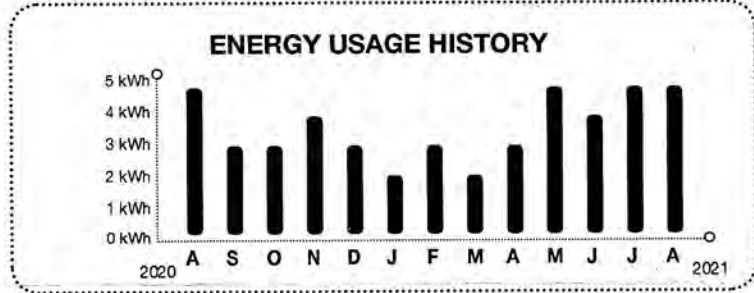
**Electric Bill Statement**  
For: Jul 20, 2021 to Aug 19, 2021 (30 days)  
**Statement Date:** Aug 19, 2021  
**Account Number:** 14381-88177  
**Service Address:**  
85108 MAJESTIC WALK BLVD # IRRIGATION  
FERNANDINA BEACH, FL 32034

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

**CURRENT BILL**

**\$11.36**  
TOTAL AMOUNT YOU OWE

**Sep 9, 2021**  
NEW CHARGES DUE BY



**BILL SUMMARY**

Amount of your last bill	11.36
Payments received	-11.36
Balance before new charges	0.00
Total new charges	11.36
<b>Total amount you owe</b>	<b>\$11.36</b>

*(See page 2 for bill details.)*

**KEEP IN MIND**

- Payment received after November 09, 2021 is considered LATE; a late payment charge of 1% will apply.



Customer Service: (386) 255-3020  
Outside Florida: 1-800-226-3545

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



/ 27

3413143818817796311000000

0001 0018 450011 1 5678  
#BWNDJNQ \*\*\*  
#1864143LQ778881#  
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:** \_\_\_\_\_

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](http://FPL.com/PayBill) for ways to pay.

14381-88177  
ACCOUNT NUMBER

\$11.36  
TOTAL AMOUNT YOU OWE

Sep 9, 2021  
NEW CHARGES DUE BY

\$  
AMOUNT ENCLOSED



Customer Name:  
AMELIA WALK CDD

Account Number:  
14381-88177

FPL.com Page 2

0002 0018 450011

E001

### BILL DETAILS

Amount of your last bill	11.36
Payment received - Thank you	-11.36
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)	\$0.33
Fuel: (\$0.028360 per kWh)	\$0.14

Electric service amount 11.08

Gross receipts tax 0.28

Taxes and charges 0.28

Total new charges \$11.36

Total amount you owe \$11.36

### METER SUMMARY

Meter reading - Meter AC94981. Next meter reading Sep 20, 2021.

<b>Usage Type</b>	<b>Current</b>	-	<b>Previous</b>	=	<b>Usage</b>
kWh used	00145		00140		5

### ENERGY USAGE COMPARISON

	<b>This Month</b>	<b>Last Month</b>	<b>Last Year</b>
Service to	Aug 19, 2021	Jul 20, 2021	Aug 19, 2020
kWh Used	5	5	5
Service days	30	32	30
kWh/day	0	0	0
Amount	\$11.36	\$11.36	\$11.34

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**Electric Bill Statement**

**For:** Jul 20, 2021 to Aug 19, 2021 (30 days)

**Statement Date:** Aug 19, 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**

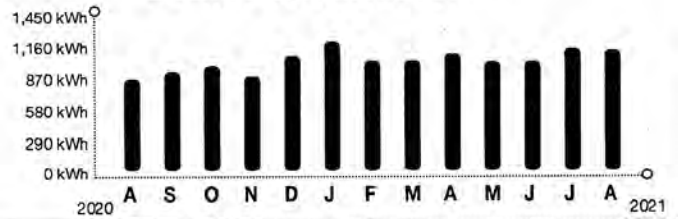
**\$124.85**

TOTAL AMOUNT YOU OWE

**Sep 9, 2021**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	183.81
Payments received	-183.81
Balance before new charges	0.00
Total new charges	124.85
<b>Total amount you owe</b>	<b>\$124.85</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after November 09, 2021 is considered LATE; a late payment charge of 1% will apply.
- The rate used to calculate your bill has changed due to your demand usage. Call Customer Service if you have any questions.



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

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0003 0018 450011

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

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MIAMI FL 33188-0001



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73913-05054  
ACCOUNT NUMBER

\$124.85  
TOTAL AMOUNT YOU OWE

Sep 9, 2021  
NEW CHARGES DUE BY

\$  
AMOUNT ENCLOSED



Customer Name:  
AMELIA WALK CDD

Account Number:  
73913-05054

FPL.com Page 2

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### BILL DETAILS

Amount of your last bill	183.81
Payment received - Thank you	-183.81
Balance before new charges	\$0.00
<b>New Charges</b>	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Customer charge:	\$10.61
Non-fuel: (\$0.065570 per kWh)	\$77.57
Fuel: (\$0.028360 per kWh)	\$33.55
Electric service amount	121.73
Gross receipts tax	3.12
Taxes and charges	3.12
Total new charges	\$124.85
<b>Total amount you owe</b>	<b>\$124.85</b>

### METER SUMMARY

Meter reading - Meter KN20453. Next meter reading Sep 20, 2021.

Usage Type	Current	-	Previous	=	Usage
kWh used	53739		52556		1183

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 19, 2021	Jul 20, 2021	Aug 19, 2020
kWh Used	1183	1201	900
Service days	30	32	30
kWh/day	39	37	30
Amount	\$124.85	\$183.81	\$345.12

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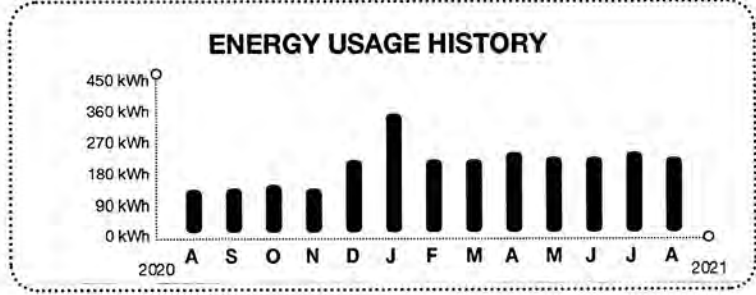
**Electric Bill Statement**  
For: Jul 20, 2021 to Aug 19, 2021 (30 days)  
**Statement Date:** Aug 19, 2021  
**Account Number:** 76801-07336  
**Service Address:**  
85359 MAJESTIC WALK BLVD #ENTRANCE  
FERNANDINA BEACH, FL 32034

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

**CURRENT BILL**

**\$32.76**  
TOTAL AMOUNT YOU OWE

**Sep 9, 2021**  
NEW CHARGES DUE BY



**BILL SUMMARY**

Amount of your last bill	34.39
Payments received	-34.39
Balance before new charges	0.00
Total new charges	32.76
<b>Total amount you owe</b>	<b>\$32.76</b>

*(See page 2 for bill details.)*

**KEEP IN MIND**

- Payment received after November 09, 2021 is considered LATE; a late payment charge of 1% will apply.



