

Amelia Walk
Community Development District

August 17, 2021

AGENDA

Amelia Walk Community Development District Revised Agenda

Tuesday
August 17, 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

- I. Roll Call
- II. Public Comment
- III. Organizational Matters
 - A. Consideration of Appointing a New Supervisor to Fill Vacancy
 - B. Oath of Office for Newly Appointed Supervisor
 - C. Consideration of Resolution 2021-06, Designating Officers
- IV. Ratification of Transfer of Legal Counsel to KE Law Group
- V. Approval of the Minutes of the July 20, 2021 Board of Supervisors Meeting
- VI. Acceptance of the Fiscal Year 2020 Audit Report
- VII. Public Hearing for the Purpose of Adopting the Fiscal Year 2022 Budget
 - A. Consideration of Resolution 2021-07, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2022
- VIII. Public Hearing Regarding Fiscal Year 2022 O&M Assessments
 - A. Consideration of Resolution 2021-08, Imposing Special Assessments and Certifying an Assessment Roll for Fiscal Year 2022
- IX. Consideration of Policy Regarding Fishing
- X. Consideration of Proposals for Landscape Enhancements
- XI. Staff Reports
 - A. District Counsel
 - B. District Engineer – Ratification of Requisition No. 84
 - C. District Manager – Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2022

- D. Community Manager
 - 1. Report
 - 2. Proposal for Planting 55 Pine Trees to Re-Establish Natural Easement
 - 3. Pressure Washing Quotes
 - 4. Quote for Fitness Equipment Repairs
- XII. Supervisors' Request and Audience Comments
- XIII. Other Business
- XIV. Financial Reports
 - A. Balance Sheet & Income Statement
 - B. Assessment Receipts Schedule
 - C. Approval of Check Register
- XV. Next Meeting Scheduled for September 21, 2021 at 2:00 p.m. at the Amelia Walk Amenity Center
- XVI. Adjournment

THIRD ORDER OF BUSINESS

A.

BRADLEY THOMAS

(912) 674-7909 • brad@abledveteransoutdoors.org

EXPERIENCE

ABLED VETERANS OUTDOORS (AVO)

2019 - PRESENT

- Founder and President of local Veteran and family non-profit
- Managed multiple events while triaging needs of veterans in the community
- Serves on the Board of Director and manages all company projects while maintaining all 501(c)(3) requirements state and federal requirements
- Coordinates with local businesses and chamber of commerce to raise necessary programmatic funds
- Created various mental wellness programs that are currently serving Fernandina residents
- Partnered with over ten local companies in order to provide programmatic solutions to North Florida/South Georgia veterans
- Maintains highest levels of personal development and wellness while regularly seeking opportunities to serve our communities needs
- Regularly attends board meeting in order to gauge needs in the community and seek solutions

WOUNDED WARRIOR PROJECT (WWP)

2016 – PRESENT

- 300+ million-dollar Veteran non-profit leading the industry in Veteran cost-free mental, physical, and financial wellness
- Served in the financial pillar of programming and generated over 5 million dollars of secured Veteran's payouts while directly representing Veterans Affairs adjudications
- Consistently met with board of directors while working various large-scale projects.
- Logged hundreds of hours of legal training while earning and maintaining VA-accreditation as Veteran Service Officer.
- Partnered with other WWP Programs to support our mission and to educate the public on the programs and partnerships.
- Travelled to over 15 states speaking with Veterans about WWP programs and services.

UNITED STATES MARINE CORPS

2007 - 2015

- Managed and made all executive decisions regarding 12-million-dollar account and over 6500 pieces of ordnance materials.
- Led, managed, and supervised projects with 35 personnel while maintaining the highest levels of standards as Platoon Sergeant
- Served in Afghanistan and conducted over 2,000 hours of ordnance maintenance in an area of operations that spread across approximately 30 miles
- Created a professional course of study that resulted in 9 Afghan National Army (ANA) soldier earning the title of "ANA Armorer" in an austere and hostile environment

EDUCATION

Colorado Technical University

Bachelors of Science in Business Administration (Honors)

CERTIFICATIONS / TRAINING

VA Accredited Service Officer

First Aid / CPR / AED Certified

MILITARY AWARDS

MC Achievement Medal X2

Combat Action Ribbon

Good Conduct Medal X2

Afghanistan Campaign Medal X2

Nato Medal-ISAF Afghanistan

VOLUNTEER EXPERIENCE

Team Rubicon Region IV Responder

Operation Barnabas

Habitat 4 Humanity

Founder and President of Abled Veterans Outdoors (certified 501c3)

Amelia Walk Veterans Support Network

David Swan

85519 Fallen Leaf Drive
Fernandina Beach, FL 32034
973-722-6467
iDavidSwan@gmail.com

August 2, 2021

Courtney Hogge
Governmental Management Services, LLC
District Recording Secretary
CHogge@gmsnf.com

Re: Letter of Interest for Vacant Board Member Position

Courtney,

My name is David Swan and I'm excited to express my interest as a candidate for the vacant board member position. I spoke with Daniel Laughlin by phone today and he recommended that I send a letter of interest to him as well. In lieu of a resume, my biographical information and work experience are included in this letter.

Biography

My wife and I purchased a home in the Amelia Walk community in February of 2020. I am a newly retired law enforcement officer, having served 27 years at the Bergen County Prosecutor's Office in New Jersey.. My wife is employed on the island as a Certified Nursing Assistant.

During my tenure at the Bergen County Prosecutor's Office I was promoted to Sergeant and retired as a Detective Lieutenant. I was responsible for leading a team of detectives and civilian analysts in the Intelligence & Counterterrorism Unit, as well as the Financial Crimes Unit. Responsibilities included compiling, analyzing and distributing criminal intelligence information to our local, regional and state law enforcement partners. Additional responsibilities included grant writing, generating risk and threat assessments of critical infrastructure facilities, and conducting criminal investigations involving terrorism, fraud, public corruption, white collar crimes and money laundering.

Qualifications

Since 1992, I have owned and managed several rental properties in NJ and Florida. I'm familiar with the Florida Homeowners Association Act, Chapter 720 and the recent changes implemented in the 2021 legislative update. I have also been a member of the Stoney Creek Homeowners Association in Fernandina Beach, FL since 2010 and I am familiar with association finances, budgeting and overall operations. I meet the minimum qualifications to be a board member and I have read and understand all of Amelia Walk HOA governing documents.

Goals

My wife and I have genuine admiration for the community and I will have the best interest of the entire association in mind if I'm selected to join the team. With that in mind, my plans for the community are to place an emphasis on the safety, security and the fiscal health of our community.

During the past few months, I have personally observed non-residents trespassing within our Amenity Center by illegally using our soccer field, tennis courts, and our community pool. I expressed my concerns both verbally and in writing to Lori Conrad of Evergreen Lifestyles Management. The association responded by installing "NO Trespassing" signs throughout the community. I also discussed with Ms. Conrad the possibility of installing keyfob access locks on our tennis court gates as a deterrent measure.

Finally, I possess the ability, leadership, experience and communication skills required to become an effective board member. I also believe that my law enforcement knowledge and experience would be a tremendous asset to the Amelia Walk community.

If you have any questions, or require additional information please don't hesitate to reach out. Thank you.

Respectfully,

David Swan

cc: Daniel Laughlin

From: Judith Apruzzese-Desroches japruzze@gmail.com 
Subject: Amelia Walk CDD Board of Supervisor Vacancy
Date: August 4, 2021 at 5:53 PM
To: chogge@gmsnf.com
Cc: Judith Apruzzese-Desroches japruzze@gmail.com

Dear Ms. Hogge,

I am interested in filling the vacancy for Seat 1 on the Amelia Walk CDD Board of Supervisors. I have attached my resume for consideration.

My experience is diverse and I believe my qualifications lend themselves to this position. Although we recently moved to Florida and into the neighborhood, we have owned property in the CDD for over three years. I have been looking forward to getting involved in the community and I think this is the perfect opportunity for me.

Please let me know if you have any questions or require additional information.

Regards,

Judy

Judith Apruzzese-Desroches
japruzze@gmail.com



JAD Resume
2021-08-04.pdf

Judith Apruzzese-Desroches

85094 Majestic Walk Blvd.

Fernandina Beach, FL

Cell: (860) 214-7477

japruzze@gmail.com

Executive Summary

Results-oriented professional with over thirty years' experience in the public and private sector in financial management, business planning, fundraising, event planning, employee training and business process consulting. Demonstrated ability to lead projects of any size and complexity to successful completion. Strong leader with the ability to build and lead diverse teams to develop and implement successful programs.

Core Competencies

- Budgeting
- Business Analysis
- Coaching
- Communications
- Financial Analysis
- Fundraising
- Leadership
- Process Improvement
- Project Management
- Public Speaking
- Strategic Planning
- Team Building

Professional Experience

Self-Employed (Fernandina Beach, FL)

Solutions Consultant

2020 – Current

Current assignment includes design, specification, and testing of application to support direct sell business model.

Hedberg Data Systems, Inc. (East Windsor, CT)

A subsidiary of Steelcase Inc., Hedberg Data Systems is the leading developer of software solutions for the contract office furniture industry.

Business Process & Automation Consultant

2013 - 2020

Responsible for implementation and ongoing consulting services related to the Hedberg System, a fully integrated enterprise system used by Steelcase distributors world-wide. Work with customers to adopt appropriate business processes and implement automation solutions spanning business functions from Customer Relationship Management through General Ledger. Coach customer teams through process changes and assist with project planning and policy development, targeting reduced administrative overhead and streamlined business practices. Create online tutorials to educate and reinforce the move to new business processes.

Controller

1994 - 2013

Responsible for the oversight and direction of the fiscal operations of the organization. Redirected company's focus from cost-containment to revenue-enhancement. Accountable for financial reporting, sales tax filings, departmental budgets, payroll, and benefits. Recruited, oriented and trained new employees at all levels of the organization. Responsible for the planning and execution of the bi-annual user conference.

Judith Apruzzese-Desroches

28 Celtic Court
Enfield, CT 06082

Cell: (860) 214-7477

japruzzese@gmail.com

Instructor

1988 – 1994

Responsible for educating new customers on all aspects of the Hedberg System to run their business, including Sales Management, Order Processing, Warehouse Operations, Delivery and Installation, Inventory Management, Accounts Payable, Accounts Receivable and General Ledger. Lead classroom training for new and experienced users. Developed curriculum to teach new and existing functionality. Participated in Development Project Teams to represent the “user view” in the creation of new programs to support the customers’ business. Served as Product Manager for OnTrak, a complementary product designed for product specification and ordering.

Massachusetts Department of Social Services

1982 – 1988

Systems Manager, Western Massachusetts Regional Office (Springfield, MA)

Business Manager, Brighton, and Dorchester Area Offices

Facility Manager, Central Office (Boston, MA)

Community Involvement

First Readers Association of Enfield CT

2010- 2020

First Readers is a unique town-wide program that recognizes and celebrates a key milestone in learning – becoming a reader.

- Founding member of the organization.
- Served as President 2012 - 2018.
- Recruited and developed partnerships with the Enfield Public Library, Enfield Public Schools, St Martha Catholic School and St. Bernard Catholic School.
- Defined the program's operation.
- Lead a diverse group of community members in operating the program.
- Initiated fundraising events to create a sustainable program.
- Lead the process of developing by-laws and completing the process to establishing First Readers as a 501(c)3 non-profit organization.
- Spokesperson and “face” of First Readers.
- Initiated grant search for future funding and expansion of the program.

Education Resources for Children (Enfield, CT)

2011 – 2017

ERfC provides innovative services to families and children with after-school and summer programs.

- Work with the Executive Director to craft and deliver the agency’s mission.
- Represent the organization at Town Council and Board of Education meetings.
- Organized events focused on the importance of After-school programs and the services they deliver.
- Participated in development and planning of fundraising events.

Judith Apruzzese-Desroches

28 Celtic Court
Enfield, CT 06082

Cell: (860) 214-7477

japruzze@gmail.com

Enfield Board of Education (Enfield, CT)

2005 – 2011

In a partnership of family, school, community, and local and state government, the Board's mission is to enable all students to meet high standards, make productive choices in their personal lives, contribute to a diverse global society and act as responsible citizens.

- Elected member of the Board of Education
- Served on the Policy Committee, Finance Committee, and Building Committee
- Advocated for educational services in the best interests of the children of the community.

Education

State University of New York at Albany, Bachelor of Arts in Public Affairs, 1980
Suffolk University, Boston, MA, Masters in Public Administration, 1982

From: Steve Lane hrcmerlot@yahoo.com
Subject: Amelia Walk: Board Vacancy
Date: August 6, 2021 at 10:29 AM
To: chogge@gmsnf.com

Hello,

My name is Steven Lane. I have lived here for almost three years. Been retired for 5 years now, so my resume is outdated

I was. Police Officer in California for 15 plus year

After the, I went to work for the Maintenance department for West Contra Costa School district. While there I was a Supervisor running a Furniture warehouse for 70 schools.

I also was a union official for 8 years. As a Union official , I helped negotiate contracts, and resolve employees issues.

I live on Majestic Walk Blvd. Walk my dogs daily, and interact with the people living here.

Thank you,
Steven Lane

[Sent from Yahoo Mail on Android](#)

From: Tom Peters tom_peters2@yahoo.com
Subject: Amelia Walk Open Board Seat
Date: August 5, 2021 at 10:25 PM
To: chogge@gmsnf.com

Hello Courtney,

My name is Tommy Peters. I a resident and homeowner in Amelia Walk. I am interested in filling the seat on the Board.

Some information about me:

- Actively served as a CAM for 2 years with Amelia Island Management. Managed multiple HOA's, Condos, and budgets.
- CAM license is active with the DPBR.
- Currently a small business owner which is part property management/landscaping.

I would be open to holding the seat and serving. If you need any more information from me please let me know.
Thank you.

Tommy Peters

Sent from my iPhone

C.

RESOLUTION 2021-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
AMELIA WALK COMMUNITY DEVELOPMENT
DISTRICT DESIGNATING THE OFFICERS OF THE
DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, 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 Board of Supervisors of the District desires to designate the Officers of the District.

NOW, THEREFORE, be it resolved by the Board of Supervisors of Amelia Walk Community Development District:

SECTION 1. _____ is appointed Chairman.

SECTION 2. _____ is appointed Vice Chairman.

SECTION 3. _____ is appointed Secretary and Treasurer.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Treasurer.

_____ is appointed Assistant Secretary.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 17TH DAY OF AUGUST, 2021.

ATTEST

**AMELIA WALK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

Hopping Green & Sams

Attorneys and Counselors

July 21, 2021

Amelia Walk CDD
Daniel Laughlin, District Manager
Gregg Kern, Chairperson
475 West Town Place, Suite 114
St. Augustine, FL 32092
dlaughlin@gmsnf.com
gkern@greenpointellc.com

RE: Amelia Walk CDD

VIA EMAIL

RE: JOINT LETTER BY HOPPING GREEN & SAMs AND KE LAW GROUP, PLLC, ANNOUNCING THE DEPARTURE OF ROY VAN WYK, JERE EARLYWINE, JENNIFER KILINSKI, SARAH WARREN AND LAUREN GENTRY TO KE LAW GROUP, PLLC

Dear Daniel and Gregg,

As of July 19, 2021, Roy Van Wyk, Jere Earlywine, Sarah Warren, Lauren Gentry, and Jennifer Kilinski ("Attorneys") will be withdrawing as Attorneys from Hopping Green & Sams, P.A. ("HGS") and will be working for KE Law Group, PLLC ("KE Law"). Attorneys have provided services in connection with this Firm's representation of the Client on the above referenced matter(s) (the "Client Matters"). While Attorneys through their new firm, KE Law, and HGS, are each prepared to continue as the Clients' legal counsel with respect to the Client Matters, it is the Client's choice as to who should serve as its legal counsel, and whether the Client Matters and files should be transferred to KE Law, or remain with HGS.

Please select one of the following alternatives:

1. ALTERNATIVE #1. The Client asks that the Client Matters be transferred to Attorneys and their new firm, KE Law. Please transfer to Attorneys and their new firm all original files and electronic files relating to the Client Matters. The Client understands that HGS will have the right to keep a copy of those files. HGS's legal representation of the Client will cease on the date of HGS's receipt of their written notice. After that date, Attorneys and their new firm, KE Law, will be responsible for legal representation of the Client in the Client Matters. To the extent that HGS is holding any trust funds or other property of the Client, HGS is further instructed to transfer such funds or property KE Law.

 7/22/21

(Please sign if you want Alternative #1; [DATE]
otherwise, do not sign on this line.)

2. ALTERNATIVE #2. The Client does not want any files or pending matters transferred to Attorneys or their new firm. HGS should continue to serve as the Clients' legal counsel for all pending matters until the attorney-client relationship is changed sometime after the date of this document. All Client Matters and files should remain in the custody of HGS until further notice.

(Please sign if you want Alternative #2; [DATE]
otherwise, do not sign this line.)

3. If you do not want either Alternative #1 or Alternative #2, please advise us what we should do regarding your matters and files.

(Please sign here if you have [DATE]
Given instructions under Alternative
#3; otherwise do not sign on this line.)

After you have completed and signed this form, please send a copy via electronic mail to JasonM@hgslaw.com, AmyC@hgslaw.com and MarkS@hgslaw.com, with a copy to _roy@kelawgroup.com, jere@kelawgroup.com, sarah@kelawgroup.com, lauren@kelawgroup.com, jennifer@kelawgroup.com.

Thank you for your consideration and assistance.

HOPPING GREEN & SAMS, P.A.



By: Jonathan Johnson

Its: President

Date: July 21, 2021

KE LAW GROUP, PLLC



By: Jere Earlywine

Its: Authorized Member

Date: July 21, 2021



P.O. Box 6386, Tallahassee, Florida 32314

**KE LAW GROUP, PLLC
FEE AGREEMENT
AMELIA WALK CDD**

I. PARTIES

THIS AGREEMENT (“Agreement”) is made and entered into by and between the following parties:

A. Amelia Walk Community Development District (“Client”)
c/o District Manager
475 West Town Place, Suite 114
St. Augustine, FL 32092

and

B. KE Law Group, PLLC (“KE Law”)
P.O. Box 6386
Tallahassee, Florida 32314

II. SCOPE OF SERVICES

In consideration of the mutual agreements contained herein, the parties agree as follows:

- A. The Client agrees to employ and retain KE Law as its general legal counsel.
- B. KE Law accepts such employment and agrees to serve as attorney for and provide legal representation to the Client regarding those matters referenced above.

III. FEES

The Client agrees to compensate KE Law for services rendered regarding any matters covered by this Agreement according to the hourly billing rates for individual KE Law lawyers set forth herein, plus actual expenses incurred by KE Law in accordance with the attached standard Expense Reimbursement Policy (**Attachment A**, incorporated herein by reference). For Calendar Year 2021, the discounted hourly rates will be \$280 per hour for partners, \$250 per hour for associates, \$225 per hour for part-time contract attorneys, and \$165 per hour for paralegals. Hourly rates may only be increased by consent of the Client.

IV. CLIENT FILES

The files and work product materials (“Client File”) of the Client generated or received by KE Law will be maintained by KE Law in its regular offices. At the conclusion of the representation, the Client

File will be stored by KE Law for a minimum of five (5) years. After the five (5) year storage period, the Client hereby acknowledges and consents that KE Law may confidentially destroy or shred the Client File, unless KE Law is provided a written request from the Client requesting return of the Client File, to which KE Law will return the Client File at Client's expense.

V. DEFAULT

In the event of a dispute arising under this Agreement, whether or not a lawsuit or other proceeding is filed, the prevailing party shall be entitled to recover its reasonable attorneys' fees and costs, including attorneys' fees and costs incurred in litigating entitlement to attorneys' fees and costs, as well as in determining or quantifying the amount of recoverable attorneys' fees and costs. The reasonable costs to which the prevailing party is entitled shall include costs that are taxable under any applicable statute, rule, or guideline, as well as non-taxable costs, including, but not limited to, costs of investigation, telephone charges, mailing and delivery charges, information technology support charges, consultant and expert witness fees, travel expenses, court reporter fees, and mediator fees, regardless of whether such costs are otherwise taxable. Venue of any such action shall be exclusive in the state courts of the Second Judicial Circuit in and for Leon County, Florida.

VI. CONFLICTS

It is important to disclose that KE Law represents a number of special districts, builders, developers, and other entities throughout Florida relating to community development districts and other special districts. By accepting this Agreement, Client agrees that (1) Client was provided with an explanation of the implications of the common representation(s) and the advantages and risks involved; (2) KE Law will be able to provide competent and diligent representation of Client, regardless of KE Law's other representations, and (3) there is not a substantial risk that KE Law's representation of Client would be materially limited by KE Law's responsibilities to another client, a former client or a third person or by a personal interest. Acceptance of this fee proposal will constitute your waiver of any "conflict" with KE Law's representation of various special districts, builders, developers, and other entities relating to community development districts and other special districts in Florida.

VII. TERMINATION

Either party may terminate this Agreement upon providing prior written notice to the other party at its regular place of business. All fees due and payable in accordance with this Agreement shall accrue and become payable pursuant to the terms of this Agreement through the date of termination.

VIII. EXECUTION OF AGREEMENT

This Agreement shall be deemed fully executed upon its signing by KE Law and the Client. The contract formed between KE Law and the Client shall be the operational contract between the parties.

IX. ENTIRE CONTRACT

This Agreement constitutes the entire agreement between the parties.

Accepted and agreed to by:

AMELIA WALK CDD

KE LAW GROUP, PLLC

Jennifer Kilinski

By: Gregg Kern

By: Jennifer Kilinski

Its: Chair

Its: Authorized Member

Date: 

Date: July 19, 2021

ATTACHMENT A

KE LAW GROUP, PLLC EXPENSE REIMBURSEMENT POLICY

The following is the expense reimbursement policy for the Agreement. All expenses are billed monthly. Billings ordinarily reflect expenses for the most recent month, except where there are delays in receiving bills from third party vendors.

Telephone. All telephone charges are billed at an amount approximating actual cost.

Facsimile. There are no charges for faxes.

Postage. Postage is billed at actual cost.

Overnight Delivery. Overnight delivery is billed at actual cost.

Travel. Travel (including air fare, rental cars, taxicabs, hotel, meals, tips, etc.) is billed at actual cost. Where air travel is required, coach class is used wherever feasible. Out-of-town mileage is billed at the IRS mileage reimbursement rates.

Other Expenses. Other outside expenses, such as court reporters, agency copies, large print projects, etc. are billed at actual cost.

Word Processing and Secretarial Overtime. No charge is made for word processing. No charge is made for secretarial overtime except in major litigation matters where unusual overtime demands are imposed.

FIFTH ORDER OF BUSINESS

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, July 20, 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
Henry "Red" Jentz	Supervisor
Mindi Gilpin	Supervisor (by phone)

Also present were:

Daniel Laughlin	District Manager
Carl Eldred	District Counsel (by phone)
Danielle Adams	Evergreen Lifestyles Management
Lori Conrad	Evergreen Lifestyles Management
Trista Johnson	Evergreen Lifestyles Management

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

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Acceptance of Resignation of Michael Harbison

On MOTION by Mr. Jentz seconded by Mr. Robinson with all in favor Mr. Harbison's resignation was accepted.
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Mr. Laughlin stated we will send an e-blast letting residents know there is an open seat on the Board and ask interested candidates to submit applications, which we will include on the next agenda for the Board's review and then someone can be appointed.

Mr. Kern asked it has to be a resident of the District?

Mr. Laughlin responded yes.

Mr. Kern asked can we have that message shared with the HOA so we can send a joint communication?

Mr. Laughlin responded yes.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the June 15, 2021 Board of Supervisors Meeting

There were no comments on the minutes.

On MOTION by Mr. Jentz seconded by Mr. Robinson with all in favor the Minutes of the June 15, 2021 Board of Supervisors meeting were approved as presented.

FIFTH ORDER OF BUSINESS

Discussion on Policy Regarding Fishing and Alligator Nuisance Information

Mr. Laughlin stated this was something we discussed at the last meeting. HGS has sent some draft policies.

Mr. Eldred stated essentially, it's a policy that we've seen work in other districts just notifying primarily that fishing is at everybody's own risk, and they need to pay attention to any of the wildlife that may be close by, obviously in particular any snakes or alligators.

Mr. Robinson asked what is the definition of a patron? Is that a resident?

Mr. Eldred responded patron is something defined in the amenity policies that we have so we're consistently applying that term. Patron would be any resident and any paid user of the amenity facilities. There is a provision for people to pay a fee to use the amenity facilities.

Mr. Jentz stated my question around the no watercrafts, is that trying to eliminate risk to the community or is there a particular reason there is no boating? Personally, I think we should be encouraging people to be outside and enjoying the place, but I understand if it's about the risk.

Mr. Eldred responded typically that is an issue when it relates to those that live on the ponds. If we start allowing kayaks and other watercraft on the ponds, then essentially the people that live on those ponds have any number of kayakers and users around the ponds and that usually causes issues. The key thing to remember about these ponds is they're stormwater retention ponds that were constructed by the District for the sole purpose of collecting all of the

stormwater within the community. We like to think of them like lakes and I know many of them look like that, but they are functional stormwater retention ponds.

Mr. Kern stated I would add that certainly the liability would be a concern because the District owns these retention ponds, but also probably accessibility. If we're going to encourage boating and watercraft usage, there's probably more from an engineering standpoint that would need to be done to protect the liability of the district in making them more accessible. I'd hate to encourage it and then somebody gets hurt trying to launch a watercraft into the pond.

Mr. Robinson asked what about drones? Not necessarily remote water boats, but airborne drones over the lake. Is that a consideration?

Mr. Eldred responded I don't think that would be a consideration as part of this policy. I think this policy is limited to the use of the water itself. If the Board wants to put some limitation on drones, I think that would be more of a District-wide consideration. If that's something the Board wants to look at, we can certainly look at it. I'm not really prepared to talk about the availability of drone policies within the District at this time though.

Mr. Robinson stated I was just curious because I've seen some. Sometimes they're water based and sometimes they're air based.

Mr. Kern stated I have two questions. One was on item two in the policy it references exhibit A and I think that refers to locations where patrons would be able to fish. Is that prepared yet for review or is that pending?

Mr. Eldred responded I need to check on that, but I believe we will be working with staff in trying to identify those areas because those access points would just be the District common areas.

Mr. Kern stated my second question would be enforcement of this policy. How would the District enforce this policy and/or what other improvements would the District need in order to be able to enforce this. Would that be signage, would this whole policy get posted, is it multiple signs? It's great in theory, but who is actually going to have this policy and the exhibit to know where they can or cannot fish and what the rules are?

Mr. Eldred responded as I understand it this issue came up due to concerns with fishing generally and the potential trespass onto those private residences. As far as the policing is concerned, we establish a policy that the District can cite to establish a baseline of

requirements and/or restrictions for use of the ponds. How we enforce that, each district is different. Often what we see is the amenity center managers will enforce it, but primarily it comes down to when we're seeing those issues where people are walking on to private residences it does give those homeowners to clearly point out this is private property, and that fishing is only allowed on those District common areas. As far as the notification and awareness of the community, certainly we can do that through the e-blast as we typically do, and I think we'd also be looking at opportunities to place appropriate signage without signage pollution.

Mr. Kern stated I believe this district has an agreement with Evergreen Lifestyles Management for what I will call field operations and I just wanted to ask this question here with the Evergreen representative. Is that something that would give them the authority to enforce that policy under our agreement with Evergreen? And then the second question would be to Evergreen, is that something you guys see being feasible? To the extent that a homeowner is going to confront somebody fishing and try and point to a sign or policy that is nowhere nearby, they may not feel comfortable doing that so in order to make this practical, we have to be mindful of the way this policy is enforced. Carl, I don't want to put you on the spot, you don't have to go look at the terms of that agreement today, but I think it would be important to understand does the HOA management company have the authority to enforce this policy. In my mind, that's the most logical way this gets enforced. The resident might be calling Evergreen to say there is someone fishing, with the expectation that you're going to go down and enforce this policy. So, Carl, the first question for you is does the agreement provide for that authority to Evergreen?

Mr. Eldred stated I'll have to take a look at that. Unfortunately, I don't know offhand whether it does or not, but I can certainly look at that.

Mr. Kern stated the second question would be to Evergreen. Is that practical?

Ms. Conrad stated in the past people have called police because they were at the pond fishing and the police said they couldn't enforce it because it wasn't posted and it really wasn't the homeowner's property, so it had to be posted number one, and number two, the HOA had to enforce it, not the homeowner, unless they were physically on their property.

Mr. Laughlin stated I imagine the CDD could to the extent there was a violation, you could suspend amenity privileges.

Mr. Kern stated which is also managed through Evergreen. I guess a follow through is just to make sure Evergreen has that authority and ultimately for law enforcement, we would need to make sure we have appropriate signage. I have experienced that in other districts where you have to have signs posted or nobody is aware.

Mr. Robinson stated it's like the speeding. It defaults to the City ordinance or County ordinance.

Mr. Kern stated to the extent we want to adopt the policy, I have no comments and I would support it, but there is obviously some follow through here for the enforcement of this policy.

Mr. Robinson stated we have an Exhibit A that defines all the ponds. If we're going to have signs, we're going to have to discuss those locations.

Ms. Johnson stated if that's something you wanted to amend in the document, that would just be drawing that up with the attorney and adopting that at the meeting and then it could be enforced as far as violation. It's just kind of the same thing along the lines of when you see someone violating something and you don't know where they live, putting that person and their address to the violation, that way we could enforce, get the signs and go from there.

Mr. Kern stated maybe the HOA could provide another level of enforcement. To Daniel's point, the CDD can restrict access to amenities and facilities and those kind of things, but I think the HOA can provide for a fining committee or enforcement committee and there's different levels of enforcement there so we have options.

Mr. Laughlin stated for now we could table this until the next meeting for more information, or do you want to go ahead and approve what we have?

Mr. Eldred stated I think that's a good idea. It would allow us to bring Exhibit A to the Board as well and you will be able to see the policy in its entirety and be able to make a decision from there.

Mr. Kern asked are we able to at this meeting designate somebody to take on this project of identifying the common areas and then bringing that back to the Board at the next meeting?

Mr. Eldred responded I don't think so unless there's a member of the Board you want to delegate the authority to work with staff on this issue. Otherwise, I think we're at the point

where this is just staff working through identifying the areas and coming back with answers to your questions about the enforcement.

Mr. Laughlin stated I can get the maps from Dan and have them all identified to be included and then I can get with Carl and Lori about enforcement.

SIXTH ORDER OF BUSINESS

Consideration / Ratification of Village Walk Shared Cost Agreement

Mr. Laughlin stated this is a topic we've been talking about for a while. I've been going back and forth with the Village Walk's CAM. They've agreed on the initial costs that were sent around. The only modification they had to the agreement HGS drafted was that they have a 5% increase maximum per year so we can't increase their fees by more than 5% a year. I have been working with Jennifer and Gregg on this. If the Board has no questions or comments, I just need a motion to ratify, and we will proceed.

Mr. Robinson asked where there are some blanks, like the first paragraph?

Mr. Laughlin responded the dates and entities will get filled in.

Mr. Kern asked can you describe where the 21.875% comes from?

Mr. Laughlin responded I think that was in the agreement already that Hopping drafted that is used commonly.

Mr. Robinson stated Daniel had an analysis of all the costs.

Mr. Kern stated the agreement states the Landowner shall pay to the District 21.875% of all expenses incurred in connection with the operation, repair and maintenance of the Improvements. So that's 21% of our overall budget?

Mr. Laughlin responded it would just be for the entrance.

Mr. Kern stated so Amelia Walk still shares in the cost of that and Village Walk will only be sharing 21% of those costs and we carry the remaining 79%. I think the original equation was based on the number of homes. I can't remember how many they have but we have 750 and they have 21% of 750, or whatever it might be, so I think it's appropriate.

Mr. Laughlin stated I think this will help because initially we were going with just the cost and this will adjust as we go on with inflation.

Mr. Kern asked and this is collected annually or biannually?

Mr. Laughlin responded that's something we can discuss. I would imagine annually would be easiest, but I don't know if they would be more comfortable with biannually.

Mr. Eldred stated we will be invoicing the landowner semi-annually.

Mr. Laughlin stated yes, it says semi-annually with the first invoice dated October 1st and second invoice April 1st.

Mr. Kern asked any idea what that dollar amount is projected for?

Mr. Laughlin responded I think for the whole year it was about \$20,000. It was about \$2,500 a month I believe.

Mr. Kern stated I didn't have any other questions or changes so I can make a motion to approve in substantial form.

On MOTION by Mr. Kern seconded by Mr. Robinson with all in favor the Village Walk cost share agreement was approved in substantial form.

SEVENTH ORDER OF BUSINESS

Ratification of Earthworks Change Order No. 13

Mr. Kern stated I've reviewed and approved the change order. It's essentially for work required on the Phase 5 ponds. There were some issues that came up post-completion, so they are regrading and resodding.

Mr. Robinson asked do you know why they looked like they were draining?

Mr. Kern responded they had to drain them down lower so they could regrade the area where the water line was. Long story short, it's such a big pond and the wind was eroding the pond banks so we're pumping them down, regrading them and then we will grass deeper than what the normal water level of the pond is, which in theory should allow for erosion control below that water line as the pond rises.

Mr. Robinson stated we've had a lot of wind over there.

Mr. Kern stated yes, it was something unexpected. This is obviously a change order to the existing agreement. This is funded through the construction funds, which I don't think we have any left so essentially it doesn't have any impact to operations and maintenance or the budget for any existing resident.

On MOTION by Mr. Kern seconded by Mr. Robinson with all in favor Earthworks Change Order No. 13 was ratified.

EIGHTH ORDER OF BUSINESS**Consideration of Conveyance of Property
from Dream Finders Homes; Resolution
2021-05**

Mr. Kern stated a little bit of back story; at a County Commission hearing maybe a year ago, several residents of the Amelia Walk community went to the commission hearing and voiced their concerns and their desire for an emergency access along the eastern boundary of our property. I think as this Board knows, there is a tract of land that basically runs the entire eastern boundary of our property, the haul road is what it was known as before. Lot development is now complete, so there is no longer a need for construction access use of that property. The County, hearing the resident's concerns came to us and asked if we could help participate in establishing this emergency access road. What that meant is there were some standards that needed to be met for stabilization, widths and access points and those kinds of things. Along with that, was the connection and how to they get from our property to Amelia Concourse. There was an existing asphalt driveway that was installed for the haul road. That was already in place, and there's a gate that has been in and out of service but is now in service. So, there was the existing driveway they said was acceptable. There is a gate they say is acceptable so the District can control access. And of course, the haul road after it was done being utilized as a haul road was regraded and stabilized for erosion control, so the rest of it is pretty much up to par with what the County needs to consider it as emergency access. The problem when we looked into it deeper was that a portion of this emergency access were actually on a lot owned by Dream Finders in Amelia Concourse, and I think you can see that lot in the exhibits that are attached to this form of deed. The County is still wanting the emergency access and being in the benefit of the District, the solution that is proposed here, and Dream Finders is already amenable to this, is to actually deed this little triangle piece on page four of the exhibit from Dream Finders to Amelia Walk CDD. That provides the legal title ownership to the CDD to provide and maintain this emergency access. I think that Dream Finders just in good partnership with neighbors are not charging us anything for it, but essentially this allows us to leave in place the current improvements to provide an emergency access for the community.

Mr. Robinson asked so is this part of their common area?

Mr. Kern responded yes.

Mr. Robinson asked they weren't really using it for anything?

Mr. Kern responded it would have been sold and ultimately a homeowner's property in Amelia Concourse. They have not sold this property so it is theirs to transfer so this little triangle piece will become ownership of Amelia Walk CDD and then we can leave all the improvements in place and the County will put that to use as emergency access. There is what we call a Knox Box, which provides access for first responders. They will have the only key that opens the Knox Box so they can access that gate.

Mr. Robinson asked has the County considered using that as the emergency exit?

Mr. Kern responded potentially.

Mr. Robinson asked would we have the appropriate right of way in Phase 4 or 5 for whoever needed to access it?

Mr. Kern responded there are several connection points for the community. Those little common area tracts that tie to it. There is one primary one right between Phase 4 and Phase 5 that does provide a common area with very little obstacle to that tract. I think this District should consider some other control measures, at least vehicular control measures, to only utilize during emergencies if that makes sense. Over the years there has always been a nuisance issue with adjacent residents utilizing it for four wheelers and parties on the weekends and those kinds of things, so there is probably more to be done internally to benefit in the best interest of this District, but this connection allows us to satisfy the County's needs for emergency access.

Mr. Jentz asked is there a plan to inspect it annually? Does that fall on us or the County?

Mr. Kern responded the County ultimately has the say on what they will utilize. I don't know if they will do annual checks. Presumably, they may. Us providing this doesn't create an obligation for us to provide this if that makes sense. We could very easily say we don't have an interest in emergency access road. There's no development obligation or District obligation to provide for this. To the extent they could ask us to upgrade it or maintain to a level that will be satisfactory for emergency access, they could, but we could also say no. Carl, anything to supplement?

Mr. Eldred responded no, you're right on track. This doesn't really place any obligation upon the District and essentially facilitates the use of that emergency route. As Gregg pointed out, it's one parcel owned by Dream Finders and so Gregg has done a good job of negotiating

that arrangement with Dream Finders so what we have before the Board today is just a resolution whereby the Board accepts the conveyance of that parcel of property to the District for the purpose of developing that emergency route and attached to the resolution is a form of the deed that we would look to enter into with Dream Finders.

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

Discussion on the Fiscal Year 2022 Budget

Mr. Laughlin stated this item was just a placeholder in the event there was any discussion, however there is nothing of note. We will have the public hearing at the next meeting, which will be open to everybody for discussion and then after the public hearing we will move forward with adopting.

Mr. Kern stated I don't have any changes, I just wanted to point out that eventually once we're able to secure the funding from Village Walk it will show as a revenue and that will offset our expenses, but I think it's too early to apply that in this budget. We could reduce, but I think it's early. If we're able to get a contribution from them, it just provides for more reserves, which is good for this District.

Mr. Laughlin stated that's what I was thinking. It would be a nice buffer and it could help hold off any potential increases in the future.

Mr. Robinson stated there were some things in the engineering report that we got after we locked down the total budget number, that probably should have been done last year, but of course we got the report after we did the budget last year.

Mr. Kern stated conservatively, I think it's best to move forward as is.

Mr. Robinson stated yes. The only question I have is on the speed control number under repairs and maintenance. Shouldn't that be under contract services? It's a minor thing.

Mr. Laughlin stated I can have it moved.

Mr. Kern stated just to confirm for the public that is present, there is no increase of assessments proposed here or there is?

Mr. Laughlin responded there is. It's a \$163 annual increase, 17%. Fiscal Year 2021 was \$971.15 annually and this would bring it to \$1,134.31. It's a two-step process. There was

an approval in June and that sets the high mark and then in August when it's adopted there is a public hearing and at that point the number can go down, but it can't be increased any higher than that.

Mr. Robinson stated where you put in your definitions, have something about the speed control put in.

Mr. Kern asked what is it?

Mr. Robinson responded we've talked over the last six months in various meetings about doing things for speed control such as speed limit signs that laser your speed, speed bumps, and a host of other things and most of the recommendations from staff is that if people are going to speed, they're going to speed and the only way to really curb that is through enforcement, so we are budgeting money to have off-duty Sheriff's officers at times in random places to do speed control with radar. They would come in on a voluntary basis if Michael or Lori called and they found this would be more of a fixed thing. There's a three-hour minimum a month, but we budgeted for more than that. We may use the money for that. Most of the speed issues seem to be on Majestic Walk.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Eldred stated yesterday we were informed that Jennifer was resigning from Hopping, Green & Sams. There is a Florida Bar process when that happens so that provides for informing the client and providing them the opportunity to make the decision as to whether they want to stay with the existing firm or change to the new firm. You should be receiving a letter in the next day or two and that will be included on the agenda for the Board to make a decision as to whether they want to stay with Hopping, Green & Sams, or whether they want to transfer the work to Jennifer at her new firm. Hopping, Green & Sams has been your firm for many years and hopefully you will want to work with us. We certainly want to continue working with you but as that transition occurs and you have any questions, feel free to reach out to me at any time.

B. District Engineer

1. Acceptance of the 2021 Annual Engineer's Report

Mr. Laughlin stated there are some items Mr. McCranie pointed out.

Mr. Kern stated on page three of the report there is a bullet point to construct sidewalk on Fallen Leaf. That has been completed. I don't know if these are revisions that need to be done to adopt or approve it.

Mr. Robinson asked was there an invoice on that or they just did it?

Mr. Kern responded they just did it because they were supposed to have done it. That was an area where they were proposing a parking lot and other things, but we went ahead and just decided to do the sidewalk. The last bullet point there, stabilize the pond banks of Phase 5, that is in progress now.

Mr. Laughlin asked do you think it would be best to approve this with the revisions?

Mr. Eldred responded yes; I think that would be appropriate.

Mr. Robinson motioned to accept the 2021 annual engineer's report as revised. Mr. Jentz seconded the motion.

Mr. Robinson stated at the next meeting we really should talk about some of these things he recommended to get them done. Especially, the potholes at Champlain and Bistineau. Those areas are in Phase 2 and that's about 10 years out before we even start thinking about resurfacing those roads, whereas Phase 1 is two or three years.

Mr. Kern stated I couldn't agree more, and we do have reserves in our budget for these items.

Mr. Laughlin stated I'll get with Dan to confirm he will be at the next meeting because he needs to participate in this discussion.

Mr. Kern stated between meetings perhaps we can ask staff to review these items and get a couple of proposals for the work that is being identified.

On voice vote with all in favor the 2021 annual engineer's report was accepted as revised.

2. Consideration / Ratification of Requisition Nos. 82 and 83

Mr. Laughlin stated number 82 is for \$56,000 for Earthworks of Florida for ratification and number 83 is approval of Earthworks pay application number 18 for \$48,642.

On MOTION by Mr. Kern seconded by Mr. Robinson with all in favor Requisition 82 was ratified.

On MOTION by Mr. Kern seconded by Mr. Robinson with all in favor Requisition 83 was approved.

C. District Manager

There being nothing to report, the next item followed.

D. Community Manager - Report

Ms. Conrad stated we've been having a lot of issues with fallen trees. It seems like we put them up and tomorrow they fall. We asked for additional support for the trees and they're still falling so I have an email out to Trim All to see what else can be done because we're planting these same live trees almost every day.

Mr. Robinson asked where are these trees located?

Ms. Conrad responded mostly down Majestic Walk where Fallen River comes in and along that area where Champlain is. They brought support kits for them but they came down support kits and all. I don't know if they're not deep enough.

Mr. Kern stated it's one of those areas that I think Trim All installed the majority of those, so they certainly should be able to figure out how to keep them standing straight. I would assume they're not billing us for those.

Mr. Robinson asked you don't think it's vandalism or anything like that?

Ms. Conrad responded no, I don't think so. Initially it was when the storm came through and that's when they first came down. There were times where we didn't even know if they had put them back up because the next day they were down still.

Mr. Robinson stated they probably need more dirt or something.

Ms. Conrad stated right. That is in progress. We approved the maintenance contract so now the gym will be maintained on a quarterly basis. They were just recently in do the first session. There is equipment in there that needs to be updated, the two treadmills. One requires a new monitor and the other one the hand controls need to be replaced. They feel that is likely caused by the cleaners that is used by the monitors, so I put out a notice in an e-blast but also

on the machines that they should be spraying their cloth and cleaning the screen. The cleaner is acceptable, but you can't spray it directly on the screens. The pulleys in the two bikes need to be replaced as well, so that is scheduled but we're awaiting parts. We passed the reinspection by the fire department. We had some violations. The sign out front was put up. The fire extinguishers were all inspected and retagged and then the emergency lighting had to be reset and most of them replaced. We got the no solicitation / no trespassing signs installed, there were four of them. There was one placed at the entry. I do have a request from one homeowner to replace the one that is on the corner of Cherry Creek. She feels it would be blocking view coming out of that corner so we would consider moving that one perhaps and they will come back and do that if we need them to.

Mr. Kern stated line of sight is important at intersections and they're fairly large signs.

Mr. Robinson stated we moved one of the signs out front because it was blocking as you were trying to make a right or left turn.

Ms. Conrad stated I haven't come out that way on Cherry Creek to notice that it's a problem, but it's one of the ones we're going to look at moving further back.

Mr. Kern asked are those on a painted white post?

Ms. Conrad responded I am actually having them come back to repaint the posts because they don't look like they were painted to me. They look like they might have been recycled. The mailboxes were moved, which was a little bit of a surprise but they're now moved and everybody knows. We put out an e-blast and I haven't had any complaints. The A/C in the gathering room failed so we had to have that repaired and we have a new thermostat and the one in the office failed so that was repaired. To be completed is the mailbox location for phase 5, I've received the keys. Blackflow testing has been scheduled. The landscaping proposal we were going to decide on today. I think Michael presented proposal 13575.

Mr. Laughlin stated it's in the package. It's to plant 55 three-gallon longleaf pine trees to re-establish natural easement but there is no map or specifics.

Mr. Robinson asked do you know where that is located?

Ms. Conrad responded my understanding is it was on the corner of Champlain and Majestic Walk Boulevard, that one lot. It's the main drag and you can see it when you come in on the lefthand side. I will get him to give us an exact map.

Mr. Kern stated yes, even if they can give us a rough plan showing where they're going I think that would be helpful.

Ms. Conrad stated I'll follow up on that. We have a lightpole down. It has been reported to FP&L. I haven't heard back from them as to why it's not back up yet, but it's actually turning on and off so somehow it's still working. It's marked with caution tape. They said they would be out within 24 hours so I will follow up on that. Michael had brought this up before; the tennis court. I still don't have any quotes. It needs to be soft washed rather than pressure washed because we don't want to destroy it so I'm still waiting to receive some quotes on that. We're getting close on the internet. We upgraded the internet speed because the internet kept dropping, but we're still having issues.

Mr. Robinson asked do they not have any idea what the issue is? Is it power related from the storms?

Ms. Conrad responded they said it's the equipment. He said it needs to be separated, even though we have a business account it has to be completely separate from what the residents are using from what the business needs are.

Mr. Robinson asked is this building surge protected? Comcast doesn't normally work when it's surge protected so sometimes you need battery backup with surge protection separate from the rest of the electrical. We should look into that.

Ms. Conrad stated in one of my previous positions outside of Amelia Walk we had the battery backup system and it was really nice because we do have hurricanes and storms where we lose power and that keeps the ability to keep that system up and switches it over to another tower so you can still communicate and you don't lose your data. It is a nice feature.

Mr. Robinson stated a lot of times with these storms it's a surge so you lose power to certain things but with the battery backup you don't.

Ms. Conrad stated we had a burst of activity with renting out the community room for private events and we have six yet to occur so we're bringing in a little bit of extra money in that way. They've been successful. We've set up signage when they're coming and so far it's working well.

Mr. Robinson asked are those ran separately or do you get the outside?

Ms. Conrad responded they reserve the veranda, which we had an issue with on the first rental. I don't pay attention to the Facebook page, but I've heard rumors and someone claimed

they had reserved the veranda when there was already a reservation so now we request they bring their reservation with them, because I've told them there is no separation. If you rent one, you get the other. Hopefully that will prevent it from happening again.

Ms. Conrad continued with her report stating the comments/concerns are leftover concerns from before Michael left. The residents are still concerned that there are still nonresident people coming in from the Village Walk. They think it's connected and of course we're telling them it's not connected. Others have complained the other way saying they want them to feel welcome if they need a change of scenery.

Mr. Laughlin stated there's a nonresident fee they can pay and it would give them access.

Ms. Conrad stated right, which is what I have said. I have told them if they have an issue they don't have to confront them. They can call the non-emergency line if they're soliciting or trespassing they will come and ask them to leave.

Mr. Robinson stated they do have their own facilities.

Mr. Kern stated I'm not sure what they have access to. The amenity attendant here, which I believe is you at this point, as the ability to enforce patrons and nonpatrons being here and asking them to leave.

Ms. Conrad stated yes, which is why they have my cell. If it came to that kind of situation they can call me and I'm close enough to come in.

Mr. Laughlin stated usually we will have the onsite people tell them if they do argue or fight that, we will call the police. Same as if they keep coming back.

Ms. Conrad stated another issue is would you all consider putting fountains in all of the ponds?

Mr. Laughlin responded it would be expensive and that would be my only comment as management, but it's up to the Board. It's something we could save for in future years.

Mr. Robinson stated one of the builders approached us seven months ago about putting fountains in the ponds in Phase 4 and they were going to fund that at \$20,000. We have not yet received that money and until we receive that money, we're not putting in fountains otherwise.

Mr. Kern stated those are the only additional fountains that have been considered by this Board.

Mr. Robinson stated fountains cost about \$6,000 or \$7,000, plus installation.

Mr. Laughlin stated and there's maintenance too.

Mr. Kern stated the short answer is it has not been considered.

Ms. Conrad stated the last concern is sinking sidewalks. I've had a couple of addresses I need to go out and take pictures of, but I guess my question was if I bring that to you all at the next meeting what can be done.

Mr. Laughlin stated you can send me the pictures and I will get them to Dan, that way at the meeting he can have a solution or idea of what's causing the issue to discuss it.

Mr. Jentz stated I just wanted to say thank you to Lori. My interaction with Lori has been excellent. I work out here quite a bit and I see people come and go and I see Lori's interaction with them and I just want to say thank you for what you've done and the professionalism that you've brought to your job.

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

This item was tabled.

ELEVENTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

Resident Jordan Lannacchino stated we have been under contract since November 2020 with Richmond American and we are lot 109 in Phase 4. Last month we sent a letter to the Board of Directors expressing our displeasure and raised our concerns with the Board's recent decision to move 179 mailboxes from the amenity center down to Fallen Leaf Parkway. Despite disagreements, the mailboxes were installed on the street in close proximity to our driveway. It's very disheartening to see these concerns haven't been taken seriously and we're still hearing there are no complaints about these mailboxes. I'd like to take this time to address the concerns. Our feelings on this are also echoed by lot 108 and the house directly across from ours.

Resident Erin Lannacchino stated I have letters from both of them echoing the same thing.

Mr. Lannacchino stated they were unable to attend the meeting due to the time of day, but they are in support of what we're addressing here today. The Board's decision to move these mailboxes from the amenity center was made because it was believed it would alleviate congestion at the amenity center parking lot. They felt the parking lot and the infrastructure at

the amenity center could not handle the amount of cars that would be coming into the amenity center and accessing these mailboxes. The Board's decision may alleviate the congestion at the amenity center, but it has now moved the problem directly in front of our home on our street and affecting our properties. With this decision, the Board has not only created a safety hazard within the community and has knowingly placed an unfair burden on a few select homeowners with the community, which is unfair and unjust. Fall River Parkway as you probably know is the access street back to Phase 5. There are two access ways. One of those access ways will now have mailboxes installed on them serving 179 properties, with no off-street parking. The units were placed several feet off my property line in a very close proximity to where my driveway will be laid. The driveway of my neighbor across the street is directly in front of these mailboxes. As you can imagine, the amount of cars that are going to be coming in here and parking on the streets trying to access these mailboxes is going to be extreme with almost 200 people coming to these mailboxes almost every day. The street here are 50' wide streets and can't handle this additional load. There will be blockages and there will be traffic concerns, especially as the development comes to completion and the rest of the Phase 4 residents have their houses built and then as Phase 5 come in this is going to become a problem that is going to be more and more prevalent and is going to affect our families more and more. We have two small children ages four and two. Our neighbors at lot 109 have four children, two of which have learning disabilities. All these kids want to play outside all day long. They're in the driveway riding bikes and scooters and playing outside all day. The additional pedestrian vehicular traffic is going to be outside our house and is going to cause a safety issue for our children. Additionally, the line of mailboxes is also going to block the line of sight from my driveway. As I come out of the driveway, all I can see now is 11 cluster box units and all of the cars that are going to be parked out front are going to block my sight to any cars coming and are going to block any cars coming down the street from seeing us pulling out of the driveway, or seeing our kids playing. This is going to put our family and our children at risk and also the other community members trying to access these mailboxes putting us at risk for accidents. Additionally, the handicap access to this point is really in question. I know they expanded the foot pad to allow for access around the mailboxes themselves, but the nearest rampway to the sidewalk is almost 200-feet down the corner onto the street so you're going to expect anyone in a wheelchair or scooter to access these mailboxes to come down an entire

sidewalk to access them, unless they take the easier path, which would be to come up my driveway right there every day. In the discussions the Board had several discussions on the safety impacts over the couple of months that you guys were discussing this and I won't quote them all, but I read through all of the meeting minutes and the concerns that were raised is that residents are rushing and they're impatient when accessing their mailbox. One board member was quoted as saying he witnessed cars rushing in and parking across three spots to get their mail and couldn't even take the time to park properly to get out to get their mail. Another board member was quoted as saying the cars he has witnessed have been pulling up on the curb and damaging the landscaping. All of this is now going to be taking place in front of our home. This access will be available to them all day long, every day, 365 days a year for the rest of our lives and the rest of our children's lives when we give the property to them. They are going to be dealing with this issue and it's going to open up the door for anyone with ill intentions to be able to have access and have the excuse to be parked in front of our home to track our family. We won't be able to know if that person is suspicious or if they're a neighbor with access to those mailboxes. Any of those people can sit in front of our house, track our children, track my wife, know when we're home, or know when we're gone. It's going to open up our property to any burglary or nefarious individuals. Someone could pose as a post office representative and stand there and access those boxes. This huge mail station being so close to our house will not allow us to pick up on suspicious activities that we normally would be able to. You've given people the opportunity to prey on our family and you've limited our ability to be able to defend our property. Things like this happen all of the time across America. Earlier this month there was an attempted abduction in Village Walk. There was a young girl who was playing in her driveway when a car pulled up, parked in their driveway, a man jumped out and attempted to abduct the little girl. Luckily the mom was in the area carrying a ladder back to her garage and was able to chase off the individual. No family in our community should accept an increased safety risk to alleviate congestion at the amenity center. In addition, in January 2020 Nassau County passed Ordinance 2020-07. This ordinance outlined specific requirements for the installation of cluster mailboxes. It is included in the Nassau County Code appendix D, article eight and section 8.4. The mailboxes located at this site fail to meet all of the requirements of this article. Specifically, the cluster box units since they are not part of the amenity center need to be installed on their own tract of land. I pulled the County records for the surveys done of

these properties and the tract of land where these mailboxes are located is designated for wastewater management facilities in open spaces, they're not designated for cluster mailboxes. The cluster boxes are also not to be located within the vision triangle, so I know it was purposely moved down the road to avoid the vision triangle of the intersection itself, however County Code Appendix D, article nine, section 9.5, which governs the driveway connection requirements also define obstruction and visibility requirements for driveways and you're required to maintain a clear line of sight from two and a half feet up to ten feet and you're not allowed to have any plantings or obstructions within that window and that is governed by the Florida Department of Transportation's standards index number five, 546, which applies those vision window drawings to the driveway connection. The mailboxes are within this vision triangle in connection to my driveway. Additionally, it requires off street parking be available so for 179 mailboxes there is required to be four off street parking spots available and the parking spots are not to impede vehicular or pedestrian traffic. These requirements were in full effect for one year prior to the Board deciding to plan, propose and execute this project. I talked to the County engineer's office so the requirements of this Ordinance were enacted to ensure the residents can safely access their mail. The Board failed to research and apply any of these requirements in their plan. The decision of the Board to adopt a plan not built in accordance with the latest code, which is designed for the community's safety shows a great lack of concern for the safety of the residents of this development. My family, along with the other two families that I stated and I'm sure there will be more to come, all purchased homes on Fall River Parkway prior to the Board developing the plan to move these mailboxes to this location. All of us were told this would be common area and open area and that our mailboxes would be located at the amenity center. We all signed up for that and agreed on that and that's what we were expecting moving into this community. That promise to us has not been fulfilled. We chose our lots on this street expecting a certain level of privacy for our families and this decision has negatively impacted the safety of our families, displacing an unfair burden on our residents and will reduce the resale value of our properties. None of our families were ever informed of this plan or asked for input. We were never given an opportunity to voice our concerns prior to the Board voting on this issue. I did have a list of questions for the Board, but in the interest of time I'll just make these statements. If any of these statements are wrong, please feel free to correct them but to my knowledge I only know of one board member that

went down and looked at this site prior to voting on it. To my knowledge none of the board members reviewed any of the builder's accepted permits. They didn't go down and look at any of the adjacent homes and properties and layouts of their houses and driveways and how it would interact with the plans for these mailboxes. Are there any other board members that actually went down and viewed the site?