Customer Service: (386) 255-3020  
Outside Florida: 1-800-226-3545

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



/ 27

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

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76801-07336  
ACCOUNT NUMBER

\$32.76  
TOTAL AMOUNT YOU OWE

Sep 9, 2021  
NEW CHARGES DUE BY

\$  
AMOUNT ENCLOSED



Customer Name:  
AMELIA WALK CDD

Account Number:  
76801-07336

FPL.com Page 2

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### BILL DETAILS

Amount of your last bill	34.39
Payment received - Thank you	-34.39
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)	\$14.89
Fuel: (\$0.028360 per kWh)	\$6.44

Electric service amount 31.94

Gross receipts tax 0.82

Taxes and charges 0.82

Total new charges \$32.76

Total amount you owe \$32.76

### METER SUMMARY

Meter reading - Meter ACD4413. Next meter reading Sep 20, 2021.

<b>Usage Type</b>	<b>Current</b>	<b>-</b>	<b>Previous</b>	<b>=</b>	<b>Usage</b>
kWh used	18746		18519		227

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 19, 2021	Jul 20, 2021	Aug 19, 2020
kWh Used	227	244	129
Service days	30	32	30
kWh/day	8	8	4
Amount	\$32.76	\$34.39	\$22.47

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**Electric Bill Statement**

For: Jul 20, 2021 to Aug 19, 2021 (30 days)

Statement Date: Aug 19, 2021

Account Number: 78458-32232

**Service Address:**

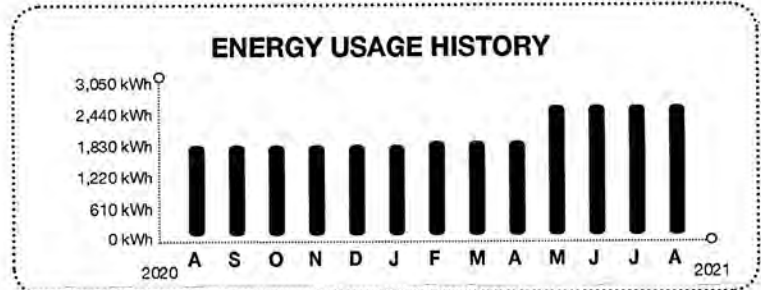
100 MAJESTIC WALK BLVD # SL  
FERNANDINA BEACH, FL 32034

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

**CURRENT BILL**

**\$1,945.98**  
TOTAL AMOUNT YOU OWE

**Sep 9, 2021**  
NEW CHARGES DUE BY



**BILL SUMMARY**

Amount of your last bill	1,945.98
Payments received	-1,945.98
Balance before new charges	0.00
Total new charges	1,945.98
<b>Total amount you owe</b>	<b>\$1,945.98</b>

*(See page 2 for bill details.)*

**KEEP IN MIND**

- Payment received after November 09, 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.



Customer Service: (386) 255-3020  
Outside Florida: 1-800-226-3545

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



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

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78458-32232  
ACCOUNT NUMBER

\$1,945.98  
TOTAL AMOUNT YOU OWE

Sep 9, 2021  
NEW CHARGES DUE BY

\$  
AMOUNT ENCLOSED



Customer Name:  
AMELIA WALK CDD

Account Number:  
78458-32232

FPL.com Page 2

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### BILL DETAILS

Amount of your last bill	1,945.98
Payment received - Thank you	-1,945.98
Balance before new charges	\$0.00

#### New Charges

Rate: SL-1 STREET LIGHTING SERVICE

Electric service amount **	1,941.79
Gross receipts tax	4.19
Taxes and charges	4.19
Total new charges	\$1,945.98
<b>Total amount you owe</b>	<b>\$1,945.98</b>

### METER SUMMARY

Next bill date Sep 20, 2021.

<b>Usage Type</b>	<b>Usage</b>
Total kWh used	2723

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 19, 2021	Jul 20, 2021	Aug 19, 2020
kWh Used	2723	2723	1898
Service days	30	32	30
kWh/day	91	85	63
Amount	\$1,945.98	\$1,945.98	\$1,412.16

\*\* Your electric service amount includes the following charges:

Non-fuel energy charge:	\$0.031940 per kWh
Fuel charge:	\$0.027510 per kWh

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Customer Name:  
AMELIA WALK CDD

Account Number:  
78458-32232

For: 07-20-2021 to 08-19-2021 (30 days)  
 kWh/Day: 91  
 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 Energy	74	6746	F	57	0.800000	1,482	45.60
Non-energy							363.09
Fixtures					6.370000		73.53
Maintenance					1.290000		
F861207 Energy	74	6746	F	16	0.800000	416	12.80
Non-energy							72.00
Fixtures					4.500000		20.64
Maintenance					1.290000		
F861227 Energy	73	6750	F	33	0.800000	825	26.40
Non-energy							148.50
Fixtures					4.500000		42.57
Maintenance					1.290000		
PMF0001 Non-energy				106			897.82
Fixtures					8.470000		
UCNP Non-energy				3,957			160.30
Maintenance					0.040510		

\* 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

For: 07-20-2021 to 08-19-2021 (30 days)  
 kWh/Day: 91  
 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		84.80
					Non-energy sub total		1,778.45
					Sub total	2,723	1,863.25
					Energy conservation cost recovery		1.14
					Capacity payment recovery charge		0.44
					Environmental cost recovery charge		0.74
					Storm protection recovery charge		1.31
					Fuel charge		74.91
					<b>Electric service amount</b>		<b>1,941.79</b>
					Gross receipts tax incr		4.19
					<b>Total</b>	<b>2,723</b>	<b>1,945.98</b>

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



**Electric Bill Statement**

For: Jul 20, 2021 to Aug 19, 2021 (30 days)

Statement Date: Aug 19, 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**

**\$822.54**

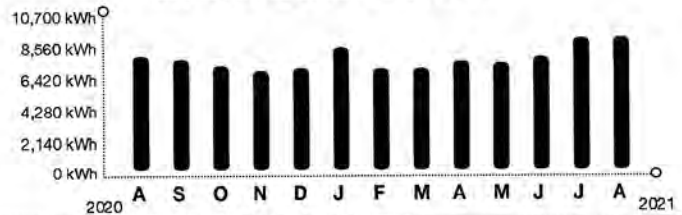
TOTAL AMOUNT YOU OWE

**Sep 9, 2021**

NEW CHARGES DUE BY

Pay \$689.95 instead of \$822.54 by your due date. Enroll in FPL Budget Billing®. [FPL.com/BB](http://FPL.com/BB)

**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	796.55
Payments received	-796.55
Balance before new charges	0.00
Total new charges	822.54
<b>Total amount you owe</b>	<b>\$822.54</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Enroll now in FPL Budget Billing when you pay \$689.95 by your due date instead of \$822.54. Make your bills easier to manage with more predictable payments. Learn more at [FPL.com/BB](http://FPL.com/BB)
- Payment received after November 09, 2021 is considered LATE; a late payment charge of 1% will apply.



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

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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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79966-25336  
ACCOUNT NUMBER

\$822.54  
TOTAL AMOUNT YOU OWE

Sep 9, 2021  
NEW CHARGES DUE BY

\$  
AMOUNT ENCLOSED





Customer Name:  
AMELIA WALK CDD

Account Number:  
79966-25336

FPL.com Page 2

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### BILL DETAILS

Amount of your last bill	796.55
Payment received - Thank you	-796.55
Balance before new charges	\$0.00
<b>New Charges</b>	
Rate: GSD-1 GENERAL SERVICE DEMAND	
Customer charge:	\$26.48
Non-fuel: (\$0.023540 per kWh)	\$228.73
Fuel: (\$0.028360 per kWh)	\$275.57
Demand: (\$11.30 per KW)	\$271.20
Electric service amount	801.98
Gross receipts tax	20.56
Taxes and charges	20.56
Total new charges	\$822.54
<b>Total amount you owe</b>	<b>\$822.54</b>

### METER SUMMARY

Meter reading - Meter KLL2800. Next meter reading Sep 20, 2021.

Usage Type	Current	-	Previous	=	Usage
kWh used	38929		29212		9717
Demand KW	24.26				24

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Aug 19, 2021	Jul 20, 2021	Aug 19, 2020
kWh Used	9717	9664	8356
Service days	30	32	30
kWh/day	323	302	278
Amount	\$822.54	\$796.55	\$660.67

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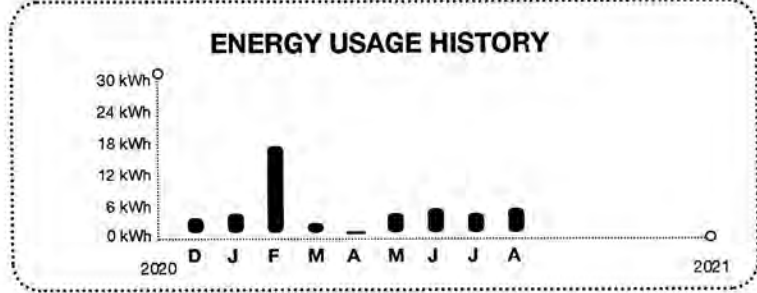
Electric Bill Statement  
For: Jul 8, 2021 to Aug 9, 2021 (32 days)  
Statement Date: Aug 9, 2021  
Account Number: 64677-16194  
Service Address:  
85254 FALL RIVER PKWY # IRR  
FERNANDINA BEACH, FL 32034

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

**CURRENT BILL**

**-\$18.94**  
TOTAL AMOUNT YOU OWE

**DO NOT PAY**  
NEW CHARGES DUE BY



**BILL SUMMARY**

Amount of your last bill	27.98
Payments received	-55.96
Balance before new charges	-27.98
Total new charges	9.04
<b>Total amount you owe</b>	<b>-\$18.94</b>
<b>Credit amount - DO NOT PAY</b>	

*(See page 2 for bill details.)*

RECEIVED  
**AUG 11 2021**  
BY: \_\_\_\_\_

Customer Service: (386) 252-1541  
Outside Florida: 1-800-226-3545

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



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



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64677-16194  
ACCOUNT NUMBER

-\$18.94  
TOTAL AMOUNT YOU OWE

Credit amount-  
**DO NOT PAY**  
NEW CHARGES DUE BY

\$ Credit amount-  
**DO NOT PAY**  
AMOUNT ENCLOSED



Customer Name:  
Amelia Walk Cdd

Account Number:  
64677-16194

FPL.com Page 2

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### BILL DETAILS

Amount of your last bill	27.98
Payments received - Thank you	-55.96
Balance before new charges	-\$27.98
<b>New Charges</b>	
Rate: RS-1 RESIDENTIAL SERVICE	
Customer charge:	\$8.34
Non-fuel: (First 1000 kWh at \$0.067000)	\$0.34
(Over 1000 kWh at \$0.077620)	
Fuel: (First 1000 kWh at \$0.025100)	\$0.13
(Over 1000 kWh at \$0.035100)	
Electric service amount	8.81
Gross receipts tax	0.23
Taxes and charges	0.23
Total new charges	\$9.04
<b>Total amount you owe</b>	<b>-\$18.94</b>

Credit amount - DO NOT PAY

### METER SUMMARY

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

<b>Usage Type</b>	<b>Current</b>	-	<b>Previous</b>	=	<b>Usage</b>
kWh used	00045		00040		5

### ENERGY USAGE COMPARISON

	<b>This Month</b>	<b>Last Month</b>
Service to	Aug 9, 2021	Jul 8, 2021
kWh Used	5	4
Service days	32	30
kWh/day	0	0
Amount	\$9.04	\$8.94

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[FPL.com/TakeControl](http://FPL.com/TakeControl)

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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.





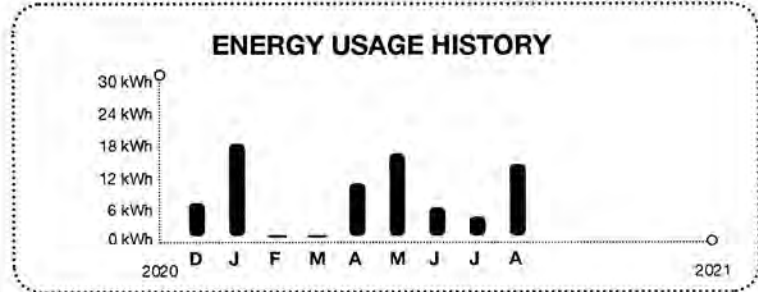
**Electric Bill Statement**  
For: Jul 8, 2021 to Aug 9, 2021 (32 days)  
**Statement Date:** Aug 9, 2021  
**Account Number:** 81986-72449  
**Service Address:**  
85633 FALL RIVER PKWY # IRR  
FERNANDINA BEACH, FL 32034

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

**CURRENT BILL**

**-\$19.32**  
TOTAL AMOUNT YOU OWE

**DO NOT PAY**  
NEW CHARGES DUE BY



**BILL SUMMARY**

Amount of your last bill	28.06
Payments received	-57.35
Balance before new charges	-29.29
Total new charges	9.97
<b>Total amount you owe</b>	<b>-\$19.32</b>
<b>Credit amount - DO NOT PAY</b>	

*(See page 2 for bill details.)*

AUG 11 2021

Customer Service: (386) 252-1541  
Outside Florida: 1-800-226-3545

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



/ 22 2929 3405819867244952391000000

0003 0004 040333

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

The amount enclosed includes  
the following donation:  
**FPL Care To Share:** \_\_\_\_\_

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](http://FPL.com/PayBill)  
for ways to pay.