Mr. Jentz, Robinson and Kern responded that they had.

Mr. Laughlin stated there were maps and pictures inside the package that was distributed.

Mr. Lannacchino asked did any of the Board members review lot 109, 108 or any of the other home plans that had already been approved for permit for building prior to executing this?

Mr. Kern responded in a different facet I've seen every new home application that has been submitted and approved.

Mr. Lannacchino asked it matched up to this specific project at the time you guys voted on it?

Mr. Kern asked what do you mean?

Mr. Lannacchino responded I've never seen the plan, but when it came time to vote on moving the mailboxes, did you guys actually take time to look at the interaction with the other properties?

Mr. Kern responded I don't know that this Board had any discussion related to the adjacent homes and what was to be built there. I think it was one of my recommendations to solicit interest from the community in those areas to ensure the folks who those mailboxes were going to be servicing actually agreed with this. I don't know that it was done. Acknowledging that a lot of them had not been cleared yet and had not closed on their homes yet so the concern was the people who these boxes serviced, do they want this.

Mr. Lannacchino stated that was going to be my next question because I know in the March meeting you did request that official poll be done and you requested that include residents under contract so I was going to ask if that poll was actually performed.

Mr. Robinson stated not to my knowledge.

Mr. Lannacchino asked did any of the board members know that there is a County code governing the requirements for installation of these cluster box units?

Mr. Laughlin responded yes. The Onsite company is the one that does all of the permitting, talk with the post office and they did everything by code. Everything was approved and they had the permits that were needed.

Mr. Kern stated what Daniel is saying is this Board relies on them to obtain any necessary approvals from the authorities. USPS primarily is the governing agency that decides and gives the approval on where these boxes can be located.

Mr. Lannacchino asked is anyone at the County actually involved in permitting?

Mr. Laughlin responded I can speak with the onsite company, and I can see if he can pull these permits and what not, but he would be the one that would have coordinated it with them.

Mr. Kern stated as far as I know, the County doesn't require a permit with the mailboxes.

Mr. Laughlin stated it's the common area, so the District has the right to do these improvements on it, but I'm not sure if the County is involved. I just know the post office is.

Mr. Lannacchino asked during discussions of this project, the board members brought up valid safety concerns with the selection of this site. I wonder if the Board ever did an actual safety impact or safety assessment to validate these concerns?

Mr. Kern responded not that I'm aware of.

Mr. Lannacchino stated there were plans submitted to split the cluster box units into two groups, which would have at least reduced the safety risk and spread out the impact to the homeowners affected to two different sites. That proposal was made to the Board, but the difference of \$4,000 proved to be too much to alleviate some of the safety concerns and some of the impact on our families. Obviously, we feel the cost of safety to the affected homeowners was not cared about by the Board and I would also like to ask how many members of the Board would be happy and willing to accept the placement of 179 cluster box units several feet off of their driveway of their home?

Mr. Robinson responded I purchased a lot because it was not directly on an easement where there was a post office community box, but to add to the reason why the Board on my recommendation to do two locations initially ending up going with one is to not have a 10-day delay in residents having to drive to the post office to get their mail during the transition period that option would have required.

Mr. Lannacchino stated that does still show that a temporary inconvenience to the community was outweighed by a permanent burden placed on the residents involved.

Mr. Kern stated to answer your question as well, I would not be in favor of 179 mailboxes at my home either and just for the record, this is an item I voted against for a lot of the reasons you are describing so obviously I'm supportive of your concerns here. What this Board does will be ultimately up to the Board.

Mr. Lannacchino stated I understand. I'd just like to point out that this rush planning and this lack of concern for homeowner safety and failure to seek community input and to brush past this job without the affected homeowner's knowledge and the failure to develop what we feel is the open space that was advertised to us at the time we purchased our home and also the willingness to place a large burden on a small number of homes, a burden that none of the Board members have stated they would be willing to accept for themselves in our opinion shows a lack of ethical conduct by the Board. It's a shame the members of the Board that are a part of this community would do that to their neighbors. I'm asking that the Board correct the safety hazard it has created in the community and remove the burden unfairly placed on a few select families by removing these cluster box units off Fall River Parkway. The cluster box units should be either moved back to the amenity center or moved to a location where residents can safely access their mail without placing a burden on any of the homeowners and their families. I'm asking the Board to pledge this removal in the next budget cycle. Additionally, I would propose an alternate location that is not at the amenity center. In Phase 4B there is a common plot of land that is designated as Tract B located at the corner of Majestic Walk Boulevard and Fall River Parkway. This plot is roughly 130-feet by 80-feet. There is ample room to construct a small parking lot without enough parking for both Phase 4 and the Phase 5 mailboxes at this location. Ten spaces would meet the minimum requirements for code, but you'd have plenty of room to provide up to 10 to 20 spaces as allowable with actual handicap parking access. This would provide the maximum benefit to the development. Under this, no mailboxes will be located at the amenity center and will alleviate all the congestion concerns brought up by this Board. It would meet all the County code requirements and it would meet all of the safety concerns brought up by myself and the other families. This point is a common access point for the second half of the community so all of the Phase 4 and Phase 5 residents must pass this point to get in and out of their homes and none of the Phase 1-3 homes would be

affected by any of the increased traffic to this location since it's past where all of their homes are. At this location there's only one available box that backs up to this property. That lot is not yet for sale, it's not even available yet by Richmond American. It would back up to their backyard and have sufficient room on that lot to provide them a privacy buffer and limit the impact to that one property and they'd also be able to come in and have it advertised to them before they actually take the property and know what they were getting into. And again, the entrance can be off of Majestic Walk Boulevard and that would free up that one property in question that their driveway would come off Fall River Parkway and they wouldn't have any of these same congestion concerns that we do at our place. I believe there are members of the HOA here present or on the phone, I know up to this point you guys have not done anything on this issue. We have raised this issue to members of the HOA and I know you guys have deemed it basically not your problem because it involves the common area grounds and is under the control of the CDD, but I'd like to remind the members of the HOA that this project has created a safety hazard to our properties and the properties that are residents and has reduced the resale value of our properties under your control. The HOA is in place to help protect the homeowners in the community from such an occurrence and I'm asking the HOA to start getting involved and take action to properly resolve this issue. In conclusion, the bottom line here is we see it as we have safe locations for the mailboxes and the Board decided to move them to an unsafe location knowingly, even though there were safety concerns presented to the Board and furthermore, the Board decided to place an unfair burden on select number of residents, which was also identified by the Board. This was wrong, this was not just and we're asking the Board to correct the situation. I do have two other statements from the families involved. I know you have time restrictions, but they echo everything in here so we can print them out and submit them to the Board.

Mr. Laughlin stated you can send them to me, and I can send them to the Board.

Mr. Jentz stated before you go any further, I just want to go on the record saying that we did consider safety, that was one of the reasons we moved them out of here. This would have impacted the safety of every child in the neighborhood that comes down here so to characterize this as we didn't care about safety is completely false. You weren't here and I'm sorry about that, but to characterize us as being unethical is also a little offensive to me.

Mr. Kern stated if there are any other members of the public that would like to add to this concern I think we should hear that and we can respond accordingly from there.

Ms. Larrancchino stated when we were looking for the lots, Jack was our sales guy, and he didn't say there was a possibility of anything going there and I would have never picked that spot if I would have known there would be that much traffic or that many safety concerns. We were told it was open land and that is the pumping station and that they would landscape the pumping station. It should be told to the residents that they can put anything there. They can put a dog park there, or whatever. That should be told to the people choosing their lots for where they're going to live for the next 30 years. I think with this Phase 5 they are having cluster mailboxes the same as us, but at least they get to pick if they want that property or not because those properties are not bought yet. We were already under contract in November so we feel we should have been considered when it was moved because we are the most affected by it, including our neighbors across the way. Their driveway is directly across from the mailboxes. Also, our neighbors to the right of us who mentioned to me they know when people come get their mail, it is inevitable people are going to turn around and they will probably use their driveway to get back out because if they're not going back the other way it's going to become very clustered. They can do a U-turn on their lawn and affect their frass and it can also affect the safety of their children as well and they have four children. I just think it's important for everyone to remember how they would feel if it was their house. I'm sure most of you have kids so you can understand it is a safety hazard to our kids as well and just because there is a whole parking lot here and they should be parking appropriately in the parking lot, they're not going to park appropriately on our narrow road either with no parking spaces. I wish we knew about it before we picked our property, or I would have never picked it. We did put a formal complaint in, in the form of letters so there were complaints.

Resident Brian, 85622 Fall River Parkway, stated I would echo everything that's already been said, and I'd like to add a couple of things that hopefully will add more color to it. For one, it's just sheer numbers. If you do some quick math, 175 mailboxes what I've heard from a couple people is people don't check their mail much anymore so it's not that big of a deal. Even if you only check your mail once a week, that's 25 visits a day at those mailboxes and that's once a week so the volume alone is disturbing to me. Secondly, obviously we haven't closed on the house yet. As mentioned, it's directly across from our driveway. We

were out last week just to check on the progress and noted that it was 8:00 in the evening. A truck comes down the road, turns left and stops in front of the mailbox, gets their mail, backs down the road to turn around in the driveway in front of the pumping station through the stop sign up the road faster than anybody would be comfortable with. That's one circumstance that I happened to be there for 10 minutes to look at the house. I'm not saying everybody in the neighborhood is going to be that disrespectful or not paying attention, but all it takes is a small percentage and in the best-case scenario say 25 people a day are going to stop there and that's if you check your mail once a week, so those are simple numbers that immediately came to mind. If someone is going backwards down the road, that's bad enough because what if someone else comes around the corner while they're backing up to turn around? As soon as our driveway is there, if they need to go back up the road, the natural tendency is going to be let me just use their driveway to turn around, they won't mind. That's unacceptable. I wouldn't do that in anyone else's driveway and certainly not on a regular basis. As they stated, we had no idea about this. I didn't even know about these meetings until I came to check on the progress one day and said wait a minute, those weren't here last time I was here. And then I see there was a pad around the corner, and I talked to the neighbors and now all the sudden I find out. I found this out a week ago. That is insane that a week ago would be the first I'd ever hear about this. To hear that it was proposed that you do a poll to get input from people. We've been under contract since January, and you didn't do that. That is unethical, because that's an overt action to say we should do this and then you didn't do it. I don't know what the reason is, but it seems foolish that you wouldn't ask let alone the entire community, but certainly the people right there. You know our names and you know it's under contract. No one has ever come to us and said now that you're doing this, you need to know these meetings are going on and these decisions are being made. How would I know that?

Mr. Laughlin responded for future reference, there is a website, AmeliaWalkCDD.com, so if you do have questions I recommend going there.

Mr. Brian stated I do know that now. It just seems like no consideration was ever given to that. In addition, and you can read their statements, I just wrote something really quick because I didn't know if I was going to make it, but that location where it is presently at, even if you said there's nothing we can do, it has to be on this lot, it has to be in this area, we can't split it up, we can't do anything else, it's still the worst possible location that could be chosen

there. Any community mailbox I've ever seen is on a corner that at least makes it flow and more accessible. So, if you had to do something like that, which I'm not suggesting would even be acceptable, but if you said all these other things we can't do, that location in that area could be much better. I don't know what happened with what I saw as the original location, which was around the corner, I just think there's so many better choices and had someone simply talked about it I think we could have come up with a lot better idea that works for everybody. I also think that's a lot for someone who's going to be coming who knows how far from that mailbox. It's not convenient for a lot of people. We have issues because of the proximity to our properties, other people are going to have other issues for other reasons that they don't even know yet. Changing it mid-stream without knowing anything about it and not letting anybody know just isn't agreeable to me. I don't know where we go from here, but I'll leave it at that.

Mr. Kern asked is there anybody else on this issue? I would just like to start by saying thanks for coming today. I know these meetings can be difficult to attend, and for you due diligence. You've obviously done a lot of research and that's greatly appreciated because so often there's little of that done and very uneducated approaches to this Board. With that, I just want to address a couple things. Some of these items being communication, we see this all the time with the CDD overseeing the development of the community, so we retain ownership of these tracts and develop utilities and the roads. The home builders ultimately buy those lots and they're in charge of selling those lots. It's just not mailboxes. It's a constant battle with the message that is being conveyed to homeowners of what will happen with these areas. It's an unfortunate thing, but oftentimes no matter how many times you give that message to the sales agents, they want to make a sale. This Board has little control over what is communicated from the home builder's sales agents to the future residents of this community and that's an unfortunate thing that we have to try to overcome. Which is all the more reason where when I ask if the CDD is going to send out a notice I want the HOA to send out a notice. The more communication, the better, so you can be aware. You're here now and there are a couple of things that I would encourage. You see at the top of the meeting we have a Board seat open up. I don't know when you're closing on your properties once you're a resident of this community, you, your neighbors and anybody else can apply to be a member of this Board to make an influence and make an impact on your community. I'm the one member of this Board that is not a resident so I try to keep that mindful, but I am a representative of the previous majority

landowner who is the developer of the community so I can speak a little bit to the evolution of mailboxes in this community. This community dates back to early 2000's and you'll notice that Phase 1 has single serve mailboxes all up and down the road. USPS is really the driver of all of the mailboxes. They determine where they go, how many and all these kinds of things. In Phase 2 of development USPS realized they didn't have the budget and they didn't want to serve single service homes, so they said they have to be cluster mailboxes, so you see periodical single 16-unit mailboxes. Those are manageable. For that street, everybody around them goes to that box. By the time we got to Phase 3, they started to do it where we had to put more together and by the time we got to Phase 4 and 5 they said we want basically one location for all of these boxes, which as a developer creates challenges. All the challenges you guys have noted: is that the right spot for it, is there parking, is there lighting, is there safety, is there access, all have to be considered so when we were doing Phase 4 with these new policies from USPS, the decision at that time that this Board made was to put them at the amenity center because it alleviated a lot of those concerns and a lot of those issues. It provided parking, it provided handicap accessibility, it provided lighting after hours and during the winter months. I wasn't but a couple of months ago that this Board was presented with an alternative to relocate those Phase 4 boxes back to Phase 4. I frankly voted against it, for most of the reasons that you've outlined. I would vote against it again today. I would support a solution that made sense. To your call to action, I think there was a couple things in there for consideration that I want to comment on. I think where you were locating was Majestic Walk Boulevard and Fallen Leaf. There was a common area as you come in there and you look over the pond.

Mr. Lannacchino stated Fall River Parkway.

Mr. Kern stated that little area there was considered originally when USPS said you have to put them all in one spot and I said almost 200 homes, or however many there may be on a main boulevard driving down that road with everybody stopping, people trying to get out, people trying to get in, pulling up on the grass, there's just not the infrastructure there. Now you're stopping and you're getting out into the road and it's still a main road that has to service not just Phase 4, but Phase 5 as well with another couple hundred homes or however many is back there, so now you have 400 people driving past, parking and getting out into the road to get their mail. I personally didn't feel like that was a good decision, which is ultimately why

we ended up here. There's not a great answer when they say you have to put 200 mailboxes in one spot.

Mr. Lannacchino stated that is why I suggested not to put it out onto the street, but to create a parking lot on that lot where you could pull off to access them.

Mr. Kern stated so that's what I wanted to speak to. As this Board considers solutions, if it has that interest, the one issue there is obviously cost. It's fairly prohibitive. We'd have to find a way to fund the construction of a parking lot, meaning it has to be engineered, permitted through the County and then ultimately built. That is a significant cost. For that exact same reason is why we already had the infrastructure here. It's a much more cost-effective solution to locate them here than it is to go construct another parking lot, lights, ADA parking, all the above when we already have it in this District. That's ultimately what drove that decision not to do it. I just wanted you to know that it was considered and that is something this Board will have to consider for that to be a solution. The easiest solution in my mind is just to put them back where they were. That's something that would obviously have to be voted on by this Board and supported by the majority of the Board, which gets me back to my other previous comment of we need interest from this community and from the people impacted by the decisions of this Board to be members of the Board. If there's any consideration you guys could get to that, I would certainly encourage you to do that.

Mr. Robinson stated I took the action to look at all sites for Phase 5 and Phase 4. I had picked for review at the post office the original person that approved or disapproves locations three different locations for Phase 4 and three different locations in Phase 5 and we drove around. The first stop the post office made was where you suggested on _____ [inaudible] and I said well, since the decision was made not to put it there for other reasons I did not want to relive that discussion. Ultimately there were two sites in Phase 4. We talked about splitting them. We talked about the cost issue and the logistics issue of splitting them and we decided to go with one in Phase 5. I picked locations for suggestions; the post office is the one who makes the actual decision to say they can go here. I don't like to put them on cul-de-sacs. I thought it was a better location in Phase 5 and more out of the way.

Mr. Jentz stated I think we spent a lot of time on this, contrary to what he thinks and we thought it was the best solution that we could come up with.

Mr. Robinson stated once the sites were located but not 100% approved by the Board, I personally visited each sales office with the exception of Riverside, because they don't have one and didn't answer their phones, so I sent an email letting them know where the possible locations were. After decisions were made, I visited three sales office that are onsite here and let them know and gave them maps and everything. What they do with it is their business.

A resident stated I know it was a quick statement with the abduction that had taken place a couple of weeks ago. I know that was in Village Walk and was closer to the exit, which you'd think that makes more sense because you'd think why would they go all the way to Fall River Parkway, but this happens all the time. This is a mother that was in her garage and the child was playing in her driveway. When there's going to be cars there all the time, which you don't know if they live in our neighborhood or some other person, they can literally sit there all day. It would be suspicious at that point, but who is going to be watching out when you're living your life. It is a big deal because it is putting specific homeowners and their children at risk because it's right in front of their residence and I'm not saying no one can be abducted here, but are there cameras here in the parking lot where the mailboxes were? Because they could have installed that, but would you put a camera right at the end of our driveway, no. There's not going to be any type of security right where our driveway is. Are there lights around the mailboxes for people to get their mail at night?

Mr. Laughlin responded no, just these lights.

The resident stated so obviously that's a concern for safety, but also if they put that light in for safety reasons to get their mail at night will affect our house because it's going to be right in front of us. Not so much as a streetlight, but a safety light for the mailboxes. Not only is it the resale value going down and the safety concerns, but the noise. I'm not sure if any of you have lived in an apartment complex and they usually have a mail center in the front of the complex and it's a central location for all of the residents. We lived near that one time, and it is super loud if they're slamming the mailboxes. The mail people are not careful about shutting it. They're trying to rush and get on to the next place. This may be a small thing to people that made the decision, but it's noise, it's light, it's a safety concern, it's traffic, it's resale value, it's unhappy residents that are going to be relaying that message that Richmond American doesn't care about protecting their homeowners that have already purchased. I know it's the CDDs that makes these decisions along with the mail people, but they are also supposed to be

our voice if we can't be there. I think that should all be considered. If a camera was going to be installed here, that would be more appropriate than installing a camera for safety purposes down in someone's driveway. If this recent abduction didn't factor into the consideration for safety, there is a problem with that because I feel the local news channel should be aware of this and get involved because I think the town needs to be aware of what's happening, and we shouldn't be shunned away from expressing our feelings on it because we do own a property there. Just because we haven't closed doesn't mean we shouldn't have a say in it and it does create a safety risk and I think the local news would be very interested in that. I just hope everyone here can consider all of it and try to put themselves in someone else's shoes.

Mr. Kern stated I just want to add one thing, something to consider moving forward. Things can change. The boxes are set in concrete, but they don't have to stay there. They were set in concrete here before they moved down there. Things can change, but sometimes those take time. Ultimately what would have to happen for this to change is this Board would have to vote in favor of some solution. What that solution ends up being is ultimately up to this Board, so an item would have to be presented at a meeting with all the considerations such as cost, time, coordination, etc. and that would need to be approved for something to change. I feel perfectly comfortable saying that the most practical solution in my mind is to move them back to the amenity center. I could put that on the agenda every single month and we could consider it every single month, I would support it, but without the majority support of this board, it won't happen. It needs to go through that process in order for something to change, but it can change.

Ms. Gilpin stated if it was something to be considered, how would we put it on the agenda for a future meeting with a proposed solution?

Mr. Laughlin responded you can just request it from me, and I can have it added to the agenda.

Ms. Gilpin asked is that something we could do and start the conversation over with the people that are living there now or moving into that area?

Mr. Laughlin responded that's definitely a possibility.

Ms. Gilpin stated with ideas on where to put the mailboxes. What other options make more people happy than less?

Mr. Kern stated it's probably best served that we have some direction if we're going to ask residents for input. We're familiar enough and sophisticated enough to know what the solutions are. There are only so many common areas. The USPS makes us put as many together as possible. They have certain guidelines and regulations that they have to follow, so there's only so many options.

Ms. Gilpin stated that's kind of what I'm getting at is if we get a list of where they have to be in regard to the County and post office, so we know exactly where the options are.

Mr. Robinson stated the post office said one would be ideal for Phase 4 or Phase 5, two would be acceptable. What was done in Phase 2 where they're basically clusters of 16 or 32 is not acceptable because they don't want to be bouncing around. A lot of it went into the efficiency of the post office carrier.

Mr. Kern stated what we do know is we have two locations that have been approved by the USPS so that's a starting ground. There are probably some others for consideration, but I feel pretty confident that they were considered so that's why we landed on these two different locations. To answer your question, any board member can put an item on the agenda in advance of a meeting for the Board to consider so if there's something you'd like to add moving forward, you're welcome to do that, just email Dan and it will be on the agenda.

Mr. Robinson stated the mistake that was made on Fall River where they cut out the sod for the pad but was not the right location, has that been resodded?

Ms. Conrad responded that is supposed to be resodded.

Mr. Robinson asked but it hasn't been done yet?

Ms. Conrad responded no.

Mr. Laughlin stated we appreciate you coming. Meetings are every month. Do we have any other comments?

Resident Connie Philips, 85032 Williston Court, stated with Michael leaving, I'm concerned as to who is monitoring the covenant requirements.

Mr. Laughlin stated Michael worked for Evergreen so they filled the spot.

Ms. Philips asked who is picking up for him until that is filled?

Ms. Conrad asked do you mean in terms of violations?

Ms. Philips responded yes.

Ms. Conrad responded I have been doing violations and now Daniele will be helping us out as a CAM. She will be design CAM and I will remain here.

Ms. Philips asked what is a design CAM?

Ms. Conrad responded she is the Community Association Manager for Amelia Walk. I am here assigned full-time to Amelia Walk as support services so I will be onsite here.

Mr. Laughlin stated that is separate for the CDD.

Ms. Conrad asked in conjunction with that is the same old issues with the ponds being crappy, the contractors blowing grass into the ponds. Those issues are continuing and that's you guys. Maybe when we're reviewing contracts, we can put some penalties in if they're not doing what they're supposed to do, so since we're doing our financial statements, is that finalized?

Mr. Laughlin responded there is a 30-day provision in the agreement. Typically, there are not fines attached but there will be that notice so if there are issues and they continue, the Board can direct staff to put that company on notice saying you have 30-days or 60-days to correct this or we will find a new company. If they make that correction the Board can stay with them, or they can ask for bids from new companies. As of now I haven't heard of any issues with the landscape company.

Ms. Philips stated so with the storm damaged property with the trees and all that, is that you guys or the homeowners?

Mr. Laughlin asked is that the preserve area?

Ms. Philips responded Majestic Walk right where you're turning at the circle there was storm damage where the trees were knocked down and the cut some of them and some of them are still sitting there.

Mr. Laughlin stated I believe they just dropped those. I don't know that particular area, but they can't be removed if they're in the preserve. They're meant to be untouched. If it's on the CDDs common area, then the CDD needs to clean it up and if it falls into a resident's property then it's their responsibility to clean it up.

Ms. Philips stated it's kind of like a big gaping nest. Could there be bushes planted in front of it? They would be right by the sidewalk.

Mr. Robinson stated if it's a wetlands area then it's the CDDs property.

Mr. Laughlin stated if it's the preserve area the CDD can't disturb it.

Mr. Robinson asked if it's preserve area you couldn't plant a tree?

Mr. Laughlin responded correct. With issues like that if you could take pictures and send me an email, I can bring it to the Board.

Ms. Philips stated I guess it just gets back to our contractors don't seem to be doing what is required of them.

Mr. Laughlin stated if you see that let me know and I'll get with Lori, or whoever is onsite. That is what we rely on. For a long time this was a developer board and they don't live here so the issues aren't as visible, but any issues you see please let me know, I'll get with Lori and she can contact them.

Ms. Philips stated I remember the discussion about leasing the equipment over here and now I've learned today you have to have a maintenance contract to maintain the equipment that is on lease over there and that is part of why we were leasing is because they would maintain it all.

Mr. Laughlin stated it's a lease to own so we will own the equipment when the lease is up. I do not believe maintenance was part of the lease agreement.

Ms. Philips stated you were going to talk about on item V about the alligator nuisance and you were going to give us some information.

Mr. Laughlin stated we tabled that discussion to get more information to actually approve the policy. There's some stuff that's needed such as a map showing what lakes fishing is allowed in, common areas and access areas so at the next meeting we will have all of that.

Ms. Philips asked but the alligators?

Ms. Laughlin responded that's part of that policy, but we didn't discuss that. The alligators are not something the CDD handles, you would call the trappers for that.

Ms. Conrad stated if the alligator is a nuisance, you can call the alligator hotline as a homeowner and they will give you a reference number, but what happens is I have to call them and give them the reference number because they need permission to access property.

Mr. Laughlin stated there's a website too that gives information, such as it has to be over four feet, otherwise they won't trap it.