81986-72449  
ACCOUNT NUMBER

-\$19.32  
TOTAL AMOUNT YOU OWE

Credit amount-  
**DO NOT PAY**  
NEW CHARGES DUE BY

\$ Credit amount-  
**DO NOT PAY**  
AMOUNT ENCLOSED



Customer Name:  
Amelia Walk Cdd

Account Number:  
81986-72449

FPL.com Page 2

0004 0004 040333

E001

### BILL DETAILS

Amount of your last bill	28.06
Payments received - Thank you	-57.35
Balance before new charges	-\$29.29
<b>New Charges</b>	
Rate: RS-1 RESIDENTIAL SERVICE	
Customer charge:	\$8.34
Non-fuel: (First 1000 kWh at \$0.067000) (Over 1000 kWh at \$0.077620)	\$1.00
Fuel: (First 1000 kWh at \$0.025100) (Over 1000 kWh at \$0.035100)	\$0.38
Electric service amount	9.72
Gross receipts tax	0.25
Taxes and charges	0.25
Total new charges	\$9.97
<b>Total amount you owe</b>	<b>-\$19.32</b>

Credit amount - DO NOT PAY

### METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	00079		00064		15

### ENERGY USAGE COMPARISON

	This Month	Last Month
Service to	Aug 9, 2021	Jul 8, 2021
kWh Used	15	4
Service days	32	30
kWh/day	0	0
Amount	\$9.97	\$8.94

### Solar for everyone

Now, it's easy and affordable for you to participate in solar with the FPL SolarTogether program.

[FPL.com/SolarTogether](http://FPL.com/SolarTogether)

### Smart tools to lower bills

With FPL smart tools, you can get no-cost/ low-cost tips to save money and lower your bill.

[FPL.com/TakeControl](http://FPL.com/TakeControl)

### Help others in need

Help your neighbors in need by contributing to FPL Care To Share® monthly through your FPL bill.

[FPL.com/CareToShare](http://FPL.com/CareToShare)

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.



**Gaines Turf And Fence**

PO Box 16432  
Fernandina Beach, FL 32034  
(904)753-4530  
gtsboys@comcast.net

**INVOICE**

**BILL TO**

Evergreen Lifestyles  
Management, LLC c/o Amelia  
walk HOA  
10401 Deerwood Park Blvd #  
2130  
Jacksonville, FL 32256  
United States

**INVOICE #** 6154

**DATE** 06/16/2021

**DUE DATE** 07/16/2021

**TERMS** Net 30

---

DESCRIPTION	QTY	RATE	AMOUNT
<b>Services</b>	1	2,300.00	2,300.00
Pressure wash amenity center.			
Sidewalks			
Patio furniture			

---

BALANCE DUE

**\$2,300.00**

572.420

# Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300  
P.O. Box 6526  
Tallahassee, FL 32314  
850.222.7500

===== STATEMENT =====

August 26, 2021

Amelia Walk Community Development District  
c/o GMS, LLC  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

Bill Number 124770  
Billed through 07/31/2021

**General Counsel**

**AWCDD 00001 JLK**

**FOR PROFESSIONAL SERVICES RENDERED**

07/01/21	BEL	Confer with Gillis regarding budget/assessment resolutions; review same; draft affidavit of mailing.	0.70 hrs
07/01/21	JLG	Confer with staff regarding FY 2022 budget adoption documents; review and revise same.	0.60 hrs
07/02/21	LMG	Research ownership of real property and improvements outside of district boundaries.	1.40 hrs
07/06/21	JLG	Due diligence regarding pond/lake ownership; confer with district management staff regarding same.	1.80 hrs
07/07/21	JLG	Confer with district staff and engineer regarding due diligence on lakes within the district.	0.30 hrs
07/13/21	JLK	Confer regarding fishing policy and maps related to same.	0.40 hrs
07/13/21	LMG	Prepare memorandum regarding construction procurement options.	1.20 hrs
07/13/21	JLG	Confer with staff regarding due diligence for fishing policies.	0.20 hrs
07/14/21	JLG	Due diligence for fishing policies.	4.80 hrs
07/15/21	LMG	Review and revise memorandum on procurement options.	0.70 hrs
07/16/21	LMG	Review and revise memorandum regarding procurement options.	0.50 hrs
07/16/21	JLG	Confer with staff regarding common areas and lake access; due diligence regarding same.	1.20 hrs
07/19/21	CEL	Review meeting agenda.	0.40 hrs
07/20/21	CEL	Prepare for and attend Board Meeting.	2.40 hrs
07/30/21	DMS	Review and follow up on email from Kilinski.	0.20 hrs
07/30/21	JLG	Confer with staff and KE Law Group regarding due diligence for fishing policies.	0.20 hrs

-----  
 Total fees for this matter \$3,543.50

**DISBURSEMENTS**

United Parcel Service 9.50

Total disbursements for this matter \$9.50

**MATTER SUMMARY**

Lewis, Brooke E.	0.70 hrs	255 /hr	\$178.50
Eldred, Carl	2.80 hrs	310 /hr	\$868.00
Smith, Douglas M.	0.20 hrs	350 /hr	\$70.00
Gillis, Jennifer L. - Paralegal	9.10 hrs	150 /hr	\$1,365.00
Kilinski, Jennifer L.	0.40 hrs	280 /hr	\$112.00
Gentry, Lauren M.	3.80 hrs	250 /hr	\$950.00

TOTAL FEES	\$3,543.50
TOTAL DISBURSEMENTS	\$9.50

-----  
**TOTAL CHARGES FOR THIS MATTER \$3,553.00**

**BILLING SUMMARY**

Lewis, Brooke E.	0.70 hrs	255 /hr	\$178.50
Eldred, Carl	2.80 hrs	310 /hr	\$868.00
Smith, Douglas M.	0.20 hrs	350 /hr	\$70.00
Gillis, Jennifer L. - Paralegal	9.10 hrs	150 /hr	\$1,365.00
Kilinski, Jennifer L.	0.40 hrs	280 /hr	\$112.00
Gentry, Lauren M.	3.80 hrs	250 /hr	\$950.00

TOTAL FEES	\$3,543.50
TOTAL DISBURSEMENTS	\$9.50

-----  
**TOTAL CHARGES FOR THIS BILL \$3,553.00**

**Please include the bill number with your payment. 513.31500**



McCranie & Associates, Inc.  
 301 Centre Street, Suite 200  
 Fernandina Beach, FL 32034

# Invoice

DATE	INVOICE #
6/30/2021	3803

E-mail [dan@mccranie-engineers.com](mailto:dan@mccranie-engineers.com)

<b>BILL TO</b>
Amelia Walk CDD c/o Dave DeNagy, GMS 475 West Town Place, Suite 114 St. Augustine, Florida 32092

P.O. NO.	TERMS	DUE DATE	PROJECT	JOB NUMBER
	Net 30	7/30/2021	Amelia Walk CDD	

DESCRIPTION	Quantity	Rate	Total
Hourly Services 3/16 CDD meeting	1.5	150.00	225.00
Hourly Services 4/20 CDD meeting, then site visit to review sidewalk gaps.	2.5	150.00	375.00
Hourly Services 6/7 - Site visit - check pond slopes. Respond to emails	1	150.00	150.00
Hourly Services 6/14 - Engineers Annual Report	3	150.00	450.00
Hourly Services 6/15 - Site visit - Engineers Annual Report	7	150.00	1,050.00
<b>Total</b>			\$2,250.00

513.311



McCranie & Associates, Inc.  
 301 Centre Street, Suite 200  
 Fernandina Beach, Fl. 32034

# Invoice

DATE	INVOICE #
8/10/2021	3814

E-mail dan@mccranie-engineers.com

<b>BILL TO</b>
Amelia Walk CDD c/o Dave DeNagy, GMS 475 West Town Place, Suite 114 St. Augustine, Florida 32092

P.O. NO.	TERMS	DUE DATE	PROJECT	JOB NUMBER
	Net 30	9/9/2021	Amelia Walk CDD	

DESCRIPTION	Quantity	Rate	Total
Hourly Services 6/24 - requisitions and pay apps	1	150.00	150.00
Hourly Services 6/28 Emails to Greg. Sign Change order	1	150.00	150.00
<i>\$13.311</i>			
<b>Total</b>			\$300.00



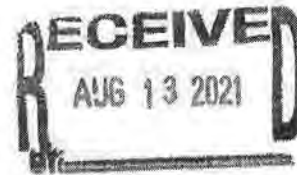
# Municipal Asset Management, Inc.

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

# INVOICE

**INVOICE NO:** 0618208  
**DATE:** 8/1/2021

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



DUE DATE	RENTAL PERIOD
9/8/2021	

PMT NUMBER	DESCRIPTION	AMOUNT
26	Lease payment on Tax-Exempt Lease Purchase Agreement dated May 8, 2019 for the acquisition of fitness equipment.  <i>572 440</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
0618208	9/8/2021	\$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









CRPBLICS 8422 008/ 12/ 0/ 20210615 P0 1 0-1  
3530712 0000399 40320440.1

BILLING ADDRESS CHANGE		
Address		
City	State	Zip
Phone	Alternate Phone	



8619 Western Way  
Jacksonville FL 32256-036060

Customer Service (904) 731-2456  
RepublicServices.com/Support

**Important Information**

It's easy to go paperless! Sign up for Paperless Billing at RepublicServices.com and enjoy the convenience of managing your account anytime, anywhere, on any device.

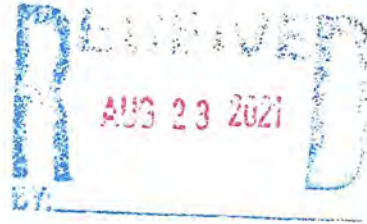
Account Number 3-0687-3534401  
Invoice Number 0687-001163332  
Invoice Date August 16, 2021  
Past Due on 08/16/21 \$537.25  
Payments/Adjustments \$0.00  
Current Invoice Charges \$546.24

<b>Total Amount Due</b> <b>\$1,083.49</b>	<b>Payment Due Date</b> <b>Past Due</b>
--	--

**CURRENT INVOICE CHARGES**

Description	Reference	Quantity	Unit Price	Amount
Amelia Walk 85287 Majestic Walk Blvd Fernandina Beach, FL 1 Waste Container 2 Cu Yd, 1 Lift Per Week Pickup Service 09/01-09/30			\$397.93	\$397.93
Total Fuel/Environmental Recovery Fee				\$140.25
Late Fee 08/16				\$8.06
<b>CURRENT INVOICE CHARGES, Due by September 05, 2021</b>				<b>\$546.24</b>

572.433



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Past Due	30 Days \$537.25	60 Days \$0.00	90+ Days \$0.00
----------	---------------------	-------------------	--------------------



8619 Western Way  
Jacksonville FL 32256-036060

Please Return This  
Portion With Payment

Total Enclosed

Return Service Requested

Total Amount Due \$1,083.49  
Payment Due Date Past Due  
Account Number 3-0687-3534401  
Invoice Number 0687-001163332

For Billing Address Changes,  
Check Box and Complete Reverse

Make Checks Payable To:



0005018  
#106

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



REPUBLIC SERVICES #687  
PO BOX 9001099  
LOUISVILLE KY 40290-1099

30687353440100000011633320000546240001083493

**UNDERSTANDING YOUR BILL**  
Visit [RepublicServices.com/MyBill](http://RepublicServices.com/MyBill)

**Check Processing**

When you provide a check as payment, you authorize us to use information from your check to make a one-time electronic fund transfer from your account. When we make an electronic transfer, funds may be withdrawn from your account the same day we receive your payment or check and you will not receive your check back from your financial institution.

**Cancellation & Payment Policy**

Unless prohibited by applicable law, regulation, or franchise or other agreement: (1) we reserve the right to require that payment for services be made only by check, credit card or money order; and (2) if service is canceled during a billing cycle, you will remain responsible for all charges, fees and taxes through the end of the billing cycle. You will not be entitled to proration of billing or a refund for the period between the notice of termination and the end of the current billing cycle.

**Understanding Our Rates, Charges and Fees**

If you are receiving service from Republic Services without a written contract, please visit [RepublicServices.com/Fees](http://RepublicServices.com/Fees) to review the financial terms and conditions relating to your service. If you are receiving service from Republic Services pursuant to a written contract, but have questions relating to any charges or fees, [RepublicServices.com/Fees](http://RepublicServices.com/Fees) provides a detailed description of Republic Services' most common charges and fees. If you do not have access to a computer, you may request that a copy be mailed to you by calling Customer Service at the number on the front of this invoice.

0-1  
40351856.2  
00055018  
7557728  
RM-3159

Please fill out the form below if your billing address has changed and return this portion of your statement to us using the envelope enclosed. Thank you!

**BILLING ADDRESS CHANGE**

Address		
City	State	Zip Code
Phone	Alternate Phone	

# SoutheastFitness

## REPAIR

Equipment Repair & Maintenance

14476 Duval Place West, Suite 208 • Jacksonville, FL 32218

Office: 904.683.1439 • Fax: 904.683.1624

[southeastfitnessrepair@comcast.net](mailto:southeastfitnessrepair@comcast.net)

[www.southeastfitnessrepair.com](http://www.southeastfitnessrepair.com)

Invoice # 15977A

<b>Facility Name:</b>	AMELIA WALK COMMUNITY
<b>Facility Address:</b>	85207 MAJESTIC WALK BLVD FERNANDINA BEACH, Florida 32034
<b>Billing Address:</b>	85207 MAJESTIC WALK BLVD FERNANDINA BEACH, Florida 32034
<b>Contact &amp; Phone:</b>	MICHAEL MOLINEAUX 904.327.1499
<b>Reason for call:</b>	Could you please schedule us a service visit ASAP and we have both treadmills not working either. I cannot get any pf the screens to work at the amenity center. I keep touching the screen and nothing happens. Occasionally if you touch away 2 inches from the actual icon it will work but that is seldom too

Date: 14-Jun-2021

Payment is due within 30 days of invoice date.