Mr. Robinson stated and it has to be 10 or 15-feet, I think it's closer to 15-feet from the water line and that's actually CDD property, that's why you need access there. The nuisance can be four feet or greater.

Ms. Philips stated I thought since the agenda item referenced the alligator information we were going to talk about it.

Mr. Laughlin stated no, this is just general information. We're really just discussing the fishing policy.

Mr. Kern stated this may be a supervisor request, but to continue this conversation, I'd like for the HOA to consider maybe performing a polling of the affected residents by those particular mailboxes on what solution they would like to see or if this is a concern for the greater residents that are affected by those mailboxes, not just necessarily the folks directly adjacent just to continue to understand what the real interest is. That was something I asked for early on from this Board and didn't get and that's part of the reason I voted against it. I know there's some thought that needs to go into that.

Ms. Conrad stated one of the issues that I have or have had is that we can send out an e-blast obviously, but that's actually residents whose files have been transferred. So, for the people that have purchased a home, but haven't actually closed, how do we get those email addresses?

Ms. Johnson responded the homeowner has to volunteer that. Otherwise, we adjust what we have in our system, which can take eight to twelve weeks and at that time we get the new owner information, and we import those contacts and email addresses into Mail Chimp and that's how we can easily do a survey.

Mr. Kern stated I don't understand how to capture the under contract.

Mr. Robinson stated for the new homes, usually the builders are working with the title companies so it's a fairly well-planned process. But if somebody buys a home that is a resale, I have several on my street, I had to forward them emails that I got from the HOA to get into the distribution list.

Mr. Kern stated what we could do is get with the homebuilders and ask if there is some contact of existing sales in that area and maybe the homebuilders themselves would have some input.

Ms. Johnson stated we could import that; we just have to get permission. I don't want to upload perspective owners that haven't given us permission.

Mr. Kern stated Daniel, you mentioned this is the CDD.

Mr. Laughlin stated this District operates different than most that I have. It's different companies completely for the HOA and CDD so Vesta for instance would send out e-blasts because the information for the homes and the amenity cards and all that is CDD information.

Mr. Kern stated right, but this District also has an agreement with Evergreen, and they could provide that.

Mr. Laughlin stated right, and they could either way, so if the District wants the HOA to do it is a possibility.

Mr. Robinson stated there are two aspects to the distribution list. One is the email blast, but is that the same distribution list as the directory that I can go in and look at? For example, if Connie decided she didn't want anybody to know her email address she can get the emails, but she can say hide my email so no one else can see it.

Ms. Conrad stated yes, they can opt out.

Mr. Robinson asked so if they opt out, does that mean they're not getting the email blast or are they still getting them?

Ms. Conrad responded if you unsubscribe you do not get the eblasts.

Mr. Laughlin stated if you guys could talk to the homebuilders and see if that's an option and what they can do.

Mr. Kern stated I know it takes time but if that's something we can work on and have prepared for a future meeting. I still have an interest in understanding what those residents feedback would be.

Mr. Laughlin stated I think the homebuilders working with them would be the best option.

TWELFTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

THIRTEENTH 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 \$51,598.28.

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

**FOURTEENTH ORDER OF BUSINESS Next Scheduled Meeting – August 17, 2021
at 2:00 p.m. at the Amelia Walk Amenity
Center**

Mr. Laughlin noted the public hearing to adopt the budget will be held at the August meeting.

FIFTEENTH ORDER OF BUSINESS Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SIXTH ORDER OF BUSINESS

**Amelia Walk
Community Development District**

ANNUAL FINANCIAL REPORT

September 30, 2020

Amelia Walk Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2020

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REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Amelia Walk Community Development District
Nassau County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of Amelia Walk Community Development District as of and for the year ended September 30, 2020, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. 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 believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Fort Pierce / Stuart

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To the Board of Supervisors
Amelia Walk Community Development District

Opinion

In our opinion, the basic financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities and each major fund as of September 30, 2020, and the respective changes in financial position and 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.

Other Matters

Required Supplementary Information

Governmental accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by *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. We have applied certain limited procedures in accordance with governmental auditing standards generally accepted in the United States of America, which consisted principally of inquires 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 do 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.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated July 20, 2021 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Amelia Walk Community Development District's internal control over financial reporting and compliance.



Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

July 20, 2021

**Amelia Walk Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2020**

Management's discussion and analysis of Amelia Walk Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by the private-sector. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position are reported in three categories; 1) net investment in capital assets, 2) restricted and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities funded by the District include general government, physical environment, culture and recreation and interest on long-term debt.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Amelia Walk Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2020**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual**, is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as balances of spendable resources available at the end of the year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the statement of revenues, expenditures, and changes in fund balances provide reconciliations to facilitate this comparison between governmental funds and governmental activities.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets, and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights:

The following are the highlights of financial activity for the year ended September 30, 2020.

- The District's total assets and deferred outflows of resources exceeded by total liabilities by \$2,794,439, (net position). Net investment in capital assets was \$14,642,471. Unrestricted net position was \$(12,568,076). Restricted net position was \$720,044.
- Governmental activities revenues totaled \$3,654,135 while governmental activities expenses totaled \$1,807,543.

**Amelia Walk Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2020**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, deferred outflows of resources liabilities and net position of the District.

Net Position

	Governmental Activities	
	2020	2019
Current assets	\$ 274,700	\$ 1,248,294
Restricted assets	2,616,796	7,677,786
Capital assets, net of depreciation	19,861,261	14,746,960
Total Assets	22,752,757	23,673,040
 Deferred outflows of resources	10,770	11,419
 Current liabilities	1,180,479	2,806,999
Non-current liabilities	18,788,609	19,929,613
Total Liabilities	19,969,088	22,736,612
 Net position - net investment in capital assets	14,642,471	10,303,106
Net position-restricted	720,044	1,464,404
Net position-unrestricted	(12,568,076)	(10,819,663)
Total Net Position	\$ 2,794,439	\$ 947,847

The decrease in current assets is related to receivable from the developer for capital projects in the prior year.

The decrease in restricted assets and increase in capital assets was related to the capital project activity in the current year.

The decrease in current liabilities is related to the decrease in contracts/retainage payable in the current year.

The increase in net investment in capital assets is mainly related to the capital additions in the current year.

**Amelia Walk Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2020**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District.

Change in Net Position

	Governmental Activities	
	2020	2019
Program Revenues		
Charges for services	\$ 2,872,621	\$ 1,868,585
Grants and contributions	725,712	945,867
General Revenues		
Investment earnings	38,168	167,718
Other revenues	17,634	41,835
Total Revenues	<u>3,654,135</u>	<u>3,024,005</u>
Expenses		
General government	154,802	153,399
Physical environment	405,464	263,196
Culture and recreation	191,315	206,192
Interest and other charges	1,055,962	1,355,969
Total Expenses	<u>1,807,543</u>	<u>1,978,756</u>
Change in Net Position	1,846,592	1,045,249
Net Position - Beginning of Year	<u>947,847</u>	<u>(97,402)</u>
Net Position - End of Year	<u>\$ 2,794,439</u>	<u>\$ 947,847</u>

The increase in charges for services relates to increased debt service special assessments and prepayments in the current year.

The decrease in grants and contributions is related to the lower developer contribution for capital projects in the current year.

The increase in physical environment is related to the increase in repairs and maintenance in the current year.

The decrease in interest and other charges is related to the decreased debt outstanding in the current year and the cost of issuance for the new debt in the prior year.

**Amelia Walk Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2020**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2020 and 2019.

<u>Description</u>	<u>Governmental Activities</u>	
	<u>2020</u>	<u>2019</u>
Land	\$ 881,686	\$ 881,686
Construction in progress	17,343,613	12,123,344
Recreational facility and amenities	2,714,152	2,714,152
Equipment	76,237	76,237
Accumulated depreciation	<u>(1,154,427)</u>	<u>(1,048,459)</u>
Total Capital Assets (Net)	<u>\$ 19,861,261</u>	<u>\$ 14,746,960</u>

During the year, \$5,220,269 was added to construction in progress and depreciation was \$105,968.

General Fund Budgetary Highlights

The budget exceeded actual expenditures primarily because reserve and landscape maintenance expenditures were lower than anticipated.

The September 30, 2020 budget was not amended.

Debt Management

Governmental Activities debt includes the following:

- In March 2012, the District trifurcated the Series 2006A Special Assessment Bonds with an outstanding balance of \$8,565,000 into \$1,675,000 Series 2012A-1, \$1,535,000 Series 2012A-2 and \$5,355,000 Series 2012A-3. The Series 2012A-2 Bonds were retired May 1, 2016 and the Series 2012A-3 Bonds were paid off during the current fiscal year. The balance outstanding at September 30, 2020 for the Series 2012A-1 Bonds was \$1,260,000.
- In January 2016, the District issued \$3,875,000 Series 2016 Special Assessment Bonds (Assessment Area A-2). The bonds were issued to finance the acquisition and construction of certain improvements for the benefit of Assessment Area A-2 of the District. The balance outstanding at September 30, 2020 was \$2,795,000.

**Amelia Walk Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2020**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Debt Management (Continued)

In April 2018, the District issued \$7,135,000 Series 2018A Special Assessment Bonds (Assessment Area A-3) to currently refund a portion of the Series 2012A-3 Special Assessment Bonds, pay a portion of the costs of the 2018 Project, make a deposit to the 2018A Debt Service Reserve Fund and pay certain associated costs associated with the issuance of the Series 2018A Special Assessment Bonds. The balance outstanding at September 30, 2020 was \$6,875,000.

In November 2018, the District issued \$8,300,000 Series 2018A Special Assessment Bonds (Assessment Area 3B) to pay a portion of the costs of the 2018A Project, make a deposit to the 2018A Debt Service Reserve Fund and pay certain associated costs associated with the issuance of the Series 2018A Special Assessment Bonds. The balance outstanding at September 30, 2020 was \$8,300,000.

In May 2019, the District entered into a capital lease agreement for equipment valued at \$70,005. As of September 30, 2020, a balance of \$37,277 was still outstanding.

Economic Factors and Next Year's Budget

Amelia Walk Community Development District does not expect any economic factors to have a significant effect on the financial position or the results of operations of the District in fiscal year 2021.

Request for Information

The financial report is designed to provide a general overview of District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to Amelia Walk Community Development District, c/o Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092.

Amelia Walk Community Development District
STATEMENT OF NET POSITION
September 30, 2020

	Governmental Activities
ASSETS	
Current Assets	
Cash and cash equivalents	\$ 21,157
Investments	145,929
Accrued interest receivable	11
Due from others	16,150
Due from other governments	3,995
Due from developer	79,865
Deposits	515
Prepaid expenses	7,078
Total Current Assets	274,700
Non-Current Assets	
Restricted assets	
Investments	2,616,796
Capital assets, not being depreciated	
Land	881,686
Construction in progress	17,343,613
Capital assets, being depreciated	
Recreation facilities and amenities	2,714,152
Equipment	76,237
Less: accumulated depreciation	(1,154,427)
Total Non-Current Assets	22,478,057
Total Assets	22,752,757
 DEFERRED OUTFLOWS OF RESOURCES	
Deferred amount on refunding, net	10,770
 LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	38,624
Contracts/retainage payable	368,270
Deposits	200
Accrued interest	423,781
Capital lease payable	14,604
Bonds payable	335,000
Total Current Liabilities	1,180,479
Non-Current Liabilities	
Bonds payable	18,765,936
Capital lease payable	22,673
Total Non-Current Liabilities	18,788,609
Total Liabilities	19,969,088
 NET POSITION	
Net investment in capital assets	14,642,471
Restricted for debt service	720,044
Unrestricted	(12,568,076)
Total Net Position	\$ 2,794,439

See accompanying notes.

Amelia Walk Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2020

Functions/Programs	Expenses	Program Revenues		Net (Expense)
		Charges for Services	Capital Grants and Contributions	Revenues and Changes in Net Position
Primary government				Governmental Activities
Governmental Activities				
General government	\$ (154,802)	\$ 163,082	\$ -	\$ 8,280
Physical environment	(405,464)	427,153	725,712	747,401
Culture and recreation	(191,315)	89,912	-	(101,403)
Interest and other charges	(1,055,962)	2,192,474	-	1,136,512
Total Governmental Activities	<u>\$ (1,807,543)</u>	<u>\$ 2,872,621</u>	<u>\$ 725,712</u>	<u>1,790,790</u>
General Revenues				
				38,168
Investment earnings				17,634
Miscellaneous revenues				<u>55,802</u>
Total General Revenues				
Changes in Net Position				1,846,592
Net Position - October 1, 2019				<u>947,847</u>
Net Position - September 30, 2020				<u>\$ 2,794,439</u>

See accompanying notes.

Amelia Walk Community Development District
BALANCE SHEET –
GOVERNMENTAL FUNDS
September 30, 2020

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash and cash equivalents	\$ 21,157	\$ -	\$ -	\$ 21,157
Investments	145,929	-	-	145,929
Accrued interest receivable	-	10	1	11
Due from other funds	2,350	-	-	2,350
Due from developer	-	-	79,865	79,865
Due from other	16,150	-	-	16,150
Due from other governments	1,487	2,508	-	3,995
Prepaid expenses	7,078	-	-	7,078
Deposits	515	-	-	515
Restricted assets				
Investments, at fair value	-	2,326,178	290,618	2,616,796
Total Assets	\$ 194,666	\$ 2,328,696	\$ 370,484	\$ 2,893,846
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable and accrued expenses	\$ 38,624	\$ -	\$ -	\$ 38,624
Contracts/retainage payable	-	-	368,270	368,270
Due to other funds	-	2,350	-	2,350
Deposits	200	-	-	200
Total Liabilities	38,824	2,350	368,270	409,444
Fund Balances:				
Nonspendable - prepaid expenses/deposits	7,593	-	-	7,593
Restricted - capital projects	-	-	2,214	2,214
Restricted - debt service	-	2,326,346	-	2,326,346
Unassigned	148,249	-	-	148,249
Total Fund Balances	155,842	2,326,346	2,214	2,484,402
Total Liabilities and Fund Balances	\$ 194,666	\$ 2,328,696	\$ 370,484	\$ 2,893,846

See accompanying notes.

Amelia Walk Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSTION OF GOVERNMENTAL ACTIVITIES
September 30, 2020

Total Governmental Fund Balances	\$ 2,484,402
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets (land, \$881,686, construction in progress, \$17,343,613, recreational facilities and amenities, \$2,714,152, and equipment, \$76,237, net of accumulated depreciation, \$(1,154,427)) used in governmental activities are not current financial resources and, therefore, are not reported in the funds.	19,861,261
Deferred outflows of resources are not current uses; and therefore, are not reported at the fund level.	10,770
Long-term liabilities, including bonds payable, \$(19,230,000), and capital leases payable, \$(37,277), net of bond discount, net, \$129,064, are not due and payable in the current period and, therefore, are not reported at the fund level.	(19,138,213)
Accrued interest expense for long-term debt is not a current financial use and, therefore, is not reported in the funds.	<u>(423,781)</u>
Net Position of Governmental Activities	<u><u>\$ 2,794,439</u></u>

See accompanying notes.

Amelia Walk Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
For the Year Ended September 30, 2020

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Special assessments	\$ 680,147	\$ 2,192,474	\$ -	\$ 2,872,621
Developer contributions	-	-	1,079,976	1,079,976
Investment earnings	134	11,582	26,452	38,168
Miscellaneous revenues	17,634	-	-	17,634
Total Revenues	<u>697,915</u>	<u>2,204,056</u>	<u>1,106,428</u>	<u>4,008,399</u>
Expenditures				
Current				
General government	154,802	-	-	154,802
Physical environment	405,464	-	-	405,464
Culture and recreation	85,347	-	-	85,347
Capital outlay	-	-	5,220,269	5,220,269
Debt service				
Principal	10,671	1,010,000	-	1,020,671
Interest	3,933	1,067,856	-	1,071,789
Total Expenditures	<u>660,217</u>	<u>2,077,856</u>	<u>5,220,269</u>	<u>7,958,342</u>
Net change in fund balances	37,698	126,200	(4,113,841)	(3,949,943)
Fund Balances - October 1, 2019	<u>118,144</u>	<u>2,200,146</u>	<u>4,116,055</u>	<u>6,434,345</u>
Fund Balances - September 30, 2020	<u>\$ 155,842</u>	<u>\$ 2,326,346</u>	<u>\$ 2,214</u>	<u>\$ 2,484,402</u>

See accompanying notes.

Amelia Walk Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2020

Net Change in Fund Balances - Total Governmental Funds \$ (3,949,943)

Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets are allocated over their estimated useful lives as depreciation. This is the amount that capital outlay, \$5,220,269, exceeded depreciation, \$(105,968), in the current period.	5,114,301
Repayments of principal are expenditures in the governmental funds, but the repayments reduce long-term liabilities in the Statement of Net Position.	1,020,671
At the fund level, revenues are recognized when they become available, however, revenues are recognized when they are earned at the government-wide level. This is the amount of the change in earned revenue that was not available.	(354,264)
Bond discount and the deferred amount on refunding are amortized as interest expense at the government-wide level over the life of the bonds.	(5,316)
The change in accrued interest on long-term liabilities is recorded in the Statement of Activities but not in the fund financial statements.	<u>21,143</u>

Change in Net Position of Governmental Activities \$ 1,846,592

See accompanying notes.

Amelia Walk Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES – BUDGET AND ACTUAL – GENERAL FUND
For the Year Ended September 30, 2020

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Special assessments	\$ 676,474	\$ 676,474	\$ 680,147	\$ 3,673
Investment earnings	100	100	134	34
Miscellaneous revenues	500	500	17,634	17,134
Total Revenues	<u>677,074</u>	<u>677,074</u>	<u>697,915</u>	<u>20,841</u>
Expenditures				
Current				
General government	159,671	159,671	154,802	4,869
Physical environment	405,279	405,279	405,464	(185)
Culture and recreation	97,520	97,520	85,347	12,173
Debt service				
Principal	10,670	10,670	10,671	(1)
Interest	3,934	3,934	3,933	1
Total Expenditures	<u>677,074</u>	<u>677,074</u>	<u>660,217</u>	<u>16,857</u>
Net Change in Fund Balances	-	-	37,698	37,698
Fund Balances - October 1, 2019	<u>-</u>	<u>-</u>	<u>118,144</u>	<u>118,144</u>
Fund Balances - September 30, 2020	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 155,842</u>	<u>\$ 155,842</u>

See accompanying notes.

Amelia Walk Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2020

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on December 22, 2005, by County Ordinance 2005-81, Florida, of Nassau County, Florida pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing or re-constructing, enlarging or extending, equipping, operating and maintaining water management, bridges or culverts, district roads, landscaping, street lights and other basic infrastructure projects within or without the boundaries of the Amelia Walk Community Development District. The District is governed by a five-member Board of Supervisors who are elected for four year terms. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present Amelia Walk Community Development District (the primary government) as a local unit of special-purpose government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria, as set forth in Governmental Accounting Standards, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

Amelia Walk Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2020

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments, developer contributions, intergovernmental revenues and interest. Program revenues are netted with program expenses in the Statement of Activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Amelia Walk Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2020

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District implemented the Governmental Accounting Standards Board Statement 54 – *Fund Balance Reporting and Governmental Fund Type Definitions*. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent. The classifications include non-spendable, restricted, committed, assigned and unassigned.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Committed Fund Balance – This classification consists of amounts that can only be used for specific purposes pursuant to the constraints imposed by a formal action of the government's highest level of decision making authority.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – When restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Amelia Walk Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2020

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”. Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. In addition, the proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Debt Service Fund – Accounts for debt service requirements to retire the special assessment bonds which were used to finance the construction of District infrastructure improvements. The bond series are secured by a pledge of all available special assessment revenues in any fiscal year related to the improvements and a first lien on the special assessment revenues from the District lien on all acreage of benefited land.

Capital Projects Fund – Accounts for construction of infrastructure improvements within the District.

Amelia Walk Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2020

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as infrastructure and improvements, and non-current governmental liabilities, such as general obligation bonds, be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Liabilities, and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash equivalents include time deposits and certificates of deposit with original maturities of three months or less and held in a qualified public depository as defined by Section 280.02, Florida Statutes.

b. Restricted Assets

Certain assets of the District and a corresponding liability or portion of net position is classified as restricted assets on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation, or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted assets, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

Amelia Walk Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2020

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity (Continued)

c. Capital Assets

Capital assets, which include land, construction in progress, equipment and infrastructure, are reported in the governmental activities column in the government-wide statements.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of two years. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Equipment	5 years
Recreational facilities	30 years

d. Deferred Outflows of Resources

Deferred outflows of resources is the consumption of net position by the government that is applicable to a future reported period. Deferred amount on refunding is amortized and recognized as a component of interest expense over the life of the bond.

e. Unamortized Bond Discounts

Bond discounts associated with the issuance of revenue bonds are amortized according to the straight-line method of accounting. For financial reporting, unamortized bond discounts are netted against the applicable long-term debt.

**Amelia Walk Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2020**

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity (Continued)

f. Budgets

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds.

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position

“Total fund balances” of the District’s governmental funds, \$2,484,402, differs from “net position” of governmental activities, \$2,794,439, reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the Governmental Fund Balance Sheet. The effect of the differences is illustrated below.

Capital related items

When capital assets (infrastructure and improvements that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Land	\$	881,686
Construction in progress		17,343,613
Recreational facilities		2,714,152
Equipment		76,237
Accumulated depreciation		<u>(1,154,427)</u>
Total		<u>\$ 19,861,261</u>

Deferred outflows of resources

Deferred outflows of resources applicable to the District’s governmental activities are not current financial resources and therefore, are not reported as fund deferred outflows of resources.

Deferred amount on refunding	\$	<u>10,770</u>
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Amelia Walk Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2020

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position (Continued)

Long-term debt transactions

Long-term liabilities net of discounts applicable to the District's governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position.

Bonds payable	\$ (19,230,000)
Capital lease payable	(37,277)
Bond discount, net	<u>129,064</u>
Total	<u>\$ (19,138,213)</u>

Accrued interest

Accrued liabilities in the Statement of Net Position differ from the amount reported in governmental funds due to the accrued interest on bonds.

Accrued interest	<u>\$ (423,781)</u>
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2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities

The "net change in fund balances" for government funds, \$(3,949,943), differs from the "change in net position" for governmental activities, \$1,846,592, reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below.

Capital related items

When capital assets that are to be used in governmental activities are purchased or constructed, the resources expended for those assets are reported as expenditures in governmental funds. However, in the Statement of Activities, the costs of those assets are allocated over their estimated useful lives as depreciation.

Depreciation	\$ (105,968)
Capital asset acquisitions	<u>5,220,269</u>
Total	<u>\$ 5,114,301</u>

Amelia Walk Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2020

NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities (Continued)

Deferred inflows of resources

Revenues are recognized when they become available at the fund level, however, revenues are recognized when they are earned at the government-wide level. This is the change in deferred revenues for the year

Deferred revenues	\$ <u>(354,264)</u>
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Long-term debt transactions

Repayments of principal are reported as expenditures in the governmental funds and, thus, have the effect of reducing fund balance because current financial resources have been used.

Principal payments	\$ <u>1,020,671</u>
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Some expenses reported in the Statement of Activities do not require the use of current financial resources, therefore, are not reported as expenditures in governmental funds.

Decrease in accrued interest payable	\$ <u>21,143</u>
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Bond discount and deferred amount on refunding are amortized at the government-wide level as interest over the life of the bonds.

Bond discount	\$ (649)
Deferred amount on refunding	<u>(4,667)</u>
Total	<u>\$ (5,316)</u>

Amelia Walk Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2020

NOTE C – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet and statement of net position as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District’s deposits may not be returned. The investment policy of the District follows the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2020, the District’s bank balance was \$46,259 and the carrying value was \$21,157. The District controls its exposure to custodial credit risk because it maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

As of September 30, 2020, the District had the following investments and maturities.

Investment	Maturity	Fair Value
U.S. Bank Managed Money Market First American Government Obligation Fund	N/A 44 days*	\$ 145,929 <u>2,616,796</u> <u>\$ 2,762,725</u>

* Weighted Average Maturity

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that use the best information available under the circumstances, which includes the District’s own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investments in US Bank Managed Money Market and First American Government Obligation Fund are Level 1 assets.

Amelia Walk Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2020

NOTE C – CASH AND INVESTMENTS (CONTINUED)

Interest Rate Risk

The District monitors investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The Local Government Surplus Funds Trust is an authorized investment under Section 218.415, Florida Statutes. The District's investments in the state investment pool and government loans are limited by state statutory requirements and bond compliance. As of September 30, 2020, the District's investment in the First American Government Obligation Fund was rated AAAM by Standard & Poor's.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one issuer. The investment in First American Government Obligation Fund is 95%, and the U. S. Bank Managed Money Market Funds are 5% of total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2020 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary. In addition, the District has the ability to hold investments to maturity which may have fair values less than cost. The District's investments are recorded at fair value.

NOTE D – SPECIAL ASSESSMENT REVENUES

Special assessment revenues recognized for the 2019-2020 fiscal year were levied in October 2019. All assessments are payable on November 1 or as soon as the assessment roll is certified and delivered to the Tax Collector. Per Section 197.162, Florida Statutes, discounts are allowed for early payment at the rate of 4% in November, 3% in December, 2% in January, and 1% in February. Assessments paid in March are without discount. All unpaid assessments become delinquent as of April 1. Virtually all unpaid assessments that were on the assessment roll certified and delivered to the Tax Collector are collected via the sale of tax certificates on or prior to June 1. For certain parcels, the District bills and collects the annual assessments.

Amelia Walk Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2020

NOTE E – CAPITAL ASSETS

Capital Asset activity for the year ended September 30, 2020 was as follows:

	Balance October 1, 2019	Additions	Deletions	Balance September 30, 2020
<u>Governmental Activities:</u>				
Capital assets, not being depreciated:				
Land	\$ 881,686	\$ -	\$ -	\$ 881,686
Construction in progress	12,123,344	5,220,269	-	17,343,613
Total Capital Assets, Not Being Depreciated	13,005,030	5,220,269	-	18,225,299
Capital assets, being depreciated:				
Equipment	76,237	-	-	76,237
Recreational facilities and amenities	2,714,152	-	-	2,714,152
Total Capital Assets Being Depreciated	2,790,389	-	-	2,790,389
Less accumulated depreciation for:				
Equipment	(11,774)	(14,001)	-	(25,775)
Recreational facility and amenities	(1,041,685)	(91,967)	-	(1,133,652)
Total Accumulated Depreciation	(1,053,459)	(105,968)	-	(1,159,427)
Governmental Activities Capital Assets	\$ 14,741,960	\$ 5,114,301	\$ -	\$ 19,856,261

Depreciation of \$105,968 was charged to culture and recreation during the year.