Description	Part #	Part Cost	QTY	Total
FLAT RATE FEE		125.00	1.00	125.00
<b>Comments:</b>			<i>Parts Total</i>	125.00
			<i>Tax</i>	0.00
			<i>Balance</i>	125.00

Technician: ROBERT PETERKIN

577.340

Thank you for your business.



# SoutheastFitness

## REPAIR

Equipment Repair & Maintenance

14476 Duval Place West, Suite 208 • Jacksonville, FL 32218

Office: 904.683.1439 • Fax: 904.683.1624

[southeastfitnessrepair@comcast.net](mailto:southeastfitnessrepair@comcast.net)

[www.southeastfitnessrepair.com](http://www.southeastfitnessrepair.com)

Invoice # 16132A

<b>Facility Name:</b>	AMELIA WALK COMMUNITY
<b>Facility Address:</b>	85207 MAJESTIC WALK BLVD FERNANDINA BEACH, Florida 32034
<b>Billing Address:</b>	85207 MAJESTIC WALK BLVD FERNANDINA BEACH, Florida 32034
<b>Contact &amp; Phone:</b>	
<b>Reason for call:</b>	QUARTERLY PM. 2 TREADMILLS tHE 2 TM'S ARE HAVING TROUBLE WITH THE CONTROLS PLEASE TAKE A LOOK AT THEM) 2 ELLIPTICALS 2 BIKES 1 MULTI-STATION 6 SINGLE-STATIONS 1 SMITH MACHINE \$275 LORI 904-327-1499

Date: 13-Jul-2021

Payment is due within 30 days of  
invoice date.

Description	Part #	Part Cost	QTY	Total
PM - FLAT RATE: TRAVEL + FIRST HOUR LABOR		257.01	1.00	257.01
<b>Comments:</b>			<i>Parts Total</i>	257.01
			<del>Fax</del>	<del>17.99</del>
			<del>Balance</del>	<del>275.00</del>

Technician: FRANK HARDY

572.340

**Thank you for your business.**



American Leak Detection  
Northeast Florida  
1725 S Nova Rd  
Unit D5  
Daytona Beach, FL 32119  
(386) 756-4113

Invoice 55615  
Invoice Date 9/2/2021  
Completed Date  
Technicians Brandon  
Jake

**Billing Address**  
Amelia Walk CDD  
85287 Majestic Walk Boulevard  
Fernandina Beach, FL 32034 USA

**Customer PO**  
**Job Address**  
Amelia Walk CDD  
85287 Majestic Walk Boulevard  
Fernandina Beach, FL 32034  
USA

**Description of Work**

Leak Detection - Base Fee \$450 for check on-site

Task #	Description	Quantity	Your Price	Your Total
COMMERCIAL OTHER CSO	Commercial Source & Origin: \$450 for the first 2 hours, with a 2 hour minimum.	1.00	\$450.00	\$450.00

<b>Potential Savings</b>	\$0.00
<b>Sub-Total</b>	\$450.00
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$450.00
<b>Balance Due</b>	\$450.00

**DETECTION GUARANTEES:**

Guarantee on Leak Detection Work: All leak locations and detection work are guaranteed for 30 days from the date of completion. After completion of repair, if a second leak exists, we will retest the system for an additional fee. Only one plumbing leak can be detected at a time. If the leak is not at the identified location, we MUST be notified. We will return and re-evaluate the leak location. We will not be liable for any consequential losses.

Guarantee on Pool Repair Work: Minor epoxy patches made by American Leak Detection are guaranteed for 30 days. Major repairs are guaranteed for 24 months. All repairs are guaranteed from date of completion and for defective workmanship only. In the case that the pool should continue to leak after appropriate action has been taken to stop the leak, it is your responsibility to contact us within 30 days of the detection.

Guarantee on Source & Origin Work (other than potable water lines): We will make every attempt to locate the source of the problem; however, we do not offer a guarantee on this service. If we are not successful, our fee is still due.

I have received an American Leak Detection work authorization or a proposal and I accept the terms & conditions.

I accept the completed work and authorize payment in full.



# Hello Amelia Walk Cdd,

Thanks for choosing Comcast Business.

## Your bill at a glance

For 85287 MAJESTIC WALK BLVD, FERNANDINA BEACH, FL,  
32034-3785

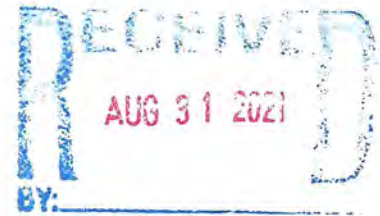
Previous balance		\$377.06
EFT Payment - thank you	Aug 13	-\$377.06
<b>Balance forward</b>		<b>\$0.00</b>
Regular monthly charges	Page 3	\$356.20
Taxes, fees and other charges	Page 3	\$20.86
<b>New charges</b>		<b>\$377.06</b>

**Amount due \$377.06**

**!** **Thanks for paying by Automatic Payment**  
 Your electronic payment of \$377.06 will be applied on Sep 12, 2021.  
[Need help?](http://business.comcast.com/help)  
 Visit [business.comcast.com/help](http://business.comcast.com/help) or see page 2 for other ways to contact us.

## Your bill explained

- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.



572-41050  
Sept.

Detach the bottom portion of this bill and enclose with your payment

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST  
BUSINESS

141 NW 16TH ST  
POMPANO BEACH FL 33060-5250  
96330310 NO RP 21 20210821 NNNNNNNN 0000611 0004

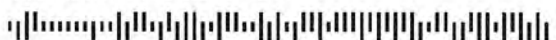
AMELIA WALK CDD  
ATTN MICHAEL MOLINEAUX  
5385 N NOB HILL RD  
SUNRISE, FL 33351-4761

Account number **8495 74 170 0350808**  
 Automatic payment Sep 12, 2021  
**Please pay \$377.06**

Electronic payment will be applied Sep 12, 2021



COMCAST  
PO BOX 71211  
CHARLOTTE NC 28272-1211



849574170035080800377069

## Download the Comcast Business App

Manage your account anytime, anywhere with the Comcast Business App – an innovative all-in-one tool designed with your business in mind.

- Manage your account details
- Pay your bill and customize billing options
- View upcoming appointments



## Faster speeds. More solutions. Bigger savings.

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**Call today for a FREE account review at 877-564-0318.**



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### Visit us online

Get help and support at [business.comcast.com/help](https://business.comcast.com/help)



### Call us anytime

800-391-3000  
Open 24 hours, 7 days a week for billing and technical support

## Useful information

### Moving?

We can help ensure it's a smooth transition. Visit [business.comcast.com/learn/moving](https://business.comcast.com/learn/moving) to learn more.

### Accessibility:

If you are hearing impaired, call 711. For issues affecting customers with disabilities, call **1-855-270-0379**, chat live at [support.xfinity.com/accessibility](https://support.xfinity.com/accessibility), email [accessibility@comcast.com](mailto:accessibility@comcast.com), fax **1-866-599-4268** or write to Comcast at 1701 JFK Blvd., Philadelphia, PA 19103-2838  
Attn: M. Gifford.



## Ways to pay



### No more mailing monthly checks

Set up Auto Pay to save time, energy and stamps. It's easy to enroll, just visit [business.comcast.com/myaccount](https://business.comcast.com/myaccount)



### Go paperless and say goodbye to clutter

Sign up for Paperless Billing to view and pay your bill online. It's faster, easier and helps cuts down on clutter. Visit [business.comcast.com/myaccount](https://business.comcast.com/myaccount) to get started.

## Additional billing information

### More ways to pay:



#### Online

Visit My Account at [business.comcast.com/myaccount](https://business.comcast.com/myaccount)



#### By App

Download the Comcast Business App




#### In-Store

Visit [business.comcast.com/servicecenter](https://business.comcast.com/servicecenter) to find a store near you





**Regular monthly charges \$356.20**

<b>Comcast Business</b>		<b>\$294.90</b>
<b>Packaged services</b>		<b>\$359.95</b>
 Data, Voice Package	\$334.95	
Package Includes: Business Internet 300+ And 1 Mobility Voice Line		
Mobility Voice Line	\$25.00	
Business Voice		
<b>Discounts</b>		<b>-\$164.95</b>
Promotional Discount	-\$164.95	
<b>Comcast Business services</b>		<b>\$99.90</b>
TV Standard	\$74.95	
Business Video		
Static IP - 5	\$24.95	

**Equipment & services \$28.40**

Equipment Fee	\$18.45	
Voice		
TV Box + Remote	\$9.95	

**Service fees \$32.90**

Directory Listing Management Fee	\$2.00	
Voice Network Investment	\$3.00	
Broadcast TV Fee	\$19.45	
Regional Sports Fee	\$8.45	

**Taxes, fees and other charges \$20.86**

**Other charges \$2.61**

Federal Universal Service Fund	\$1.17	
Regulatory Cost Recovery	\$1.44	

**Taxes & government fees \$18.25**

Sales Tax	\$1.99	
State Communications Services Tax	\$11.64	
Local Communications Services Tax	\$3.82	
911 Fees	\$0.80	

**What's included?**



**Internet:** Fast, reliable internet on our Gig-speed network



**TV:** Keep your employees informed and customers entertained



**Voice Numbers:** (904)225-3147, (904)225-3199

Visit [business.comcast.com/myaccount](https://business.comcast.com/myaccount) for more details

You've saved \$164.95 this month with your promotional discount.



**Additional information**

The Regulatory Cost Recovery fee is neither government mandated nor a tax, but is assessed by Comcast to recover certain federal, state, and local regulatory costs.

Account Number	Billing Date	Services From	Page
8495 74 170 0350808	Aug 21, 2021	Aug 25, 2021 to Sep 24, 2021	4 of 4

Effective October 24, 2021, Comcast Business Voice customers with certain area codes will be required to dial 10-digits for all outbound calls, including local calls. For more information and to view the list of area codes impacted by this change, please see Comcast's Help & Support page at: [business.comcast.com/help-and-support/voice/ten-digit-dialing](https://business.comcast.com/help-and-support/voice/ten-digit-dialing).

Information on programmer contract expirations, which could affect our carriage of the programmer's channels, can be found at <https://my.xfinity.com/contractrenewals/> or by calling 1-866-216-8634.





# INVOICE

<b>Customer</b>	Amelia Walk Community Development District
<b>Acct #</b>	277
<b>Date</b>	09/08/2021
<b>Customer Service</b>	Kristina Rudez
<b>Page</b>	1 of 1

Amelia Walk Community Development District  
 c/o Governmental Management Services  
 475 West Town Place, Suite 114  
 St. Augustine, FL 32092

Payment Information	
<b>Invoice Summary</b>	\$ 29,693.00
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#14114
100121573	

Thank You

Please detach and return with payment



Customer: Amelia Walk Community Development District

Invoice	Effective	Transaction	Description	Amount
14114	10/01/2021	Renew policy	Policy #100121573 10/01/2021-10/01/2022 Florida Insurance Alliance  Package - Renew policy Due Date: 9/8/2021  <i>Sept. 2021</i> <i>001-300-15500-10000</i>	29,693.00
<b>Total</b>				\$ 29,693.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:  
 Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453

<b>Remit Payment To: Egis Insurance Advisors, LLC</b>	(321)233-9939	<b>Date</b>
Lockbox 234021 PO Box 84021 Chicago, IL 60689-4002	sclimer@egisadvisors.com	09/08/2021

**Governmental Management Services, LLC**  
1001 Bradford Way  
Kingston, TN 37763

# Invoice

Invoice #: 270  
Invoice Date: 9/1/21  
Due Date: 9/1/21  
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 - September 2021		4,050.00	4,050.00
Information Technology - September 2021		83.33	83.33
Dissemination Agent Services - September 2021		291.67	291.67
Office Supplies		17.68	17.68
Postage		30.13	30.13
Copies		397.65	397.65
Telephone		73.03	73.03
HP Printer Toner <i>570.570</i>		108.78	108.78
<b>Total</b>			<b>\$5,052.27</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$5,052.27</b>



Honey Done, LLC  
PO Box 16348  
Fernandina beach, FL 32035 US  
(904)760-9202  
admin@honeydoneamelia.com

# INVOICE

## BILL TO

Amelia Walk/Mike Molineaux  
475 West Town Place Suite #  
114  
St Augustine, 32092 FL

**INVOICE #** 2832  
**DATE** 07/06/2021  
**DUE DATE** 07/06/2021  
**TERMS** Due on receipt

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
<b>Handyman</b>	Adjusted locks on closet doors Squared up front entrance door Installed 4 security lights	4.25	85.00	361.25
<b>Materials</b>		1	153.87	153.87

PAYMENT 0.36  
BALANCE DUE **\$514.76**

572.670

**Honey Done, LLC**

PO Box 16348  
Fernandina beach, FL 32035 US  
(904)760-9202  
admin@honeystoneamelia.com

# INVOICE

**BILL TO**

Amelia Walk/Mike Molineaux  
475 West Town Place Suite #  
114  
St Augustine, 32092 Fl

**INVOICE #** 2846

**DATE** 07/13/2021

**DUE DATE** 07/13/2021

**TERMS** Due on receipt

---

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
<b>Handyman</b>	Installed new bolts for door closer Installed 7 security lights	3.50	85.00	297.50
<b>Materials</b>		1	267.05	267.05