NOTE F – LONG-TERM DEBT

The following is a summary of activity in the long-term debt of the District for the year ended September 30, 2020:

Long-term debt at October 1, 2019	\$ 20,240,000
Principal payments	<u>(1,010,000)</u>
Long-term debt at September 30, 2020	19,230,000
Bond discount, net	<u>(129,064)</u>
Long-term debt at September 30, 2020, net	<u>\$ 19,100,936</u>

Amelia Walk Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2020

NOTE F – LONG-TERM DEBT (CONTINUED)

Long-term debt is comprised of the following:

Special Assessment Revenue Bonds

\$1,675,000 Series 2012A-1 Special Assessment Bonds due in annual principal installments beginning May 2012, maturing in May 2037. Interest at a rate of 5.50% is due May 1 and November 1 beginning May 2012. Current portion is \$45,000. \$ 1,260,000

\$3,875,000 Series 2016 Special Assessment Bonds due in annual principal installments beginning November 2018, maturing in November 2047. Interest rates ranging from 4.25% to 6.00% is due May 1 and November 1 beginning May 2016. Current portion is \$50,000. \$ 2,795,000

\$7,135,000 Series 2018A Special Assessment Bonds (Assessment Area 3A) due in annual principal installments beginning November 2019, maturing in November 2048. Interest rates ranging from 4.00% to 5.375% is due May 1 and November 1 beginning November 2018. Current portion is \$115,000. \$ 6,875,000

\$8,300,000 Series 2018A Special Assessment Bonds (Assessment Area 3B) due in annual principal installments beginning November 2020, maturing in November 2049. Interest rates ranging from 4.375% to 5.375% is due May 1 and November 1 beginning May 2019. Current portion is \$125,000. \$ 8,300,000

**Amelia Walk Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2020**

NOTE F – LONG-TERM DEBT (CONTINUED)

The annual requirements to amortize the principal and interest of long-term debt outstanding as of September 30, 2020 are as follows:

Year Ending September 30,	Principal	Interest	Total
2021	\$ 335,000	\$ 1,010,978	\$ 1,345,978
2022	345,000	973,931	1,318,931
2023	365,000	980,319	1,345,319
2024	380,000	963,484	1,343,484
2025	395,000	945,819	1,340,819
2026-2030	2,270,000	4,415,078	6,685,078
2031-2035	2,935,000	3,747,613	6,682,613
2036-2040	3,435,000	2,867,660	6,302,660
2041-2045	4,185,000	1,848,077	6,033,077
2046-2050	4,585,000	567,688	5,152,688
Totals	<u>\$ 19,230,000</u>	<u>\$ 18,320,647</u>	<u>\$ 37,550,647</u>

Summary of Significant Bonds Resolution Terms and Covenants

Special Assessment Revenue Bonds

Significant Bond Provisions

The Series 2018A Bonds (Assessment Area 3A) and (Assessment Area 3B) were issued to currently refund and redeem the Special Assessment Bonds, Series 2012A-3 and pay a portion of the costs of the 2018 and 2018A Projects. The District levies special assessments pursuant to Section 190.022, Florida Statutes and the assessment rolls are approved by resolutions of the District Board. The collections are to be strictly accounted for and applied to the debt service of the bond series for which they were levied. The District covenants to levy special assessments in annual amounts adequate to provide for payment of principal and interest on the bonds. Payment of principal and interest is dependent on the money available in the debt service fund and the District's ability to collect special assessments levied.

The Series 2012A-3, 2016 and 2018A Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, in the manner provided by the Bond Indenture. The Bonds are also subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occur as outlined in the Trust Indenture.

The Trust Indenture established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

Amelia Walk Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2020

NOTE F – LONG-TERM DEBT (CONTINUED)

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds.

The following is a schedule of required reserve deposits as of September 30, 2020:

	<u>Balance</u>	<u>Requirement</u>
Special Assessment Bonds, Series 2012A-3	\$ 60,861	\$ 61,758
Special Assessment Bonds, Series 2016	\$ 231,800	\$ 209,100
Special Assessment Bonds, Series 2018A (Assessment Area 3A)	\$ 355,641	\$ 352,013
Special Assessment Bonds, Series 2018A (Assessment Area 3B)	\$ 559,650	\$ 559,650

NOTE G – CAPITAL LEASE PAYABLE

The District entered into a capital lease agreement with Municipal Capital Finance for the purchase of exercise equipment. The lease agreement qualifies as capital leases for accounting purposes and, therefore, have been recorded at the present value of their future minimum lease payments at the time of acquisition.

The District entered into a four-year lease agreement for the equipment on May 8, 2019 with \$20,912 due at closing and payments of \$1,217 beginning September 8, 2019. The equipment being leased has a cost to the District of \$70,005 and a carrying value of \$50,462 at September 30, 2020.

The future minimum lease obligation and the net present value of these minimum lease payments as of September 30, 2020 were as follows:

<u>Year Ending September 30,</u>	<u>Lease Payment</u>
2021	\$ 14,604
2022	14,604
2023	13,387
Less: amount representing interest	(5,318)
Present value of minimum lease payments	<u>\$ 37,277</u>

NOTE H – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. These risks are covered by commercial insurance from independent third parties. Settled claims from these risks have not exceeded commercial insurance coverage over the past three years.

Amelia Walk Community Development District
NOTES TO THE FINANCIAL STATEMENTS
September 30, 2020

NOTE I – ECONOMIC DEPENDENCY AND RELATED PARTIES

A substantial portion of the District's activity is dependent upon the continued involvement of the developers, the loss of which could have a materially adverse effect on the District. At September 30, 2020, the developers owned or controlled a large portion of the assessable property located within the District boundaries. Some members of the Board of Supervisors are employed by the developer or its affiliates at September 30, 2020.

NOTE J – SUBSEQUENT EVENTS

On November 1, 2020, the District made a \$10,000 prepayment on the Series 2012A-1 Bonds, a \$120,000 prepayment on the Series 2016 Bonds, and a \$95,000 prepayment on the Series 2018A Bonds (Assessment Area 3A). On February 1, 2021, the District made a \$50,000 prepayment on the Series 2016 Bonds and a \$35,000 prepayment on the Series 2018A Bonds (Assessment Area 3A). On May 1, 2021, the District made a \$20,000 prepayment on the Series 2012A-1 Bonds, a \$5,000 prepayment on the Series 2016 Bonds, and a \$40,000 prepayment on the Series 2018A Bonds (Assessment Area 3A).



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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Amelia Walk Community Development District
Nassau County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Amelia Walk Community Development District, as of and for the year ended September 30, 2020, and the related notes to the financial statements, and have issued our report thereon dated July 20, 2021.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered Amelia Walk Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Amelia Walk Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Amelia Walk Community Development District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Board of Supervisors
Amelia Walk Community Development District

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Amelia Walk Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

The District's responses to the findings identified in our audit are described in the accompanying Management Letter. We did not audit the District's responses and, accordingly, we express no opinion on them.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

July 20, 2021



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MANAGEMENT LETTER

To the Board of Supervisors
Amelia Walk Community Development District
Nassau County, Florida

Report on the Financial Statements

We have audited the financial statements of the Amelia Walk Community Development District as of and for the year ended September 30, 2020, and have issued our report thereon dated July 20, 2021.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professionals Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated July 20, 2021, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. The following findings or recommendations were included in the preceding financial audit report.

2019-01

Finding: The actual expenditures in the General Fund exceeded the budget due to a capital lease which is a violation of Section 189.016, Florida Statutes.

Response: Management will review spending to ensure that expenditures do not exceed appropriations in the future.

Status: The finding was corrected in the current year.

To the Board of Supervisors
Amelia Walk Community Development District

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not Amelia Walk Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that Amelia Walk Community Development District did not meet any of the conditions described in Section 218.503(1) Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for Amelia Walk Community Development District. It is management's responsibility to monitor the Amelia Walk Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same as of September 30, 2020.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.



Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

July 20, 2021



**Berger, Toombs, Elam,
Gaines & Frank**

Certified Public Accountants PL

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**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE
WITH SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors
Amelia Walk Community Development District
Nassau County, Florida

We have examined Amelia Walk Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2020. Management is responsible for Amelia Walk Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Amelia Walk Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Amelia Walk Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Amelia Walk Community Development District's compliance with the specified requirements.

In our opinion, Amelia Walk Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2020.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

July 20, 2021

SEVENTH ORDER OF BUSINESS

***Approved Budget
Fiscal Year 2022***

***Amelia Walk
Community Development District***

August 17, 2021



Amelia Walk
Community Development District

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Amelia Walk

Community Development District

General Fund

Description	Adopted Budget FY 2021	Actual Thru 7/31/21	Projected Next 2 Months	Total Projected 9/30/21	Approved Budget FY 2022
Revenues					
Maintenance Assessments-On Roll (Net)	\$600,608	\$510,259	\$0	\$510,259	\$790,124
Maintenance Assessments-Off Roll	\$78,846	\$174,312	\$0	\$174,312	\$0
Interest Income	\$100	\$11	\$2	\$14	\$100
Clubhouse Rental Fees	\$500	\$1,254	\$0	\$1,254	\$500
Miscellaneous Income	\$0	\$24,125	\$0	\$24,125	\$0
Carryforward Surplus	\$0	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$680,054	\$709,961	\$2	\$709,964	\$790,724
Expenditures					
<u>Administrative</u>					
Supervisor Fees	\$12,000	\$7,000	\$2,000	\$9,000	\$12,000
FICA Expense	\$842	\$536	\$153	\$689	\$842
Engineering Fees	\$15,000	\$150	\$2,500	\$2,650	\$10,000
Assessment Roll Administration	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Dissemination	\$3,500	\$2,917	\$583	\$3,500	\$3,500
Dissemination-Amortization Schedules	\$500	\$1,200	\$0	\$1,200	\$1,000
Trustee Fees	\$21,550	\$13,469	\$5,675	\$19,144	\$21,550
Arbitrage	\$2,400	\$1,800	\$600	\$2,400	\$2,400
Attorney Fees	\$22,000	\$18,549	\$3,710	\$22,259	\$22,000
Annual Audit	\$4,500	\$3,635	\$0	\$3,635	\$3,745
Management Fees	\$48,600	\$40,500	\$8,100	\$48,600	\$48,600
Information Technology	\$1,000	\$931	\$167	\$1,097	\$800
Website Maintenance	\$0	\$0	\$0	\$0	\$400
Travel & Per Diem	\$1,000	\$379	\$76	\$455	\$1,000
Telephone	\$650	\$1,457	\$291	\$1,748	\$650
Postage	\$1,000	\$1,799	\$360	\$2,158	\$1,000
Printing & Binding	\$2,500	\$0	\$250	\$250	\$2,500
Insurance	\$8,319	\$8,319	\$0	\$8,319	\$8,735
Legal Advertising	\$8,500	\$7,048	\$1,500	\$8,548	\$8,500
Other Current Charges	\$1,200	\$601	\$120	\$722	\$1,200
Office Supplies	\$250	\$218	\$44	\$262	\$250
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
TOTAL ADMINISTRATIVE	\$160,486	\$115,683	\$26,129	\$141,812	\$155,846
FIELD:					
Contract Services:					
Landscaping & Fertilization Maintenance	\$110,233	\$91,861	\$18,372	\$110,233	\$128,233
Fountain Maintenance	\$1,500	\$500	\$1,000	\$1,500	\$1,500
Lake Maintenance	\$8,995	\$19,931	\$3,056	\$22,987	\$28,404
Security	\$6,845	\$7,032	\$341	\$7,373	\$7,845
Refuse	\$3,200	\$4,635	\$1,065	\$5,700	\$6,392
Management Company	\$15,120	\$12,600	\$2,520	\$15,120	\$15,120
Subtotal Contract Services	\$145,893	\$136,558	\$26,354	\$162,912	\$187,494

Amelia Walk

Community Development District

General Fund

Description	Adopted Budget FY 2021	Actual Thru 7/31/21	Projected Next 2 Months	Total Projected 9/30/21	Approved Budget FY 2022
Repairs & Maintenance:					
Repairs & Maintenance	\$40,000	\$7,357	\$10,000	\$17,357	\$30,000
Landscaping Extras (Flowers & Mulch)	\$12,000	\$3,739	\$748	\$4,487	\$23,181
Irrigation Repairs	\$7,500	\$6,536	\$1,307	\$7,844	\$7,500
Speed Control	\$0	\$0	\$0	\$0	\$12,000
Subtotal Repairs and Maintenance	\$59,500	\$17,633	\$12,055	\$29,688	\$72,681
Utilities:					
Electric	\$18,000	\$13,260	\$2,652	\$15,912	\$18,000
Streetlighting	\$16,000	\$15,855	\$2,832	\$18,688	\$18,000
Water & Wastewater	\$70,000	\$92,169	\$18,434	\$110,603	\$120,000
Subtotal Utilities	\$104,000	\$121,285	\$23,918	\$145,203	\$156,000
Amenity Center:					
Insurance	\$15,136	\$20,369	\$0	\$20,369	\$21,387
Pool Maintenance	\$11,172	\$9,150	\$2,200	\$11,350	\$14,700
Pool Chemicals	\$3,000	\$0	\$0	\$0	\$0
Pool Permit	\$300	\$265	\$0	\$265	\$300
Amenity Attendant	\$35,280	\$29,400	\$5,880	\$35,280	\$35,280
Cable TV/Internet/Telephone	\$3,684	\$3,497	\$699	\$4,196	\$4,000
Janitorial Service	\$12,000	\$11,426	\$1,905	\$13,331	\$11,431
Special Events	\$10,000	\$4,145	\$829	\$4,974	\$10,000
Decorations-Holiday	\$0	\$2,000	\$0	\$2,000	\$2,000
Facility Maintenance (including Fitness Equip)	\$5,000	\$3,384	\$677	\$4,061	\$5,000
Lease	\$14,604	\$12,170	\$2,434	\$14,604	\$14,604
Subtotal Amenity Center	\$110,176	\$95,806	\$14,624	\$110,431	\$118,703
Reserves:					
Capital Reserves	\$100,000	\$8,350	\$91,650	\$100,000	\$100,000
Subtotal Reserves	\$100,000	\$8,350	\$91,650	\$100,000	\$100,000
TOTAL FIELD EXPENDITURES	\$519,568	\$379,631	\$168,602	\$548,233	\$634,877
TOTAL EXPENDITURES	\$680,054	\$495,314	\$194,731	\$690,045	\$790,724
FUND BALANCE	\$0	\$214,647	(\$194,729)	\$19,919	\$0

	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022
Net On Roll Assessment	\$ 185,504	\$ 248,141	\$ 345,011	\$ 600,608	\$ 790,124
Collection & Discounts (7%)	\$ 13,963	\$ 18,677	\$ 25,969	\$ 45,207	\$ 59,472
Gross Assessment	\$ 199,466	\$ 266,818	\$ 370,979	\$ 645,815	\$ 849,596
No. of Units	287	287	382	665	749
Gross Per Unit Assessment	\$ 695.00	\$ 929.68	\$ 971.15	\$ 971.15	\$ 1,134.31

Annual % Increase 17%
Annual Increase \$ 163.16

AMELIA WALK
COMMUNITY DEVELOPMENT DISTRICT
 Exhibit "A"
 Allocation of Operating Reserve

Description	Amount
Beginning Balance - Carry Forward Surplus (As of 10/1/2020)	\$142,201
Capital Reserves-FY 2021	\$91,650
Estimated Excess Expenditures over Revenues-FY 2021	\$19,919
Less:	
Funding for First Quarter Operating Expenses ⁽¹⁾	(\$150,094)
Reserved for Capital Projects / Renewal and Replacement	(\$103,676)
	(\$253,770)
Total Undesignated Cash as of 9/30/2021	\$0

⁽¹⁾ First quarter operating expenditures are generally three months of the annual budget less amounts reserved for Capital Projects, which is approximately \$150,093.71.

Amelia Walk

Community Development District

General Fund Budget

Fiscal Year 2022

REVENUES:

Maintenance Assessments

The District General Fund expenditures will be placed on the Nassau County tax roll and assessments levied based on the General Fund budget.

Rental Income

Rental income earned from renting the Clubhouse for events and activities.

EXPENDITURES:

Administrative:

Supervisor Fees

The Florida Statutes allows each board member to receive \$200 per meeting no to exceed \$4,800 in one year. The amount for the fiscal year is based upon all five supervisors attending the estimated 11 meetings.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

Engineering

The District's engineering firm, McCranie & Associates, will be providing general engineering services to the District, including attendance and preparation for monthly board meetings, review invoices, etc.

Assessment Roll Administration

The District has contracted with Governmental Management Services, LLC to serve as the District's collection agent and certify the District's non ad-valorem assessments with the county tax collector.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Trustee Fees

The District issued Series 2012, 2016, and 2018 Special Assessment Bonds which are held with a Trustee at US Bank. The amount of the trustee fees is based on the agreement between US Bank and the District.

Arbitrage

The District is required to annually have an arbitrage rebate calculation on the District's Series 2012 and 2018 Special Assessment Bonds.

Amelia Walk

Community Development District

General Fund Budget

Fiscal Year 2022

Attorney

The District's legal counsel, Hopping Green & Sams, will be providing general legal services to the District, including attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, etc.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC.

Computer Time

The District processes all of its financial activities, including accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services, LLC.

Telephone

Telephone and fax machine.

Postage

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's General Liability & Public Officials Liability Insurance policy is with Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings etc in the Nassau County Record.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Amelia Walk

Community Development District

General Fund Budget
Fiscal Year 2022

Field Expenditures:

Landscaping and Fertilization Maintenance:

The district has contracted with Trim All Lawn Service to provide landscaping and fertilization maintenance.

<u>Description</u>	<u>Monthly</u>	<u>Annually</u>
Trim All Lawn Service	\$10686	\$128,233

Fountain Maintenance:

The District will contract with a firm to maintain its fountains.

Lake Maintenance

The District will contract with a company to provide monthly water management services to all the lakes, Phases 1 & 2, throughout the District.

<u>Description</u>	<u>Monthly</u>	<u>Annually</u>
Lake & Wetland Management	\$2367	\$28,404

Refuse

This item includes the cost of garbage disposal for the District.

Management Company

The District has contracted with Evergreen Lifestyle Management, LLC for supervision and on-site management.

Repairs & Maintenance:

Repairs & Maintenance

Represents funds that will be used to make repairs, provide replacements and maintain equipment in the District.

Landscaping Extras

Represents any money set aside for landscaping extras that are not incorporated in regular landscaping costs.

Irrigation Repairs

Represents funds needed for repairs to the irrigation system of the district.

Amelia Walk

Community Development District

General Fund Budget

Fiscal Year 2022

Utilities:

Electric

The cost of electricity for Amelia Walk CDD for the following accounts:

<u>Account Number</u>	<u>Description</u>	<u>Annual Amount</u>
73913-05054	85057 MAJESTIC WALK BLVD.#LS	\$500
76801-07336	85359 MAJESTIC WALK BLVD.	\$650
79966-25336	85287 MAJESTIC WALK BLVD. CLUB	\$10,800
90653-46331	85257 MAJESTIC WALK BLVD. FTN	\$3,400
14381-88177	85108 MAJESTIC WALK BLVD. # IRR	\$150
86669-98532	85287 MAJESTIC WALK BLVD.	\$102
16099-74173	85377 MAJESTIC WALK BLVD. #SIGN	\$168
84322-19536	85059 MAJESTICE WALK BLVD.	\$102
	CONTINGENCY	\$628
Total		\$16,500

Streetlighting

This item includes the cost of street lighting for the following FPL account:

<u>Account Number</u>	<u>Description</u>	<u>Annual Amount</u>
78458-32232	000 AMELIA CONCOURSE	\$17,000
Total		\$17,000

Water & Wastewater

The cost of water, sewer and irrigation services for Amelia Walk CDD for the following accounts:

<u>Account Number</u>	<u>Description</u>	<u>Annual Amount</u>
66898811	85108 Majestic Walk Blvd. (IRR)	\$24,000
67204885	85287 Majestic Walk Blvd. (IRR)	\$23,500
67133220	85287 Majestic Walk Blvd. (IRR)	\$26,500
67579885	85287 Majestic Walk Blvd. (S)	\$12,500
67579885	85287 Majestic Walk Blvd. (W)	\$8,500
65440987	85287 Majestic Walk Blvd. (W)	\$3,500
Contingency		\$1,500
Total		\$100,000

Amelia Walk
Community Development District

General Fund Budget
Fiscal Year 2022

Amenity Center:

Insurance

The cost to the District for its Amenity Center property insurance policy; Florida Insurance Alliance (FIA) specializes in providing insurance coverage to governmental agencies.

Pool Maintenance

The District has contracted with Crystal Clean Pool Service for the maintenance of the Amenity Center Swimming Pool. Also represents the cost of chemicals that will be used to maintain the pool.

<u>Description</u>	<u>Monthly</u>	<u>Annually</u>
Crown Pools, Inc.	\$1100	\$14,700

Pool Permit

Represents Permit Fees paid to the Department of Health for the swimming pool.

Amenity Attendant

The District has contracted with Evergreen Lifestyle Management, LLC. who will provide someone to monitor the facility.

Cable TV/Internet/Telephone

Cost of cable, internet services, and telephone/fax used for the Amenity Center.

Janitorial Services

The District will contract with a qualified company to provide janitorial services for the Amenity Center.

Facility Maintenance

Cost of routine repairs and maintenance of the District's common areas and Amenity Center.

Reserves:

Capital Reserve

Funds set aside for future replacements of capital related items.

Amelia Walk

Community Development District

Debt Service Fund

Series 2012A-1 Special Assessment Revenue Bonds

Description	Adopted Budget FY 2021	Actual Thru 7/31/21	Projected Next 2 Months	Total Projected 9/30/21	Approved Budget FY 2022
Revenues					
Special Assessments-On Roll (Net)	\$116,475	\$117,583	\$0	\$117,583	\$114,900
Special Assessments-A Prepayments	\$0	\$26,475	\$0	\$26,475	\$0
Interest Income	\$0	\$8	\$2	\$10	\$0
Carry Forward Surplus ⁽¹⁾	\$84,224	\$83,724	\$0	\$83,724	\$83,766
TOTAL REVENUES	\$200,699	\$227,790	\$2	\$227,791	\$198,666
Expenditures					
<u>Series 2012A-1</u>					
Interest - 11/01	\$34,650	\$34,650	\$0	\$34,650	\$33,138
Interest - 05/01	\$34,650	\$34,375	\$0	\$34,375	\$33,138
Principal - 05/01	\$45,000	\$45,000	\$0	\$45,000	\$50,000
Special Call - 11/01	\$10,000	\$10,000	\$0	\$10,000	\$0
Special Call - 05/01	\$0	\$20,000	\$0	\$20,000	\$0
TOTAL EXPENDITURES	\$124,300	\$144,025	\$0	\$144,025	\$116,275
EXCESS REVENUES	\$76,399	\$83,765	\$2	\$83,766	\$82,391

Interest Expense 11/1/2022	\$31,762.50
	<u>\$31,762.50</u>

⁽¹⁾ Carry forward surplus is net of the reserve requirement.

Amelia Walk

Community Development District

Amortization Schedule

Series 2012A-1, Special Assessment Bonds

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
05/01/21	\$ 1,250,000	5.50%	\$ 45,000.00	\$ 34,375.00	\$ -
11/01/21	\$ 1,205,000	5.50%	\$ -	\$ 33,137.50	\$ 112,512.50
05/01/22	\$ 1,205,000	5.50%	\$ 50,000.00	\$ 33,137.50	\$ -
11/01/22	\$ 1,155,000	5.50%	\$ -	\$ 31,762.50	\$ 114,900.00
05/01/23	\$ 1,155,000	5.50%	\$ 50,000.00	\$ 31,762.50	\$ -
11/01/23	\$ 1,105,000	5.50%	\$ -	\$ 30,387.50	\$ 112,150.00
05/01/24	\$ 1,105,000	5.50%	\$ 55,000.00	\$ 30,387.50	\$ -
11/01/24	\$ 1,050,000	5.50%	\$ -	\$ 28,875.00	\$ 114,262.50
05/01/25	\$ 1,050,000	5.50%	\$ 55,000.00	\$ 28,875.00	\$ -
11/01/25	\$ 995,000	5.50%	\$ -	\$ 27,362.50	\$ 111,237.50
05/01/26	\$ 995,000	5.50%	\$ 60,000.00	\$ 27,362.50	\$ -
11/01/26	\$ 935,000	5.50%	\$ -	\$ 25,712.50	\$ 113,075.00
05/01/27	\$ 935,000	5.50%	\$ 65,000.00	\$ 25,712.50	\$ -
11/01/27	\$ 870,000	5.50%	\$ -	\$ 23,925.00	\$ 114,637.50
05/01/28	\$ 870,000	5.50%	\$ 65,000.00	\$ 23,925.00	\$ -
11/01/28	\$ 805,000	5.50%	\$ -	\$ 22,137.50	\$ 111,062.50
05/01/29	\$ 805,000	5.50%	\$ 70,000.00	\$ 22,137.50	\$ -
11/01/29	\$ 735,000	5.50%	\$ -	\$ 20,212.50	\$ 112,350.00
05/01/30	\$ 735,000	5.50%	\$ 75,000.00	\$ 20,212.50	\$ -
11/01/30	\$ 660,000	5.50%	\$ -	\$ 18,150.00	\$ 113,362.50
05/01/31	\$ 660,000	5.50%	\$ 80,000.00	\$ 18,150.00	\$ -
11/01/31	\$ 580,000	5.50%	\$ -	\$ 15,950.00	\$ 114,100.00
05/01/32	\$ 580,000	5.50%	\$ 85,000.00	\$ 15,950.00	\$ -
11/01/32	\$ 495,000	5.50%	\$ -	\$ 13,612.50	\$ 114,562.50
05/01/33	\$ 495,000	5.50%	\$ 90,000.00	\$ 13,612.50	\$ -
11/01/33	\$ 405,000	5.50%	\$ -	\$ 11,137.50	\$ 114,750.00
05/01/34	\$ 405,000	5.50%	\$ 90,000.00	\$ 11,137.50	\$ -
11/01/34	\$ 315,000	5.50%	\$ -	\$ 8,662.50	\$ 109,800.00
05/01/35	\$ 315,000	5.50%	\$ 100,000.00	\$ 8,662.50	\$ -
11/01/35	\$ 215,000	5.50%	\$ -	\$ 5,912.50	\$ 114,575.00
05/01/36	\$ 215,000	5.50%	\$ 105,000.00	\$ 5,912.50	\$ -
11/01/36	\$ 110,000	5.50%	\$ -	\$ 3,025.00	\$ 113,937.50
05/01/37	\$ 110,000	5.50%	\$ 110,000.00	\$ 3,025.00	\$ 113,025.00
Total			\$ 1,250,000.00	\$ 674,300.00	\$ 1,924,300.00

Amelia Walk

Community Development District

Debt Service Fund
Series 2016A-2 Special Assessment Revenue Bonds

Description	Adopted Budget FY 2021	Actual Thru 7/31/21	Projected Next 2 Months	Total Projected 9/30/21	Approved Budget FY 2022
Revenues					
Special Assessments	\$209,300	\$204,780	\$0	\$204,780	\$190,350
Special Assessments-Prepayments	\$0	\$131,525	\$0	\$131,525	\$0
Interest Income	\$0	\$19	\$4	\$23	\$0
Carry Forward Surplus ⁽¹⁾	\$176,312	\$297,798	\$0	\$297,798	\$179,133
TOTAL REVENUES	\$385,612	\$634,123	\$4	\$634,127	\$369,483
Expenditures					
<u>Series 2016A-1</u>					
Interest - 11/01	\$81,563	\$81,669	\$0	\$81,669	\$72,438
Principal - 11/01	\$50,000	\$50,000	\$0	\$50,000	\$45,000
Special Call - 11/01	\$0	\$120,000	\$0	\$120,000	\$20,000
Interest - 02/01	\$0	\$744	\$0	\$744	\$0
Special Call - 02/01	\$0	\$50,000	\$0	\$50,000	\$0
Interest - 05/01	\$80,500	\$75,594	\$0	\$75,594	\$72,438
Special Call - 05/01	\$0	\$5,000	\$0	\$5,000	\$0
Interest - 08/01	\$0	\$0	\$1,988	\$1,988	\$0
Special Call - 08/01	\$0	\$0	\$70,000	\$70,000	\$0
TOTAL EXPENDITURES	\$212,063	\$383,006	\$71,988	\$454,994	\$209,875
EXCESS REVENUES	\$173,549	\$251,117	(\$71,984)	\$179,133	\$159,608

Interest Expense 11/1/2022	\$	72,437.50
Principal Expense 11/1/2022	\$	45,000.00
		<u>\$117,437.50</u>

⁽¹⁾ Carry forward surplus is net of the reserve requirement.