---

BALANCE DUE

**\$564.55**

572.620



# INVOICE

P.O. Box 6386  
Tallahassee, Florida 32314

Invoice # 130  
Date: 09/01/2021  
Due On: 10/01/2021

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

## AWCDD-01

### Amelia Walk CDD - General Coun

Type	Date	Notes	Quantity	Rate	Total
Service	08/04/2021	Analyze ownership of ponds and common areas; create map exhibit for fishing policy.	1.20	\$250.00	\$300.00
Service	08/04/2021	Finalize pond/fishing maintenance map; transmit same	0.30	\$280.00	\$84.00
Service	08/06/2021	Review updated cost share; transmit same; confer with DM re: inquires on cost share application to damage and review same; confer re: TA	0.30	\$280.00	\$84.00
Expense	08/12/2021	Simplifile Recording: Simplifile Recording 08/10/21	1.00	\$57.75	\$57.75
Service	08/16/2021	Confer re: cost share final version and options for same.	0.10	\$280.00	\$28.00
Service	08/17/2021	Prepare for Board meeting; travel to/from and attend Board meeting	5.20	\$280.00	\$1,456.00
Expense	08/17/2021	Mileage: Travel to Board meeting	68.86	\$0.56	\$38.56
Expense	08/17/2021	Hotel: Lodging split with five other client meetings	1.00	\$35.75	\$35.75
Expense	08/17/2021	Meals: Travel meals	1.00	\$12.55	\$12.55
Service	08/18/2021	Prepare HOA oversight agreement.	0.40	\$250.00	\$100.00
Service	08/18/2021	Review and update HOA management agreement and transmit comments to same	0.20	\$280.00	\$56.00
Service	08/19/2021	Review landscape agreement and confer re: landscape install and maintenance contracts; begin updates to same; update/finalize HOA agreement and transmit same; confer re: fishing policy changes	0.40	\$280.00	\$112.00
Service	08/20/2021	Prepare addendum to Trim All agreement for landscape installation and maintenance.	0.80	\$250.00	\$200.00

Service	08/23/2021	Confer re: HOA agreement and finalize same	0.10	\$280.00	\$28.00
Service	08/26/2021	Review map of new landscaping areas and add as exhibit to Trim-All addendum.	0.30	\$250.00	\$75.00
Service	08/26/2021	Analyze statutory requirements for stormwater needs assessment and prepare memorandum to district manager and district engineer regarding same.	0.20	\$250.00	\$50.00
Service	08/27/2021	Analyze statutory requirements for meeting notice; prepare memorandum to district manager regarding same.	0.10	\$250.00	\$25.00
Service	08/30/2021	Review proposal for landscape maintenance of Phase V, add same to addendum; confer with developer's representatives regarding necessary landscape maintenance work.	0.50	\$250.00	\$125.00
Service	08/30/2021	Review/update and transmit resolution and information re: meeting notice requirements and waiver thereof; transmit stormwater management planning requirements; confer on same	0.20	\$280.00	\$56.00
Service	08/31/2021	Review and provide comments on auditor engagement letter.	0.70	\$250.00	\$175.00
Service	08/31/2021	Finalize audit review and engagement letter and transmit same	0.20	\$280.00	\$56.00

**Total      \$3,154.61**

## Detailed Statement of Account

### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
130	10/01/2021	\$3,154.61	\$0.00	\$3,154.61
<b>Outstanding Balance</b>				<b>\$3,154.61</b>
<b>Total Amount Outstanding</b>				<b>\$3,154.61</b>

*513.31500*

Please make all amounts payable to: KE Law Group, PLLC

Please pay within 30 days.



**NEWS-LEADER**  
P.O. Box 16766  
Fernandina Beach FL 32035  
(904) 261-3696  
Fax(904) 261-3698

Advertising Memo Bill

1: Memo Bill Period 09/2021		2: Advertiser/Client Name AMELIA WALK CDD	
23: Total Amount Due 301.00		4: Unapplied Amount	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 09/02/21	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 #: 660429
--	--	---

Please Return Upper Portion With Payment

10: Date	11: Newspaper Reference	12: Description-Other Comments/Charges	15: SAU Size	16: Billed Units	17: Times Run	18: Rate	19: Gross Amount	20: Net Amount
09/08/21	660429 ROPLD AFFRD	NOTICE OF MEETING 09/08 FNL AFFIDAVIT RETAIL DISPL	2X	5.00	1	28.90	301.00	301.00
						12.00		

513.480

Statement of Account - Aging of Past Due Amounts

21: Current Net Amount Due	22: 30 Days	60 Days	Over 90 Days	4: Unapplied Amount	23: Total Amount Due
0.00	0.00	0.00	0.00		301.00

**NEWS-LEADER**

(904) 261-3696

\* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

24: Invoice	25: Billing Period	6: Billed Account Number	7: Advertiser/Client Number	2: Advertiser/Client Name
660429	09/2021	30061	30061	AMELIA WALK CDD

**TRIM ALL LAWN SERVICE, INC.**  
**942360 Old Nassauville Road**  
**Fernandina Beach, FL 32034**

Date	7/19/2021
Invoice #	50958

**E-mail Trimalllawn@gmail.com**

Bill To
Amelia Walk C/o Evergreen Lifestyles Management 10401 Deerwood Park, Suite 2130 Jacksonville, FL 32256

Project Name / Location	
85287 Majestic Walk Blvd Fernandina Beach, FL 32034	
P.O. #	Service Date: 6/23/2021

Terms	Due Date
Net 30	8/18/2021

Description	Amount
Clean up snapped pine trees due to storm damage.	1,375.00
Dropped dangerous dead pine.	375.00
Clean up blown over tree.	375.00
Trimming of 4 palms at pool area.	200.00
<i>62000</i>	
<b>Total</b>	\$2,325.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$2,325.00
Thank you for your business.	



**TRIM ALL LAWN SERVICE, INC.**  
 942360 Old Nassauville Road  
 Fernandina Beach, FL 32034

Date	9/1/2021
Invoice #	51417

(904) 491-3232      Trimalllawn@gmail.com

Bill To
Amelia Walk C/o Evergreen Lifestyles Management 10401 Deerwood Park, Suite 2130 Jacksonville, FL 32256

Property Address
85287 Majestic Walk Blvd Fernandina Beach, FL 32034

SEPTEMBER MONTHLY MAINTENANCE	PO #	Terms
		Net 30
Description	Amount	
Monthly Maintenance <i>46200</i>	8,631.00	
Treatment of Turf & Shrubs - Included in Contract <i>46201</i>	671.75	
Monthly Irrigation Inspection <i>46202</i>	458.33	
Seasonal Flower Rotation- three times per year <i>46201</i>	769.86	
Installation of Mulch and Pine Straw- one time per year <i>46201</i>	894.18	
<i>Sept. 2021</i>		
<div style="border: 1px solid black; border-radius: 15px; padding: 5px; display: inline-block;">           Please contact our office if you are interested in setting up recurring credit card payments.         </div>		
<b>Total</b>		<b>\$11,425.12</b>
<b>Payments/Credits</b>		<b>\$0.00</b>
<b>Balance Due</b>		<b>\$11,425.12</b>
Thank you for your business.		