Amelia Walk

Community Development District

Amortization Schedule

Series 2016, Special Assessment Bonds ⁽¹⁾

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
02/01/21	\$ 2,625,000	\$ 50,000.00	\$ 743.75	\$ -
05/01/21	\$ 2,575,000	\$ 5,000.00	\$ 75,593.75	\$ -
08/01/21	\$ 2,570,000	\$ 70,000.00	\$ 1,987.50	\$ -
11/01/21	\$ 2,455,000	\$ 45,000.00	\$ 72,437.50	\$ 320,762.50
05/01/22	\$ 2,455,000	\$ -	\$ 72,437.50	\$ -
11/01/22	\$ 2,455,000	\$ 45,000.00	\$ 72,437.50	\$ 189,875.00
05/01/23	\$ 2,410,000	\$ -	\$ 71,200.00	\$ -
11/01/23	\$ 2,410,000	\$ 45,000.00	\$ 71,200.00	\$ 187,400.00
05/01/24	\$ 2,365,000	\$ -	\$ 69,962.50	\$ -
11/01/24	\$ 2,365,000	\$ 45,000.00	\$ 69,962.50	\$ 184,925.00
05/01/25	\$ 2,320,000	\$ -	\$ 68,725.00	\$ -
11/01/25	\$ 2,320,000	\$ 50,000.00	\$ 68,725.00	\$ 187,450.00
05/01/26	\$ 2,270,000	\$ -	\$ 67,350.00	\$ -
11/01/26	\$ 2,270,000	\$ 55,000.00	\$ 67,350.00	\$ 189,700.00
05/01/27	\$ 2,215,000	\$ -	\$ 65,837.50	\$ -
11/01/27	\$ 2,215,000	\$ 55,000.00	\$ 65,837.50	\$ 186,675.00
05/01/28	\$ 2,160,000	\$ -	\$ 64,325.00	\$ -
11/01/28	\$ 2,160,000	\$ 60,000.00	\$ 64,325.00	\$ 188,650.00
05/01/29	\$ 2,100,000	\$ -	\$ 62,675.00	\$ -
11/01/29	\$ 2,100,000	\$ 65,000.00	\$ 62,675.00	\$ 190,350.00
05/01/30	\$ 2,035,000	\$ -	\$ 60,887.50	\$ -
11/01/30	\$ 2,035,000	\$ 65,000.00	\$ 60,887.50	\$ 186,775.00
05/01/31	\$ 1,970,000	\$ -	\$ 59,100.00	\$ -
11/01/31	\$ 1,970,000	\$ 70,000.00	\$ 59,100.00	\$ 188,200.00
05/01/32	\$ 1,900,000	\$ -	\$ 57,000.00	\$ -
11/01/32	\$ 1,900,000	\$ 75,000.00	\$ 57,000.00	\$ 189,000.00
05/01/33	\$ 1,825,000	\$ -	\$ 54,750.00	\$ -
11/01/33	\$ 1,825,000	\$ 80,000.00	\$ 54,750.00	\$ 189,500.00
05/01/34	\$ 1,745,000	\$ -	\$ 52,350.00	\$ -
11/01/34	\$ 1,745,000	\$ 85,000.00	\$ 52,350.00	\$ 189,700.00
05/01/35	\$ 1,660,000	\$ -	\$ 49,800.00	\$ -
11/01/35	\$ 1,660,000	\$ 90,000.00	\$ 49,800.00	\$ 189,600.00
05/01/36	\$ 1,570,000	\$ -	\$ 47,100.00	\$ -
11/01/36	\$ 1,570,000	\$ 95,000.00	\$ 47,100.00	\$ 189,200.00
05/01/37	\$ 1,475,000	\$ -	\$ 44,250.00	\$ -
11/01/37	\$ 1,475,000	\$ 100,000.00	\$ 44,250.00	\$ 188,500.00
05/01/38	\$ 1,375,000	\$ -	\$ 41,250.00	\$ -
11/01/38	\$ 1,375,000	\$ 105,000.00	\$ 41,250.00	\$ 187,500.00
05/01/39	\$ 1,270,000	\$ -	\$ 38,100.00	\$ -
11/01/39	\$ 1,270,000	\$ 110,000.00	\$ 38,100.00	\$ 186,200.00
05/01/40	\$ 1,160,000	\$ -	\$ 34,800.00	\$ -
11/01/40	\$ 1,160,000	\$ 120,000.00	\$ 34,800.00	\$ 189,600.00
05/01/41	\$ 1,040,000	\$ -	\$ 31,200.00	\$ -
11/01/41	\$ 1,040,000	\$ 125,000.00	\$ 31,200.00	\$ 187,400.00
05/01/42	\$ 915,000	\$ -	\$ 27,450.00	\$ -
11/01/42	\$ 915,000	\$ 130,000.00	\$ 27,450.00	\$ 184,900.00
05/01/43	\$ 785,000	\$ -	\$ 23,550.00	\$ -
11/01/43	\$ 785,000	\$ 140,000.00	\$ 23,550.00	\$ 187,100.00
05/01/44	\$ 645,000	\$ -	\$ 19,350.00	\$ -
11/01/44	\$ 645,000	\$ 150,000.00	\$ 19,350.00	\$ 188,700.00
05/01/45	\$ 495,000	\$ -	\$ 14,850.00	\$ -
11/01/45	\$ 495,000	\$ 155,000.00	\$ 14,850.00	\$ 184,700.00
05/01/46	\$ 340,000	\$ -	\$ 10,200.00	\$ -
11/01/46	\$ 340,000	\$ 165,000.00	\$ 10,200.00	\$ 185,400.00
05/01/47	\$ 175,000	\$ -	\$ 5,250.00	\$ -
11/01/47	\$ 175,000	\$ 175,000.00	\$ 5,250.00	\$ 185,500.00
Total		\$ 2,625,000	\$ 2,578,262.50	\$ 5,203,262.50

⁽¹⁾ Please note that the Series 2016 Special Assessment Revenue Bonds has 3 maturities.

Amelia Walk

Community Development District

Debt Service Fund
Series 2018A-3 Special Assessment Revenue Bonds

Description	Adopted Budget FY 2021	Actual Thru 7/31/21	Projected Next 2 Months	Total Projected 9/30/21	Approved Budget FY 2022
Revenues					
Special Assessments-On Roll (Net)	\$204,479	\$471,271	\$0	\$471,271	\$461,806
Special Assessments	\$264,871	\$0	\$0	\$0	\$0
Special Assessments-Prepayments	\$0	\$65,448	\$0	\$65,448	\$0
Interest Income	\$0	\$32	\$6	\$39	\$0
Carry Forward Surplus ⁽¹⁾	\$345,364	\$412,361	\$0	\$412,361	\$315,502
TOTAL REVENUES	\$814,714	\$949,112	\$6	\$949,119	\$777,308
Expenditures					
<u>Series 2018A-1</u>					
Interest - 11/01	\$176,875	\$176,875	\$0	\$176,875	\$171,275
Principal - 11/01	\$115,000	\$115,000	\$0	\$115,000	\$115,000
Special Call - 11/01	\$25,000	\$95,000	\$0	\$95,000	\$0
Interest - 02/01	\$0	\$467	\$0	\$467	\$0
Special Call - 02/01	\$0	\$35,000	\$0	\$35,000	\$0
Interest - 05/01	\$174,575	\$171,275	\$0	\$171,275	\$168,975
Special Call - 05/01	\$0	\$40,000	\$0	\$40,000	\$0
Interest - 08/01	\$0	\$0	\$0	\$0	\$0
Special Call - 08/01	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$491,450	\$633,617	\$0	\$633,617	\$455,250
EXCESS REVENUES	\$323,264	\$315,495	\$6	\$315,502	\$322,058
				Interest Expense 11/1/2022	\$168,975
				Principal Expense 11/1/2022	\$120,000
					<u>\$288,975</u>

⁽¹⁾ Carry forward surplus is net of the reserve requirement.

Amelia Walk

Community Development District

Amortization Schedule

Series 2018, Special Assessment Bonds ⁽¹⁾

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/21	\$ 6,515,000	\$ -	\$ 171,275.00	\$ -
11/01/21	\$ 6,630,000	\$ 115,000.00	\$ 171,275.00	\$ 457,550.00
05/01/22	\$ 6,515,000	\$ -	\$ 168,975.00	\$ -
11/01/22	\$ 6,515,000	\$ 120,000.00	\$ 168,975.00	\$ 457,950.00
05/01/23	\$ 6,395,000	\$ -	\$ 166,575.00	\$ -
11/01/23	\$ 6,395,000	\$ 125,000.00	\$ 166,575.00	\$ 458,150.00
05/01/24	\$ 6,270,000	\$ -	\$ 164,075.00	\$ -
11/01/24	\$ 6,270,000	\$ 130,000.00	\$ 164,075.00	\$ 458,150.00
05/01/25	\$ 6,140,000	\$ -	\$ 161,475.00	\$ -
11/01/25	\$ 6,140,000	\$ 135,000.00	\$ 161,475.00	\$ 457,950.00
05/01/26	\$ 6,005,000	\$ -	\$ 158,268.75	\$ -
11/01/26	\$ 6,005,000	\$ 145,000.00	\$ 158,268.75	\$ 461,537.50
05/01/27	\$ 5,860,000	\$ -	\$ 154,825.00	\$ -
11/01/27	\$ 5,860,000	\$ 150,000.00	\$ 154,825.00	\$ 459,650.00
05/01/28	\$ 5,710,000	\$ -	\$ 151,262.50	\$ -
11/01/28	\$ 5,710,000	\$ 155,000.00	\$ 151,262.50	\$ 457,525.00
05/01/29	\$ 5,555,000	\$ -	\$ 147,581.25	\$ -
11/01/29	\$ 5,555,000	\$ 165,000.00	\$ 147,581.25	\$ 460,162.50
05/01/30	\$ 5,390,000	\$ -	\$ 143,662.50	\$ -
11/01/30	\$ 5,390,000	\$ 170,000.00	\$ 143,662.50	\$ 457,325.00
05/01/31	\$ 5,220,000	\$ -	\$ 139,200.00	\$ -
11/01/31	\$ 5,220,000	\$ 180,000.00	\$ 139,200.00	\$ 458,400.00
05/01/32	\$ 5,040,000	\$ -	\$ 134,475.00	\$ -
11/01/32	\$ 5,040,000	\$ 190,000.00	\$ 134,475.00	\$ 458,950.00
05/01/33	\$ 4,850,000	\$ -	\$ 129,487.50	\$ -
11/01/33	\$ 4,850,000	\$ 200,000.00	\$ 129,487.50	\$ 458,975.00
05/01/34	\$ 4,650,000	\$ -	\$ 124,237.50	\$ -
11/01/34	\$ 4,650,000	\$ 210,000.00	\$ 124,237.50	\$ 458,475.00
05/01/35	\$ 4,440,000	\$ -	\$ 118,725.00	\$ -
11/01/35	\$ 4,440,000	\$ 220,000.00	\$ 118,725.00	\$ 457,450.00
05/01/36	\$ 4,220,000	\$ -	\$ 112,950.00	\$ -
11/01/36	\$ 4,220,000	\$ 235,000.00	\$ 112,950.00	\$ 460,900.00
05/01/37	\$ 3,985,000	\$ -	\$ 106,781.25	\$ -
11/01/37	\$ 3,985,000	\$ 245,000.00	\$ 106,781.25	\$ 458,562.50
05/01/38	\$ 3,740,000	\$ -	\$ 100,350.00	\$ -
11/01/38	\$ 3,740,000	\$ 260,000.00	\$ 100,350.00	\$ 460,700.00
05/01/39	\$ 3,480,000	\$ -	\$ 93,525.00	\$ -
11/01/39	\$ 3,480,000	\$ 270,000.00	\$ 93,525.00	\$ 457,050.00
05/01/40	\$ 3,210,000	\$ -	\$ 86,268.75	\$ -
11/01/40	\$ 3,210,000	\$ 285,000.00	\$ 86,268.75	\$ 457,537.50
05/01/41	\$ 2,925,000	\$ -	\$ 78,609.38	\$ -
11/01/41	\$ 2,925,000	\$ 300,000.00	\$ 78,609.38	\$ 457,218.75
05/01/42	\$ 2,625,000	\$ -	\$ 70,546.88	\$ -
11/01/42	\$ 2,625,000	\$ 320,000.00	\$ 70,546.88	\$ 461,093.75
05/01/43	\$ 2,305,000	\$ -	\$ 61,946.88	\$ -
11/01/43	\$ 2,305,000	\$ 335,000.00	\$ 61,946.88	\$ 458,893.75
05/01/44	\$ 1,970,000	\$ -	\$ 52,943.75	\$ -
11/01/44	\$ 1,970,000	\$ 355,000.00	\$ 52,943.75	\$ 460,887.50
05/01/45	\$ 1,615,000	\$ -	\$ 43,403.13	\$ -
11/01/45	\$ 1,615,000	\$ 375,000.00	\$ 43,403.13	\$ 461,806.25
05/01/46	\$ 1,240,000	\$ -	\$ 33,325.00	\$ -
11/01/46	\$ 1,240,000	\$ 390,000.00	\$ 33,325.00	\$ 456,650.00
05/01/47	\$ 850,000	\$ -	\$ 22,843.75	\$ -
11/01/47	\$ 850,000	\$ 415,000.00	\$ 22,843.75	\$ 460,687.50
05/01/48	\$ 435,000	\$ -	\$ 11,690.63	\$ -
11/01/48	\$ 435,000	\$ 435,000.00	\$ 11,690.63	\$ 458,381.25
Total		\$ 6,630,000	\$ 6,218,568.75	\$ 12,848,568.75

⁽¹⁾ Please note that the Series 2018 Special Assessment Revenue Bonds has 4 maturities.

Amelia Walk

Community Development District

Debt Service Fund

Series 2018-3B Special Assessment Revenue Bonds

Description	Adopted Budget FY 2021	Actual Thru 7/31/21	Projected Next 2 Months	Total Projected 9/30/21	Approved Budget FY 2022
Revenues					
Special Assessments-On Roll (Net)	\$0	\$138,701	\$0	\$138,701	\$0
Special Assessments	\$559,650	\$325,272	\$97,968	\$423,240	\$559,650
Interest Income	\$0	\$36	\$7	\$44	\$0
Carry Forward Surplus ⁽¹⁾	\$361,393	\$361,397	\$0	\$361,397	\$370,428
TOTAL REVENUES	\$921,043	\$825,406	\$97,975	\$923,381	\$930,078
Expenditures					
Series 2018-3B					
Interest - 11/01	\$215,344	\$215,344	\$0	\$215,344	\$212,609
Principal - 11/01	\$125,000	\$125,000	\$0	\$125,000	\$130,000
Interest - 05/01	\$212,609	\$212,609	\$0	\$212,609	\$209,766
TOTAL EXPENDITURES	\$552,953	\$552,953	\$0	\$552,953	\$552,375
EXCESS REVENUES	\$368,090	\$272,453	\$97,975	\$370,428	\$377,703
				Interest Expense 11/1/2022	\$209,766
				Principal Expense 11/1/2022	\$140,000
					<u>\$349,766</u>

⁽¹⁾ Carry forward surplus is net of the reserve requirement.

Amelia Walk

Community Development District

Amortization Schedule

Series 2018-3B, Special Assessment Bonds ⁽¹⁾

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/21	\$ 8,175,000	\$ -	\$ 212,609.38	\$ -
11/01/21	\$ 8,175,000	\$ 130,000.00	\$ 212,609.38	\$ 555,218.75
05/01/22	\$ 8,045,000	\$ -	\$ 209,765.63	\$ -
11/01/22	\$ 8,045,000	\$ 140,000.00	\$ 209,765.63	\$ 559,531.25
05/01/23	\$ 7,905,000	\$ -	\$ 206,703.13	\$ -
11/01/23	\$ 7,905,000	\$ 145,000.00	\$ 206,703.13	\$ 558,406.25
05/01/24	\$ 7,760,000	\$ -	\$ 203,531.25	\$ -
11/01/24	\$ 7,760,000	\$ 150,000.00	\$ 203,531.25	\$ 557,062.50
05/01/25	\$ 7,610,000	\$ -	\$ 200,250.00	\$ -
11/01/25	\$ 7,610,000	\$ 155,000.00	\$ 200,250.00	\$ 555,500.00
05/01/26	\$ 7,455,000	\$ -	\$ 196,568.75	\$ -
11/01/26	\$ 7,455,000	\$ 165,000.00	\$ 196,568.75	\$ 558,137.50
05/01/27	\$ 7,290,000	\$ -	\$ 192,650.00	\$ -
11/01/27	\$ 7,290,000	\$ 170,000.00	\$ 192,650.00	\$ 555,300.00
05/01/28	\$ 7,120,000	\$ -	\$ 188,612.50	\$ -
11/01/28	\$ 7,120,000	\$ 180,000.00	\$ 188,612.50	\$ 557,225.00
05/01/29	\$ 6,940,000	\$ -	\$ 184,337.50	\$ -
11/01/29	\$ 6,940,000	\$ 190,000.00	\$ 184,337.50	\$ 558,675.00
05/01/30	\$ 6,750,000	\$ -	\$ 179,825.00	\$ -
11/01/30	\$ 6,750,000	\$ 200,000.00	\$ 179,825.00	\$ 559,650.00
05/01/31	\$ 6,550,000	\$ -	\$ 174,575.00	\$ -
11/01/31	\$ 6,550,000	\$ 210,000.00	\$ 174,575.00	\$ 559,150.00
05/01/32	\$ 6,340,000	\$ -	\$ 169,062.50	\$ -
11/01/32	\$ 6,340,000	\$ 220,000.00	\$ 169,062.50	\$ 558,125.00
05/01/33	\$ 6,120,000	\$ -	\$ 163,287.50	\$ -
11/01/33	\$ 6,120,000	\$ 230,000.00	\$ 163,287.50	\$ 556,575.00
05/01/34	\$ 5,890,000	\$ -	\$ 157,250.00	\$ -
11/01/34	\$ 5,890,000	\$ 245,000.00	\$ 157,250.00	\$ 559,500.00
05/01/35	\$ 5,645,000	\$ -	\$ 150,818.75	\$ -
11/01/35	\$ 5,645,000	\$ 255,000.00	\$ 150,818.75	\$ 556,637.50
05/01/36	\$ 5,390,000	\$ -	\$ 144,125.00	\$ -
11/01/36	\$ 5,390,000	\$ 270,000.00	\$ 144,125.00	\$ 558,250.00
05/01/37	\$ 5,120,000	\$ -	\$ 137,037.50	\$ -
11/01/37	\$ 5,120,000	\$ 285,000.00	\$ 137,037.50	\$ 559,075.00
05/01/38	\$ 4,835,000	\$ -	\$ 129,556.25	\$ -
11/01/38	\$ 4,835,000	\$ 300,000.00	\$ 129,556.25	\$ 559,112.50
05/01/39	\$ 4,535,000	\$ -	\$ 121,681.25	\$ -
11/01/39	\$ 4,535,000	\$ 315,000.00	\$ 121,681.25	\$ 558,362.50
05/01/40	\$ 4,220,000	\$ -	\$ 113,412.50	\$ -
11/01/40	\$ 4,220,000	\$ 330,000.00	\$ 113,412.50	\$ 556,825.00
05/01/41	\$ 3,890,000	\$ -	\$ 104,543.75	\$ -
11/01/41	\$ 3,890,000	\$ 350,000.00	\$ 104,543.75	\$ 559,087.50
05/01/42	\$ 3,540,000	\$ -	\$ 95,137.50	\$ -
11/01/42	\$ 3,540,000	\$ 365,000.00	\$ 95,137.50	\$ 555,275.00
05/01/43	\$ 3,175,000	\$ -	\$ 85,328.13	\$ -
11/01/43	\$ 3,175,000	\$ 385,000.00	\$ 85,328.13	\$ 555,656.25
05/01/44	\$ 2,790,000	\$ -	\$ 74,981.25	\$ -
11/01/44	\$ 2,790,000	\$ 405,000.00	\$ 74,981.25	\$ 554,962.50
05/01/45	\$ 2,385,000	\$ -	\$ 64,096.88	\$ -
11/01/45	\$ 2,385,000	\$ 430,000.00	\$ 64,096.88	\$ 558,193.75
05/01/46	\$ 1,955,000	\$ -	\$ 52,540.63	\$ -
11/01/46	\$ 1,955,000	\$ 450,000.00	\$ 52,540.63	\$ 555,081.25
05/01/47	\$ 1,505,000	\$ -	\$ 40,446.88	\$ -
11/01/47	\$ 1,505,000	\$ 475,000.00	\$ 40,446.88	\$ 555,893.75
05/01/48	\$ 1,030,000	\$ -	\$ 27,681.25	\$ -
11/01/48	\$ 1,030,000	\$ 500,000.00	\$ 27,681.25	\$ 555,362.50
05/01/49	\$ 530,000	\$ -	\$ 14,243.75	\$ -
11/01/49	\$ 530,000	\$ 530,000.00	\$ 14,243.75	\$ 558,487.50
Total		\$ 8,175,000	\$ 7,989,318.75	\$ 16,164,318.75

⁽¹⁾ Please note that the Series 2018-3B Special Assessment Revenue Bonds has 4 maturities.

A.

RESOLUTION 2021-07

THE ANNUAL APPROPRIATION RESOLUTION OF THE AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June 2021, submitted to the Board of Supervisors (“**Board**”) of the Amelia Walk Community Development District (“**District**”) a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the District Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is

hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes*, (“**Adopted Budget**”) and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- c. That the Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Amelia Walk Community Development District for the Fiscal Year Ending September 30, 2022.”
- d. The final Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption and shall remain on the website for at least two years.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the District, for the Fiscal Year 2021/2022, the sum of \$ _____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND (SERIES 2012A-1)	\$ _____
DEBT SERVICE FUND (SERIES 2016A-2)	\$ _____
DEBT SERVICE FUND (SERIES 2018A-3)	\$ _____
DEBT SERVICE FUND (SERIES 2018A-3B)	\$ _____
TOTAL ALL FUNDS	\$ _____

Section 3. Budget Amendments

Pursuant to Section 189.016, *Florida Statutes*, the District may, at any time within Fiscal Year 2021/2022 or within 60 days following the end of Fiscal Year 2021/2022 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the

original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish that any amendments to the budget under paragraph c. above are posed to the District's website within 5 days after adoption and remain on the website for at least two years.

Section 4. Effective Date. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 17TH DAY OF AUGUST 2021.

ATTEST:

**AMELIA WALK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____
Chairperson / Vice Chairperson

Exhibit A: Budget Fiscal Year 2021/2022

Exhibit A

Budget Fiscal Year 2021/2022

EIGHTH ORDER OF BUSINESS

A.

RESOLUTION 2021-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2021/2022; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”), attached hereto as **Exhibit “A,”** and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2021/2022; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B,”** and to certify the portion of the Assessment Roll related to certain developed property (“**Tax Roll Property**”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“**Direct Collect Property**”), all as set forth in **Exhibit “B;”** and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits “A” and “B,”** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 170, 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits “A” and “B.”**
- B. **Direct Bill Assessments.** The annual installment for the previously levied debt service assessments, and the annual operations and maintenance assessments, on undeveloped

and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in **Exhibits “A” and “B.”** Assessments directly collected by the District are due in full on December 1, 2021; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: (1) Operations and Maintenance Assessments - 60% due no later than October 1, 2021, and 40% due no later than April 1, 2022; (2) Series 2016A-2 Debt Service Assessments – 70% due no later than April 1, 2022, and 30% due no later than September 1, 2022. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2021/2022 as well as any future installments of special assessments securing debt service – shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the applicable rate of any bonds or other debt instruments secured by the special assessments, or, in the case of operations and maintenance assessments, at the applicable statutory prejudgment interest rate. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170 of the Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 17th day of August 2021.

ATTEST:

**AMELIA WALK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Budget
Exhibit B: Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

NINTH 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

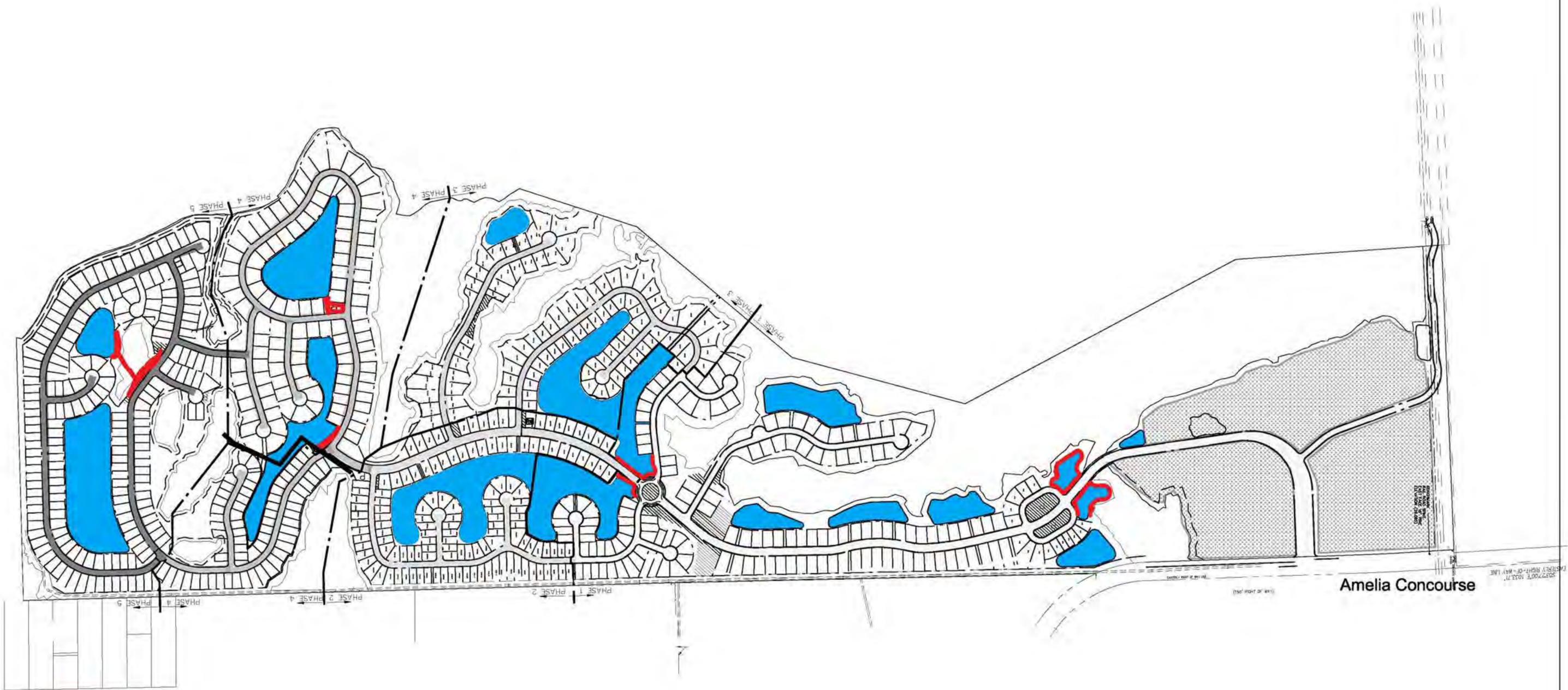
No watercrafts of any kind are allowed in the Ponds.

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

10			
9			
8			
7			
6			
5			
4			
3			
2			
1	DMC	4-22-13	REVISED PER COUNTY COMMENTS
Mc	BT	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 # 00008269
 DIMENSIONS AND NOTES TAKE PREFFERENCE.

AW Ventures II, LLC

Hampton Lakes PUD

Master Plan

Registered Professional

Sheet No.
P-1
 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

TENTH ORDER OF BUSINESS

PROPOSAL

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

Email: Trimalllawn@gmail.com

Date	Proposal #
7/23/2021	13670

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

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

Project Name / Location

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

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

Accepted: _____

Date: _____

PROPOSAL

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

Email: Trimalllawn@gmail.com

Date	Proposal #
7/23/2021	13670

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

Customer Name / Address
GreenPointe 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 'Floritam' (Prep an install)	15	535.00	8,025.00
Note: Trim All provides no warranty on sod			
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	0.1	2,512.50	251.25
Remove silt fence	1	585.00	585.00
16. RiverBirch Ct.: (To be added at later date)			
17. Northfield Ct./Poplar St.: .45 Acre Hydroseed	0.45	2,512.50	1,130.63
5 Live Oak 3" Caliper, Staked, Gator Water Bag	5	795.00	3,975.00
Valid for (30) days from date of the proposal and subject to availability upon acceptance.			Total

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

Accepted: _____

Date: _____

PROPOSAL

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

Email: Trimalllawn@gmail.com

Date	Proposal #
7/23/2021	13670

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

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

Project Name / Location

Description	Quantity	Cost	Total
<p>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.</p>			
Valid for (30) days from date of the proposal and subject to availability upon acceptance.		Total	\$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.trimalllawnservice.com

Accepted: _____

Date: _____



Quotation

Quote #: 15815

Date: 08/03/2021

Billed To: GreenPointe Communities
7807 Baymeadows Road East
Suite 205
Jacksonville FL 32256

Project: 0

7807 Baymeadows Road East
Suite 205
Jacksonville FL 32256

This quote is valid until: 09/02/2021

Description	Common Name	Quantity	Price	Ext Price
Amelia Walk Commons				
Quercus Virginia 2"cal 8'ht	Live Oak	8.00	235.00	1,880.00
Magnolia Grandiflora 2"cal 8'ht	Magnolia Grandiflora	6.00	235.00	1,410.00
Gator Bags Irrigation (includes one time fill)	Gator Bags	14.00	55.00	770.00
Mulch - yards	Mulch	10.00	40.00	400.00
Bahia Seed	Bahia Seed	156,000.00	0.12	18,720.00
Argentin Bahia (Allowance to patch/ add to select areas)	Bahia Grass	20,000.00	0.42	8,400.00
Light Grade/Prep-Silt Fence Removal	Grade	1.00	4,500.00	4,500.00
Cleanup-mow edge commons as discussed		1.00	4,200.00	4,200.00
Delivery	Delivery	1.00	500.00	500.00
Equipment	Equipment	1.00	850.00	850.00
Mobilization	Mobilization	1.00	350.00	350.00

Notes

Water and power source to be provided by others.

Only one application of seed included and Tree Amigos cannot guarantee germination due to acts of God.

Total: \$41,980.00

Approved: _____

Date: _____

5000-18 Highway 17 No. 235 Fleming Island, FL 32003 Office: (904) 778-1030 Fax: (904) 778-1045

Email: cryan@treeamigosoutdoor.com
website: www.TreeAmigosOutdoor.com



Quotation

Quote #: 15814

Date: 08/03/2021

Billed To: GreenPointe Communities
7807 Baymeadows Road East
Suite 205
Jacksonville FL 32256

Project: 0

7807 Baymeadows Road East
Suite 205
Jacksonville FL 32256

This quote is valid until: 09/02/2021

Description	Common Name	Quantity	Price	Ext Price
Amelia Walk Lift Station				
Lagerstroemia Indica Tuscarora 30gal	Crape Myrtle	6.00	225.00	1,350.00
Quercus Virginia 2"cal 8'ht	Live Oak	5.00	235.00	1,175.00
Myrica Cerifera 30gal 4-5'ht	Wax Myrtle	15.00	175.00	2,625.00
Spantina Bakeri Grass 1gal	Spantina Bakeri	50.00	4.50	225.00
Mulch - yards	Mulch	20.00	40.00	800.00
St. Augustine Floratam	St. Augustine Florat	8,400.00	0.52	4,368.00
Irrigation	Irrigation	1.00	3,500.00	3,500.00
Grade/Prep	Grade	1.00	900.00	900.00
Delivery	Delivery	1.00	250.00	250.00
Equipment	Equipment	1.00	250.00	250.00

Notes

Water and power source to be provided by others.

Total: \$15,443.00

Approved: _____

Date: _____

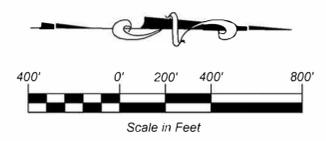
5000-18 Highway 17 No. 235 Fleming Island, FL 32003 Office: (904) 778-1030 Fax: (904) 778-1045

Email: cryan@treeamigosoutdoor.com
website: www.TreeAmigosOutdoor.com



Phase	Lot Size					Total	Front Footage
	60	65	80	90	100		
1		41	75		37	153	12365
2	92		42			134	8880
3			39	27	29	95	8450
4A					87	87	8700
4B		65	20		2	87	6025
5A		76	0			76	6635
5B		86	31			117	6495
	92	268	207	27	155	749	57550

GREEN POINTE
COMMUNITIES, LLC.



ELEVENTH ORDER OF BUSINESS

B.

Amelia Walk Community Development District Requisition Summary

<u><i>Date of Requisition</i></u>	<u><i>Req #</i></u>	<u><i>Payee</i></u>	<u><i>Reference</i></u>	<u><i>Invoice Amount</i></u>
Series 2018A Acquisition and Construction Account				
		<u>Ratification</u>		
	84	Onsight Industries	INV#002-20-288454-1	\$ 16,210.00
			Total to be Ratified	\$ 16,210.00

REQUISITION

AMELIA WALK COMMUNITY DEVELOPEMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2018 (ASSESSMENT AREA 3B)

The undersigned, a Responsible Officer of Amelia Walk Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to US Bank National Association, as trustee (the "Trustee"), dated as of June 1, 2006, as supplemented by a Sixth Supplemental Trust Indenture, dated as of December 1, 2018 (the "Indenture"), (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 84

- (B) Name of Payee: Onsite Industries

- (C) Amount Payable: \$16,210.00

- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): INV#002-20-288454-1 Phase 5A/5B

See attached invoice.

- (E) Fund or Account from which disbursement to be made:

 X Series 2018A Acquisition and Construction Account

 Series 2018A Costs of Issuance Account

The undersigned hereby certifies that:

- 1. X obligations in the stated amount set forth above have been incurred by the District,

or

- this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;
3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;
4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

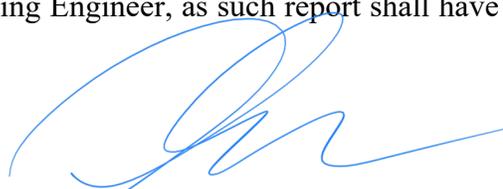
Attached hereto are originals of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

AMELIA WALK COMMUNITY
DEVELOPEMENT DISTRICT

By: 
Responsible Officer

CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement from other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.


Consulting Engineer

July 20, 2021



900 CENTRAL PARK DR.
SANFORD, FL 32771-6634

INVOICE

002-20-288454-1

DUE UPON RECEIPT

DATE 6/24/2021

BALANCE \$16,210.00

AMOUNT ENCLOSED

\$

GREGG KERN
AMELIA WALK CDD
475 WEST TOWN PLACE
SUITE 114
ST AUGUSTINE FL 32092

MAKE CHECKS PAYABLE TO:
ONSIGHT INDUSTRIES. LLC.
900 CENTRAL PARK DR.
SANFORD, FL 32771-6634

Invoice Questions? Please call 407.830.8861 or email billing@onsightindustries.com

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

INVOICE: 002-20-288454-1 6/24/2021

PROJECT DETAIL - PAGE 1



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

LOCATION **AMELIA WALK**
PROJECT NAME **AMELIA WALK PHASE 5A/5B CBUS**
CLIENT PO ORDERED BY **GREGG KERN**

CHARGES

PRICE EACH QTY TOTAL

1	MAILBOX, FLORENCE CBU PEDESTAL, 16 DOOR, STANDARD, DARK BRONZE, SEQ 16 DOOR CBU - DARK BRONZE	\$1,580.00	13	\$20,540.00
2	MAILBOX, CONCRETE POUR, 4" DEPTH - STANDARD, W/FIBERMESH, 4", CUSTOM / CONCRETE POUR FOR STANDARD CBUS	\$7,200.00	1	\$7,200.00
3	LABOR / INSTALLATION, MAILBOX INSTALLATION COMPLETE AS PER WORK ORDER	\$1,195.00	1	\$1,195.00
4	MAILBOX, USPS COORDINATION USPS COORDINATION - INCLUDED		1	\$0.00

Thank you for your business!

Visit us online at www.onsightindustries.com

WARNING! FRAUDULENT EMAIL ACTIVITY - PLEASE BE ADVISED THAT CRIMINALS ARE BECOMING INCREASINGLY ACTIVE AND SUCCESSFUL AT INTERCEPTING, ALTERING AND DIVERTING ONLINE COMMUNICATIONS. THESE DECEPTIONS ARE SOPHISTICATED AND VERY DIFFICULT TO DETECT. EMAIL MESSAGES ARE NOT A SECURE OR TRUSTED METHOD OF COMMUNICATION. ANY EMAIL CONTENT FROM ONSIGHT INDUSTRIES LLC THAT CONTAIN INSTRUCTIONS, REQUESTS OR ADVICE THAT COULD HAVE A FINANCIAL OR OTHERWISE CRITICAL IMPACT SHOULD BE INDEPENDENTLY VERIFIED. THIS CAN BE DONE BY CONTACTING AN AUTHORIZED REPRESENTATIVE OF THE COMPANY USING CORPORATE CONTACT INFORMATION FROM A TRUSTED PRIVATE OR PUBLIC SOURCE.



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

LOCATION **AMELIA WALK**
PROJECT NAME **AMELIA WALK PHASE 5A/5B CBUS**
CLIENT PO _____ ORDERED BY **GREGG KERN**

CHARGES

PRICE EACH

QTY

TOTAL

SUB-TOTAL: \$28,935.00

TAX: \$.00

TOTAL: \$28,935.00

PAYMENTS RECEIVED - THANK YOU!

6/24/2021

CHECK

109661931

\$12,725.00

BALANCE DUE: \$16,210.00

WORK COMPLETED



COMPLETED -

PLEASE LABEL THE INTERIOR BOXES. LABELS ARE IN USPS TAB. TAKE UP CLOSE PICTURES SO I CAN READ THE

Thank you for your business!

Visit us online at www.onsightindustries.com

WARNING! FRAUDULENT EMAIL ACTIVITY - PLEASE BE ADVISED THAT CRIMINALS ARE BECOMING INCREASINGLY ACTIVE AND SUCCESSFUL AT INTERCEPTING, ALTERING AND DIVERTING ONLINE COMMUNICATIONS. THESE DECEPTIONS ARE SOPHISTICATED AND VERY DIFFICULT TO DETECT. EMAIL MESSAGES ARE NOT A SECURE OR TRUSTED METHOD OF COMMUNICATION. ANY EMAIL CONTENT FROM ONSIGHT INDUSTRIES LLC THAT CONTAIN INSTRUCTIONS, REQUESTS OR ADVICE THAT COULD HAVE A FINANCIAL OR OTHERWISE CRITICAL IMPACT SHOULD BE INDEPENDENTLY VERIFIED. THIS CAN BE DONE BY CONTACTING AN AUTHORIZED REPRESENTATIVE OF THE COMPANY USING CORPORATE CONTACT INFORMATION FROM A TRUSTED PRIVATE OR PUBLIC SOURCE.

C.

Notice of Meetings
Amelia Walk
Community Development District

The Board of Supervisors of the **Amelia Walk** Community Development District will hold their regular meetings for **Fiscal Year 2021-2022** at 2:00 p.m. at the Amelia Walk Amenity Center, 85287 Majestic Walk Boulevard, Fernandina Beach, Florida 32034 on the third Tuesday of each month listed (*unless notated otherwise) as follows:

October 19, 2021
November 16, 2021
December 21, 2021
January 18, 2022
February 15, 2022
March 15, 2022
April 19, 2022
May 17, 2022
June 21, 2022
July 19, 2022
August 16, 2022
September 20, 2022

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or by calling (904) 940-5850.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least 48 hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Daniel Laughlin
District Manager

D.

1.



MONTHLY MANAGEMENT REPORT

COMMUNITY NAME: Amelia Walk CDD

MANAGEMENT REPORT MONTH OF: July 2021

CAM : Daniele Adams, LCAM

DISTRIBUTION:

Amelia Walk CDD Board, (via Email)

Daniel Laughlin, GMS (via Email)

I. PROJECT UPDATE AND STATUS

Maintenance Items Completed:

- GYM placed on approved maintenance contract
- Light pole repaired/replaced
- Cheery Creek No trespassing/No solicitation sign moved
- Mailboxes Keys Phase 5 received
- Roof leak at Amenity Center/office repaired

Maintenance Items in Process/to be Completed:

Pond Fishing Regulations
Backflow testing scheduled
Landscaping Proposal 13575-site map not recvd
Landscape fencing removal at Fallen River
Landscaping issues not resolved - fallen trees
Possible leak in Men's room at gym
GYM repairs - approve proposal

BIDS & PROPOSALS-

Obtained quotes for canopies & tennis court cleaning (see Attachment CAM1)

Obtaining Quotes to upgrade Internet at Community Center & office

SCHEDULED EVENTS-

5 pending Amenity Center Private Events

GENERAL COMMENTS/CONCERNS -

Street Parking

Storm drains back up/clogged

CEC Hearings to restart in Spetember

2.



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

PROPOSAL

Date	Proposal #
6/14/2021	13575

Manager	SMB
---------	-----

Customer Name / Address
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

Description	Total
Plant 55 (3G) Longleaf Pine Trees in woodline to re-establish natural easement.	1,837.55
Pine Straw area to choke weeds until trees are established.	308.25
Valid for (30) days from date of the proposal and subject to availability upon acceptance.	Total \$2,145.80

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

Accepted: _____

Date: _____

Completed: _____

Date: _____

3.

	PowerWash Pro 904-557-0466	Cliff Gaines	ServiceMaster 904-277-2998
Clean Tennis Court	\$ 1,500.00	\$1,000.00	\$ 1,949.36
Clean Pool Canopies	\$ 200.00	200	\$ 577.50
Sub total	\$ 1,700.00	\$1,200.00	\$ 2,526.86
Sidewalks around tennis court	\$ 350.00	550	
	\$ 2,050.00	\$1,750.00	

4.

Southeast Fitness Repair

14476 Duval Place West, Suite 208
 Jacksonville, Florida 32218
 Office: 904.683.1439 Fax: 904.683.1624

ESTIMATE

Date: Jul 28, 2021

All estimates are valid for 30 days

Quote# : 2318

Facility Name:	AMELIA WALK COMMUNITY
Facility Address:	85207 MAJESTIC WALK BLVD FERNANDINA BEACH 32034
ON-SITE POC:	

Estimate For: AMELIA WALK COMMUNITY

Description	Part #	Each	QTY.	Total
LF - RBK - I18MM CLUTCH KIT: LF - RBK - I18MM CLUTCH KIT	1015421-0001	\$ 41.00	2.00	\$ 82.00
LF - HTT TM - CONSOLE: LF - HTT TM - CONSOLE	DSEHD21-XWXXA-01	\$ 1,800.00	1.00	\$ 1,800.00
LF - HHT TM - TOP LEFT BULL HORN: LF - HHT TM - TOP LEFT BULL HORN	1012066-0001	\$ 4.21	1.00	\$ 4.21
LF - HHT TM - TOP RIGHT BULL HORN: LF - HHT TM - TOP RIGHT BULL HORN	1012068-0001	\$ 4.21	1.00	\$ 4.21
LF - LEG PRESS SEAT BACK - FLAT WASHER: LF - LEG PRESS SEAT BACK - FLAT WASHER	3264102	\$ 1.15	3.00	\$ 3.45
LF - LEG PRESS SEAT BACK - SCREW: LF - LEG PRESS SEAT BACK - SCREW	3251703	\$ 4.04	3.00	\$ 12.12
LF - LEG PRESS SEAT BACK - PLUG: LF - LEG PRESS SEAT BACK - PLUG	3237403	\$ 1.22	3.00	\$ 3.66
LABOR PER HOUR 1 TECH: LABOR PER HOUR 1 TECH		\$ 60.00	3.00	\$ 180.00
TRAVEL 1 - 60 MILES: TRAVEL 1 - 60 MILES		\$ 65.00	1.00	\$ 65.00
MINIMUM SHIPPING: MINIMUM SHIPPING	MINIMUM SHIPPING	\$ 110.00	1.00	\$ 110.00

Comments: LF TM S/N (BASE) HTT104365 (CONSOLE) NAT105013 - POWER CORD, INCLINE CONTROL BUTTON AND CONSOLE.
 LF TM S/N (BASE) HTT104366 - SPEED CONTROL BUTTON.
 LF RBK S/N HXR100760 - CLUTCH PULLEY.
 LF UBK S/N HXC100992 - CLUTCH PULLEY.
 LF LEG PRESS S/N 101914812157 - BACK PAD SCREWS, WASHERS AND PLUGS.
 LORI 904-580-2287
 LABOR HOUR IS ESTIMATED AND SUBJECT TO CHANGE.

	Subtotal	\$2,264.65
	Tax	\$158.53
TOTAL		\$2,423.17

**To approve this estimate, please sign below and fax to 904.683.1624
 or you may email your acceptance to rosemary@southeastfitnessrepair.com**

X

Date:

FOURTEENTH ORDER OF BUSINESS

A.

Amelia Walk

Community Development District

Unaudited Financial Statements
as of
July 31, 2021

Board of Supervisors Meeting
August 17, 2021

AMELIA WALK
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
July 31, 2021

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS:				
Cash	\$67,164	---	---	\$67,164
Due from Other Funds	\$10,334	---	---	\$10,334
Investment - Custody US Bank	\$323,171	---	---	\$323,171
Investments:				
Series 2012				
Reserve 2012A-1	---	\$60,861	---	\$60,861
Revenue 2012A-1	---	\$75,833	---	\$75,833
Prepayment 2012A-1	---	\$9,004	---	\$9,004
Series 2016				
Reserve 2016A-2	---	\$196,575	---	\$196,575
Revenue 2016A-2	---	\$164,949	---	\$164,949
Prepayment 2016A-2	---	\$91,377	---	\$91,377
Construction	---	---	\$1,384	\$1,384
Series 2018				
Reserve 2018A-3	---	\$343,720	---	\$343,720
Revenue 2018A-3	---	\$321,952	---	\$321,952
Prepayment 2018A-3	---	\$2,634	---	\$2,634
Construction	---	---	\$831	\$831
Series 2018-Area B				
Reserve 2018A	---	\$559,650	---	\$559,650
Revenue 2018A	---	\$273,374	---	\$273,374
Construction	---	---	\$48,644	\$48,644
Deposits-Electric	\$515	---	---	\$515
Prepaid Expenses	\$1,217	---	---	\$1,217
TOTAL ASSETS	\$402,401	\$2,099,928	\$50,859	\$2,553,189
LIABILITIES				
Accounts Payable	\$43,561	---	\$48,642	\$92,203
Due to other Funds	\$1,792	\$8,542	---	\$10,334
Deposits - Office Lease	\$200	---	---	\$200
TOTAL LIABILITIES	\$45,553	\$8,542	\$48,642	\$102,737
FUND BALANCES:				
Nonspendable	\$1,732	---	---	\$1,732
Restricted for:				
Debt Service	---	\$2,091,387	---	\$2,091,387
Capital Projects	---	---	\$2,217	\$2,217
Unassigned	\$355,116	---	---	\$355,116
TOTAL FUND BALANCES	\$356,848	\$2,091,387	\$2,217	\$2,450,452
TOTAL LIABILITIES AND FUND BALANCES	\$402,401	\$2,099,928	\$50,859	\$2,553,189

AMELIA WALK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

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

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 07/31/21	ACTUAL THRU 07/31/21	VARIANCE
REVENUES:				
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	\$83	\$11	(\$72)
Clubhouse Rental Income	\$500	\$417	\$1,254	\$837
Miscellaneous Income	\$0	\$0	\$24,125	\$24,125
TOTAL REVENUES	\$680,054	\$679,954	\$709,961	\$30,007
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisor Fees	\$12,000	\$10,000	\$7,000	\$3,000
FICA Expense	\$842	\$701	\$536	\$166
Engineering Fees	\$15,000	\$12,500	\$150	\$12,350
Assessment Roll Administration	\$5,000	\$5,000	\$5,000	\$0
Dissemination	\$3,500	\$2,917	\$2,917	(\$0)
Dissemination-Amortization Schedules	\$500	\$500	\$1,200	(\$700)
Trustee Fees	\$21,550	\$17,958	\$13,469	\$4,490
Arbitrage	\$2,400	\$2,000	\$1,800	\$200
Attorney Fees	\$22,000	\$18,333	\$18,549	(\$216)
Annual Audit	\$4,500	\$3,750	\$3,635	\$115
Management Fees	\$48,600	\$40,500	\$40,500	\$0
Computer Time	\$1,000	\$833	\$931	(\$97)
Travel & Per Diem	\$1,000	\$833	\$0	\$833
Telephone	\$650	\$542	\$379	\$162
Postage	\$1,000	\$833	\$1,457	(\$624)
Printing & Binding	\$2,500	\$2,083	\$1,799	\$285
Record Storage	\$0	\$0	\$0	\$0
Insurance	\$8,319	\$8,319	\$8,319	\$0
Legal Advertising	\$8,500	\$7,083	\$7,048	\$35
Other Current Charges	\$1,200	\$1,000	\$601	\$399
Office Supplies	\$250	\$208	\$218	(\$10)
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$160,486	\$136,070	\$115,683	\$20,387
FIELD:				
Contract Services:				
Landscaping & Fertilization Maintenance	\$110,233	\$91,861	\$91,861	\$0
Fountain Maintenance	\$1,500	\$1,250	\$500	\$750
Lake Maintenance	\$8,995	\$7,496	\$19,931	(\$12,435)
Security	\$6,845	\$5,704	\$7,032	(\$1,328)
Refuse	\$3,200	\$2,667	\$4,635	(\$1,968)
Management Company	\$15,120	\$12,600	\$12,600	\$0
Subtotal Contract Services	\$145,893	\$121,577	\$136,558	(\$14,981)
Repairs & Maintenance:				
Repairs & Maintenance	\$40,000	\$33,333	\$7,357	\$25,977
Landscaping Extras (Flowers & Mulch)	\$12,000	\$10,000	\$3,739	\$6,261
Irrigation Repairs	\$7,500	\$6,250	\$6,536	(\$286)
Subtotal Repairs & Maintenance	\$59,500	\$49,583	\$17,633	\$31,951

AMELIA WALK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND

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

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 07/31/21	ACTUAL THRU 07/31/21	VARIANCE
<u>Utilities:</u>				
Electric	\$18,000	\$15,000	\$13,260	\$1,740
Streetlighting	\$16,000	\$13,333	\$15,855	(\$2,522)
Water & Wastewater	\$70,000	\$58,333	\$92,169	(\$33,836)
Subtotal Utilities	\$104,000	\$86,667	\$121,285	(\$34,618)
<u>Amenity Center:</u>				
Insurance	\$15,136	\$15,136	\$20,369	(\$5,233)
Pool Maintenance	\$11,172	\$9,310	\$9,150	\$160
Pool Chemicals	\$3,000	\$2,500	\$0	\$2,500
Pool Permit	\$300	\$300	\$265	\$35
Amenity Attendant	\$35,280	\$29,400	\$29,400	\$0
Cable TV/Internet	\$3,684	\$3,070	\$3,497	(\$427)
Janitorial Service	\$12,000	\$10,000	\$11,426	(\$1,426)
Special Events	\$10,000	\$8,333	\$4,145	\$4,188
Decorations-Holiday	\$0	\$0	\$2,000	(\$2,000)
Facility Maintenance (including Fitness Equip)	\$5,000	\$4,167	\$3,384	\$782
Lease	\$14,604	\$12,170	\$12,170	(\$0)
Reserve Study	\$0	\$0	\$0	\$0
Subtotal Amenity Center	\$110,176	\$94,386	\$95,806	(\$1,420)
<u>Reserves:</u>				
Capital Reserves	\$100,000	\$83,333	\$8,350	\$74,983
Subtotal Reserves	\$100,000	\$83,333	\$8,350	\$74,983
Total Field Expenditures	\$519,568	\$435,546	\$379,631	\$55,915
TOTAL EXPENDITURES	\$680,054	\$571,617	\$495,314	\$76,302
Excess (deficiency) of revenues over (under) expenditures	\$0	\$108,337	\$214,647	\$106,310
Net change in fund balance	\$0	\$108,337	\$214,647	\$106,310
FUND BALANCE - Beginning	\$0		\$142,201	
FUND BALANCE - Ending	\$0		\$356,848	

**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	\$0	\$0	\$11
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	\$0	\$0	\$24,125
Total Revenues	\$965	\$34,373	\$416,262	\$2,230	\$5,846	\$100,247	\$146,954	\$1	\$2,625	\$458	\$0	\$0	\$709,961
Supervisor Fees	\$1,000	\$1,200	\$0	\$600	\$800	\$600	\$800	\$600	\$800	\$600	\$0	\$0	\$7,000
FICA Expense	\$77	\$92	\$0	\$46	\$61	\$46	\$61	\$46	\$61	\$46	\$0	\$0	\$536
Engineering Fees	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150
Assessment Roll Administration	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Dissemination	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$0	\$0	\$2,917
Dissemination-Amortization Schedules	\$0	\$0	\$0	\$500	\$0	\$0	\$450	\$0	\$250	\$0	\$0	\$0	\$1,200
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	\$84	\$0	\$0	\$18,549
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	\$0	\$0	\$40,500
Computer Time	\$83	\$83	\$181	\$83	\$83	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$931
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	\$0	\$0	\$379
Postage	\$129	\$150	\$16	\$113	\$136	\$6	\$173	\$160	\$152	\$422	\$0	\$0	\$1,457
Printing & Binding	\$87	\$114	\$241	\$0	\$207	\$152	\$143	\$139	\$235	\$481	\$0	\$0	\$1,799
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	\$0	\$0	\$601
Office Supplies	\$19	\$13	\$20	\$0	\$15	\$15	\$15	\$21	\$15	\$85	\$0	\$0	\$218
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative	\$21,653	\$9,346	\$5,243	\$12,281	\$13,494	\$7,356	\$8,013	\$9,999	\$14,473	\$13,826	\$0	\$0	\$115,683
<i>FIELD:</i>													
<i>Contract Services:</i>													
Landscaping & Fertilization Maintenance	\$9,186	\$9,186	\$9,186	\$9,186	\$9,186	\$9,186	\$9,186	\$9,186	\$9,186	\$9,186	\$0	\$0	\$91,861
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	\$0	\$0	\$4,635
Management Company	\$1,260	\$1,260	\$1,260	\$1,260	\$1,260	\$1,260	\$1,260	\$1,260	\$1,260	\$1,260	\$0	\$0	\$12,600
Total Contract Services	\$13,429	\$13,007	\$11,944	\$13,846	\$13,098	\$12,077	\$17,577	\$13,516	\$13,516	\$14,549	\$0	\$0	\$136,558

**AMELIA WALK
Community Development District**

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

	OCT 2020	NOV 2020	DEC 2020	JAN 2021	FEB 2021	MAR 2021	APR 2021	MAY 2021	JUN 2021	JUL 2021	AUG 2021	SEP 2021	TOTAL
Repairs & Maintenance:													
Repairs & Maintenance	\$575	\$838	\$1,575	\$1,100	\$242	\$230	\$1,100	\$841	\$129	\$727	\$0	\$0	\$7,357
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
Total R&M	\$1,011	\$1,653	\$4,655	\$1,100	\$1,241	\$230	\$6,046	\$841	\$129	\$727	\$0	\$0	\$17,633
Utilities:													
Electric	\$1,194	\$1,174	\$1,281	\$1,565	\$1,230	\$1,258	\$1,283	\$1,331	\$1,417	\$1,528	\$0	\$0	\$13,260
Streetlighting	\$1,412	\$1,412	\$1,412	\$1,416	\$1,416	\$1,416	\$1,532	\$1,946	\$1,946	\$1,946	\$0	\$0	\$15,855
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
Total Utilities	\$18,118	\$3,091	\$12,726	\$11,012	\$11,113	\$9,809	\$11,993	\$12,298	\$14,160	\$16,965	\$0	\$0	\$121,285
Amenity Center:													
Insurance	\$20,369	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,369
Pool Maintenance	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,100	\$1,200	\$250	\$0	\$0	\$0	\$9,150
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	\$0	\$0	\$29,400
Cable TV/Internet	\$326	\$318	\$337	\$333	\$343	\$343	\$309	\$378	\$344	\$466	\$0	\$0	\$3,497
Janitorial Service	\$3,183	\$1,575	\$953	\$953	\$953	\$953	\$953	\$953	\$953	\$0	\$0	\$0	\$11,426
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	\$125	\$150	\$0	\$0	\$3,384
Lease	\$1,217	\$1,217	\$1,217	\$1,217	\$1,217	\$1,217	\$1,217	\$1,217	\$1,217	\$1,217	\$0	\$0	\$12,170
Reserve Study	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Amenity Center	\$31,622	\$8,038	\$7,747	\$6,971	\$8,170	\$6,787	\$6,779	\$7,837	\$6,093	\$5,763	\$0	\$0	\$95,806
Reserves:													
Capital Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,350	\$0	\$0	\$0	\$0	\$8,350
Total Reserves	\$0	$0	$0	$0	$0	$0	$0	\$8,350	\$0	\$0	\$0	\$0	\$8,350
Total Field Expenses	\$64,179	\$25,788	\$37,072	\$32,928	\$33,622	\$28,903	\$42,395	\$42,843	\$33,898	\$38,003	\$0	\$0	\$379,631
Subtotal Operating Expenses	\$85,832	\$35,134	\$42,315	\$45,209	\$47,115	\$36,258	\$50,408	\$52,842	\$48,371	\$51,829	\$0	\$0	\$495,314
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)	(\$45,746)	(\$51,371)	\$0	\$0	\$214,647

AMELIA WALK

COMMUNITY DEVELOPMENT DISTRICT

SERIES 2012A-1

DEBT SERVICE FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance

For the Period Ended July 31, 2021

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED THRU 07/31/21</u>	<u>ACTUAL THRU 07/31/21</u>	<u>VARIANCE</u>
REVENUES:				
Special Assessments	\$116,475	\$116,475	\$117,583	\$1,108
Special Assessments - A Prepayments	\$0	\$0	\$26,475	\$26,475
Interest Income	\$0	\$0	\$8	\$8
TOTAL REVENUES	\$116,475	\$116,475	\$144,065	\$27,590
EXPENDITURES:				
Series 2012A-1				
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)
TOTAL EXPENDITURES	\$124,300	\$124,300	\$144,025	(\$19,725)
Excess (deficiency) of revenues over (under) expenditures	(\$7,825)	(\$7,825)	\$40	\$7,865
Net change in fund balance	(\$7,825)	(\$7,825)	\$40	\$7,865
FUND BALANCE - Beginning	\$84,224		\$144,585	
FUND BALANCE - Ending	<u>\$76,399</u>		<u>\$144,626</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 July 31, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 07/31/21	ACTUAL THRU 07/31/21	VARIANCE
<u>REVENUES:</u>				
Special Assessments	\$209,300	\$204,780	\$204,780	\$0
Special Assessments-Prepayments	\$0	\$0	\$131,525	\$131,525
Interest Income	\$0	\$0	\$19	\$19
TOTAL REVENUES	<u>\$209,300</u>	<u>\$204,780</u>	<u>\$336,325</u>	<u>\$131,545</u>
<u>EXPENDITURES:</u>				
<u>Series 2016A-2</u>				
Interest - 11/01	\$81,563	\$81,563	\$81,669	(\$106)
Interest - 2/01	\$0	\$0	\$744	(\$744)
Interest - 5/01	\$80,500	\$0	\$75,594	(\$75,594)
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)
TOTAL EXPENDITURES	<u>\$212,063</u>	<u>\$131,563</u>	<u>\$383,006</u>	<u>(\$251,444)</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(\$2,763)</u>	<u>\$73,218</u>	<u>(\$46,682)</u>	<u>(\$119,899)</u>
Net change in fund balance	<u>(\$2,763)</u>	<u>\$73,218</u>	<u>(\$46,682)</u>	<u>(\$119,899)</u>
FUND BALANCE - Beginning	\$176,312		\$497,699	
FUND BALANCE - Ending	<u>\$173,549</u>		<u>\$451,017</u>	

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

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

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

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 07/31/21	ACTUAL THRU 07/31/21	VARIANCE
REVENUES:				
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	\$32	\$32
TOTAL REVENUES	\$469,350	\$469,350	\$536,751	\$67,401
EXPENDITURES:				
Series 2018A-3				
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
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)
TOTAL EXPENDITURES	\$491,450	\$491,450	\$633,617	(\$142,167)
Excess (deficiency) of revenues over (under) expenditures	(\$22,100)	(\$22,100)	(\$96,866)	(\$74,766)
Net change in fund balance	(\$22,100)	(\$22,100)	(\$96,866)	(\$74,766)
FUND BALANCE - Beginning	\$345,364		\$760,507	
FUND BALANCE - Ending	<u>\$323,264</u>		<u>\$663,641</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 July 31, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 07/31/21	ACTUAL THRU 07/31/21	VARIANCE
<u>REVENUES:</u>				
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	\$36	\$36
TOTAL REVENUES	<u>\$559,650</u>	<u>\$559,650</u>	<u>\$464,009</u>	<u>(\$95,641)</u>
<u>EXPENDITURES:</u>				
<u>Series 2018</u>				
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
TOTAL EXPENDITURES	<u>\$552,953</u>	<u>\$552,953</u>	<u>\$552,953</u>	<u>(\$0)</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$6,697</u>	<u>\$6,697</u>	<u>(\$88,944)</u>	<u>(\$95,641)</u>
Net change in fund balance	<u>\$6,697</u>	<u>\$6,697</u>	<u>(\$88,944)</u>	<u>(\$95,641)</u>
FUND BALANCE - Beginning	\$361,393		\$921,047	
FUND BALANCE - Ending	<u>\$368,090</u>		<u>\$832,103</u>	

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

Series 2012A-1, Special Assessment Bonds		
Interest Rate;	5.50%	
Maturity Date:	5/1/37	
Reserve Fund Requirement:	Max Annual Debt Service	
Bonds outstanding - 9/30/2019		\$1,260,000.00
Less:	November 1, 2020 (Prepayment)	(\$10,000.00)
Less:	May 1, 2021 (Prepayment)	(\$20,000.00)
Less:	May 1, 2021 (Mandatory)	(\$45,000.00)
Current Bonds Outstanding		\$1,185,000.00

Series 2016A-2, Special Assessment Bonds		
Interest Rate;	4.25%	
Maturity Date:	11/1/21	\$90,000.00
Interest Rate;	5.50%	
Maturity Date:	11/1/30	\$540,000.00
Interest Rate;	6.00%	
Maturity Date:	11/1/47	\$2,160,000.00
Reserve Fund Requirement:	Maximum Annual Debt Assessment	
Less:	November 1, 2020 (Mandatory)	(\$50,000.00)
	November 1, 2020 (Special Call)	(\$120,000.00)
	February 1, 2021 (Special Call)	(\$50,000.00)
	May 1, 2021 (Special Call)	(\$5,000.00)
	August 1, 2021 (Special Call)	\$0.00
Current Bonds Outstanding		\$2,565,000.00

Series 2018A-3, Special Assessment Bond		
Interest Rate;	4.00%	
Maturity Date:	11/1/24	\$625,000.00
Interest Rate;	4.75%	
Maturity Date:	11/1/29	\$760,000.00
Interest Rate;	5.25%	
Maturity Date:	11/1/38	\$1,950,000.00
Interest Rate;	5.375%	
Maturity Date:	11/1/48	\$3,540,000.00
Reserve Fund Requirement:	75% Maximum Annual Debt Assessment	
Less:	November 1, 2020 (Mandatory)	(\$115,000.00)
	November 1, 2020 (Special Call)	(\$95,000.00)
	February 1, 2021 (Special Call)	(\$35,000.00)
	May 1, 2021 (Special Call)	(\$40,000.00)
	August 1, 2021 (Special Call)	\$0.00
Current Bonds Outstanding		\$6,590,000.00

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

Total Current Bonds Outstanding		\$18,515,000.00
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AMELIA WALK
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2016A-2
CAPITAL PROJECTS FUND

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

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 07/31/21	ACTUAL THRU 07/31/21	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$0	\$0
TOTAL REVENUES	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
<u>EXPENDITURES:</u>				
Capital Outlay	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Net change in fund balance	<u>\$0</u>	<u><u>\$0</u></u>	<u>\$0</u>	<u><u>\$0</u></u>
FUND BALANCE - Beginning	\$0		\$1,384	
FUND BALANCE - Ending	<u><u>\$0</u></u>		<u><u>\$1,384</u></u>	

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

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

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 07/31/21	ACTUAL THRU 07/31/21	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$0	\$0
Developer Contributions	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0
<u>EXPENDITURES:</u>				
Capital Outlay	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$0	\$0	\$0	\$0
Excess (deficiency) of revenues over (under) expenditures	\$0	\$0	\$0	\$0
Net change in fund balance	\$0	\$0	\$0	\$0
FUND BALANCE - Beginning	\$0		\$831	
FUND BALANCE - Ending	\$0		\$831	

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 July 31, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 07/31/21	ACTUAL THRU 07/31/21	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$2	\$2
TOTAL REVENUES	<u>\$0</u>	<u>\$0</u>	<u>\$2</u>	<u>\$2</u>
<u>EXPENDITURES:</u>				
Capital Outlay	\$0	\$0	\$635,895	(\$635,895)
TOTAL EXPENDITURES	<u>\$0</u>	<u>\$0</u>	<u>\$635,895</u>	<u>(\$635,895)</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$0</u>	<u>\$0</u>	<u>(\$635,893)</u>	<u>(\$635,893)</u>
<u>OTHER FINANCING SOURCES/(USES)</u>				
Developer Proceeds	\$0	\$0	\$635,895	\$635,895
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
TOTAL OTHER FINANCING SOURCES/(U	<u>\$0</u>	<u>\$0</u>	<u>\$635,895</u>	<u>\$635,895</u>
Net change in fund balance	<u>\$0</u>	<u>\$0</u>	<u>\$2</u>	<u>\$2</u>
FUND BALANCE - Beginning	\$0		\$0	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$2</u>	

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

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

Opening Balance in Construction Account		\$3,052,509.87
Source of Funds:	Interest Earned	\$992.44
Use of Funds:		
Disbursements:	Clearing, Grading & Earthwork	(\$568,190.87)
	Roadway	(\$727,841.07)
	Stormwater	(\$303,222.68)
	Water System	(\$262,281.11)
	Sewer System	(\$378,929.54)
	Landscaping, Entry Monuments & Signs	(\$319,933.53)
	Engineering & Permitting	(\$72,695.00)
	Electrical	(\$131,315.29)
	Professional Fees (Contingencies)	(\$37,459.36)
	Cost Of Issuance	(\$250,250.00)
Adjusted Balance in Construction Account at July 31, 2021		<u><u>\$1,383.85</u></u>

2. Funds Available For Construction at July 31, 2021

Book Balance of Construction Fund at July 31, 2021			\$1,383.85
A.	A.J. Johns, Inc. - Phase 2		
	Contract Amount	\$2,244,928.40	
	Paid to Date	(\$2,244,928.40)	
	Balance on Contract	<u><u>(\$0.00)</u></u>	<u>\$0.00</u>
B.	First Coast Electric, LLC - FPL Conduit Installation		
	Contract Amount	\$102,205.00	
	Paid to Date	(\$102,205.00)	
	Balance on Contract	<u><u>\$0.00</u></u>	<u>\$0.00</u>
Construction Funds available at July 31, 2021			<u><u>\$1,383.86</u></u>

3. Investments - US Bank

July 31, 2021	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight	1.50%		\$1,383.85	\$1,383.85
				Contracts/Retainage Payable	<u>\$0.00</u>
				Balance at 7/31/2021	<u><u>\$1,383.85</u></u>

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

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

2. Funds Available For Construction at July 31, 2021

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

3. Investments - US Bank

July 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	<u>\$0.00</u>
				Balance at 7/31/2021	<u><u>\$831.45</u></u>

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

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

Opening Balance in Construction Account		\$7,368,283.85
Source of Funds:	Interest Earned	\$121,478.60
	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)
Adjusted Balance in Construction Account at July 31, 2021		\$1.67

2. Funds Available For Construction at July 31, 2021

Book Balance of Construction Fund at July 31, 2021		\$1.67
A. Earthworks, Amelia Walk Phase 4B		
	Contract Amount	\$1,682,811.68
	Paid to Date	(\$1,682,811.55)
	Balance on Contract	\$0.13
		(\$0.13)
B. Earthworks, Amelia Walk Phase 5		
	Contract Amount	\$5,516,466.88
	Paid to Date	(\$5,466,466.88)
	Balance on Contract	\$50,000.00
		(\$50,000.00)
Construction Funds available at July 31, 2021		(\$49,998.46)

3. Investments - US Bank

July 31, 2021	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
Construction Fund:	Overnight	1.50%		\$48,643.67	\$48,643.67
				Contracts/Transfers	(\$48,642.00)
				Balance at 7/31/2021	\$1.67

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%
001.36300.10000	022.36300.10000	025.36300.10000	026.36300.1000	027.36300.1000	

DATE	DESCRIPTION	Collection Period	AMOUNT	COMMISSIONS	INTEREST	Net Amount	O&M Portion	2012 DSF Portion	2016 DSF Portion	2018 DSF Portion	2018 DSF Portion	Total
10/30/20	Installments	06/01/2020 to 10/23/2020	\$2,458.44	\$49.17	\$0.00	\$2,409.27	\$850.58	\$196.00	\$345.89	\$785.59	\$231.21	\$2,409.27
11/16/20	INVOICE	Property Appraiser	\$0.00	\$9,581.00	\$0.00	(\$9,581.00)	(\$3,388.90)	(\$780.93)	(\$1,360.02)	(\$3,129.96)	(\$921.19)	(\$9,581.00)
11/19/20	Distribution #2	09/01/20-11/15/20	\$62,347.69	\$1,246.95	\$0.00	\$61,100.74	\$21,611.99	\$4,980.20	\$8,673.25	\$19,960.64	\$5,874.66	\$61,100.74
12/4/20	Distribution #3	11/16/20-11/30/20	\$731,476.57	\$14,629.53	\$0.00	\$716,847.04	\$253,556.53	\$58,428.79	\$101,756.45	\$234,182.53	\$68,922.74	\$716,847.04
12/21/20	Distribution #4	12/01/20-12/15/20	\$262,255.83	\$5,245.12	\$0.00	\$257,010.71	\$90,907.46	\$20,948.44	\$36,482.68	\$83,961.31	\$24,710.83	\$257,010.71
12/29/20	Distribution #4	INSTALLMENTS	\$202.43	\$4.05	\$0.00	\$198.38	\$70.17	\$16.17	\$28.16	\$64.81	\$19.07	\$198.38
1/6/21	Distribution #5	12/16/20-12/31/20	\$6,428.50	\$128.57	\$0.00	\$6,299.93	\$2,228.35	\$513.49	\$894.28	\$2,058.09	\$605.72	\$6,299.93
2/4/21	Distribution #6	01/01/21-01/31/21	\$16,530.37	\$330.61	\$0.00	\$16,199.76	\$5,730.03	\$1,320.41	\$2,299.56	\$5,292.20	\$1,557.56	\$16,199.76
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
TOTAL			\$1,481,810.35	\$39,217.19	\$0.00	\$1,442,593.16	\$510,259.15	\$117,582.55	\$204,780.03	\$471,270.77	\$138,700.67	\$1,442,593.16

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)
TOTAL	\$1,419,697.28	100.00%	\$1,442,593.16	(\$1,442,593.16)

ASSESSMENTS-DIRECT

\$174,311.81	\$0.00	\$0.00	\$0.00	\$423,240.00	\$597,551.81
FY 2021	FY 2021	FY 2021	FY 2021	FY 2021	TOTAL
.36300.10100	.36300.10000	.36300.10000	.36300.10000	.36300.10000	
29.17%	0.00%	0.00%	0.00%	70.83%	

DATE	BILLED AMOUNT	AMOUNT RECEIVED	NET RECEIPTS	O&M Portion	2012 DSF Portion	2016 DSF Portion	2018 DSF Portion	2018 DSF Portion	Total
		\$228,240.92	\$228,240.92	\$68,640.92	\$0.00	\$0.00	\$0.00	\$159,600.00	\$228,240.92
		\$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
TOTAL	\$0.00	\$499,583.81	\$499,583.81	\$174,311.81	\$0.00	\$0.00	\$0.00	\$325,272.00	\$499,583.81

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%
TOTAL	\$1,932,067.25	\$1,303,892.50	\$499,583.81	\$1,803,476.31	

C.

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

August 17, 2021

<i>Date</i>	<i>Check Numbers</i>	<i>Amount</i>
7/22/21	3193	\$4,035.99
7/27/21	3194-3200	\$12,014.42
8/10/21	3201-3211	\$39,652.57
Total		<u><u>\$55,702.98</u></u>

*Fedex invoices are provided upon request

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/22/21	00211	7/22/21 07222021	202107 320-57200-43100	84703 FALL RIVER PKWY JEA	*	4,035.99	4,035.99 003193
7/27/21	00175	6/30/21 17	202106 310-51300-31200	AMORT SCHEDULE 2016 DISCLOSURE SERVICES LLC	*	250.00	250.00 003194
7/27/21	00021	7/08/21 JULY-21	202107 320-57200-43000	SERVICE THRU 7/8/21 FPL	*	56.04	56.04 003195
7/27/21	00001	7/01/21 268	202107 310-51300-34000	MANAGEMENT FEES	*	4,050.00	4,744.16 003196
		7/01/21 268	202107 310-51300-35100	INFORMATION TECHNOLOGY	*	83.33	
		7/01/21 268	202107 310-51300-31200	DISSEMINATION SERVICES	*	291.67	
		7/01/21 268	202107 310-51300-51000	OFFICE SUPPLIES	*	15.00	
		7/01/21 268	202107 310-51300-42000	POSTAGE	*	52.76	
		7/01/21 268	202107 310-51300-42500	COPIES	*	213.15	
		7/01/21 268	202107 310-51300-41000	TELEPHONE	*	38.25	
7/27/21	00191	3/01/21 0618052	202103 320-57200-44000	FITNESS LEAST PMT	*	1,217.01	2,434.02 003197
		7/01/21 0618176	202107 320-57200-44000	LEASE PAYMENT	*	1,217.01	
7/27/21	00177	7/08/21 43058790	202107 320-57200-34000	PEST CONTROL SERVICE NADER'S PEST RAIDERS	*	150.00	150.00 003198
7/27/21	00070	7/12/21 649814	202107 310-51300-48000	FISCAL YEAR 21/22 BUDGET NEWS LEADER	*	3,653.40	3,653.40 003199
7/27/21	00199	7/07/21 002-21-2	202107 320-57200-62000	PRIVATE PROPERTY SIGN ONSIGHT INDUSTRIES LLC	*	726.80	726.80 003200

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/10/21	00193	7/26/21 354969	202107 310-51300-35200	FY 20 AUDIT FEES	*	3,635.00		
							BERGER,TOOMBS, ELAM, GAINES & FRANK	3,635.00 003201
8/10/21	00156	7/21/21 0350808-	202108 320-57200-41050	SEERVICE THRU 08/24/2021	*	377.06		
							COMCAST	377.06 003202
8/10/21	00102	6/30/21 AWCDD062	202106 320-57200-34700	JUNE 21 MGMT FEES	*	4,200.00		
		6/30/21 AWCDD062	202106 320-57200-41000	IPAD/IPHONE	*	34.02		
		7/30/21 AWCDD072	202107 320-57200-34700	JULY 21 MGMT FEES	*	4,200.00		
		7/30/21 AWCDD072	202107 320-57200-41000	JULY 21 IPAD/IPHONE	*	34.02		
		7/30/21 AWCDD072	202107 320-57200-49400	JULY 21 SPECIAL EVENTS	*	989.99		
							EVERGREEN LIFESTYLES MANAGEMENT,LLC	9,458.03 003203
8/10/21	00003	7/20/21 74412332	202107 310-51300-42000	DELIVERIES THRU 07/20/21	*	131.70		
		7/27/21 74490948	202107 310-51300-42000	DELIVERIES THRU 07/27/21	*	30.86		
							FEDEX	162.56 003204
8/10/21	00021	7/20/21 JULY-21	202107 320-57200-43000	SERVICE THRU 07/20/2021	*	1,471.87		
		7/20/21 JULY-21	202107 320-57200-43001	SERVICE THRU 07/20/2021	*	1,945.98		
							FPL	3,417.85 003205
8/10/21	00001	8/01/21 269	202108 310-51300-34000	AUG 21 MGMT FEES	*	4,050.00		
		8/01/21 269	202108 310-51300-35100	INFO TECHNOLOGY	*	83.33		
		8/01/21 269	202108 310-51300-31200	DISSEMINATION	*	291.67		
		8/01/21 269	202108 310-51300-51000	OFFICE SUPPLIES	*	15.00		
		8/01/21 269	202108 310-51300-42000	POSTAGE	*	30.90		
		8/01/21 269	202108 310-51300-42500	COPIES	*	189.15		
		8/01/21 269	202108 310-51300-41000	TELEPHONE	*	31.02		
							GOVERNMENTAL MANAGEMENT SERVICES	4,691.07 003206

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/10/21	00008	7/31/21 124301	202106 310-51300-31500	LEGAL FEES THRU 06/30/21	*	4,121.21	
				HOPPING GREEN & SAMS			4,121.21 003207
8/10/21	00036	7/29/21 072921	202107 320-57200-43100	SERVICE THRU 07/27/2021	*	9,455.16	
				JEA			9,455.16 003208
8/10/21	00215	8/02/21 44	202107 310-51300-31500	GENERAL COUNSEL	*	84.00	
				KE LAW GROUP, PLLC			84.00 003209
8/10/21	00199	8/02/21 002-21-3	202108 320-57200-62000	PRIVATE PROPERTY SIGN	*	210.00	
				ONSIGHT INDUSTRIES LLC			210.00 003210
8/10/21	00019	5/25/21 6138697	202106 310-51300-31300	SERIES 2018 TRUSTEE FEES	*	4,040.63	
				U.S. BANK			4,040.63 003211
TOTAL FOR BANK A						55,702.98	
TOTAL FOR REGISTER						55,702.98	



Mail Applications with payment to:
 JEA Water and Sewer CC-1
 21 W. Church St, Jacksonville, FL 32202

COMMERCIAL IRRIGATION APPLICATION								
CUSTOMER NAME : <i>Amelia Walk CDD</i>				ACCOUNT NUMBER :				
SERVICE ADDRESS : <i>84703 Fall River Parkway</i>				CITY : <i>Fernandina Beach</i>		ZIP CODE : <i>32034</i>		
SUBDIVISION :				LOT :		COUNTY :		
CONTACT PERSON : <i>Greg Kern</i>				PHONE NUMBER : <i>904.996.2485</i>				
METER LOCATION : <input type="checkbox"/> LEFT P/L <input type="checkbox"/> RIGHT P/L <input type="checkbox"/> NO PREFERENCE				CERTIFICATE OF CLEARANCE RECEIVED : <input type="checkbox"/> YES <input type="checkbox"/> NO				
PROJECT INFORMATION : <input checked="" type="checkbox"/> MAIN EXTENSION <input type="checkbox"/> YES <input type="checkbox"/> NO				AVAILABILITY NUMBER				
<small>Please note: In accordance with Section 104 of JEA's Rates and Tariffs, JEA reserves the right to charge fees in addition to the standard fee depending upon the complexity of the installation, including full-tap service installations in newly paved roads or DOT right-of-way. In addition, it is the responsibility of the customer to ensure the consumer side is connected.</small>								
Pre Pave – Box and Service Exist (JEA installs Meter)					Full Install – Meter, Box and Service Installed by JEA			
INDICATE REQUEST	Pre Pave	Pre Pave	Pre Pave	Pre Pave	Full Install	Full Install	Full Install	Full Install
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
METER SIZE	3/4"	1"	1 1/2"	2"	3/4"	1"	1 1/2"	2"
METER FEE	\$202.33	\$223.71	\$527.26	\$588.96	\$202.33	\$223.71	\$527.26	\$588.96
WATER CAPACITY FEE	\$981.89	\$1,850.28	\$4,571.76	\$8,509.92	\$981.89	\$1,850.28	\$4,571.76	\$8,509.92
WATER TAP FEE	N/A	N/A	N/A	N/A	\$610.00	\$610.00	\$700.00	\$700.00
WATER GROWTH CAPACITY FEE	\$917.00	\$1,352.00	\$1,352.00	\$1,352.00	\$917.00	\$1,352.00	\$1,352.00	\$1,352.00
TOTAL	\$2,101.22	\$3,425.99	\$6,451.02	\$10,450.88	\$2,711.22	\$4,035.99	\$7,151.02	\$11,150.88
<small>Per the Florida Safe Drinking Water Act, Sections 403.850-403.864 and Department Of Environmental Protection Rules Chapter 62-555.360(3),F. Backflow Preventers are required on all lawn irrigation systems</small>								
Application must be completely filled out or it will be returned unprocessed to applicant.								
<small>A \$25.00 Re-Trip fee will be assessed when installation requires more than one visit due to site conditions. The fee will appear on the JEA billing statement.</small>								
APPLICANT'S SIGNATURE : <i>Shaun Henning</i>					DATE : <i>7/22/2021</i>			

** A Growth Capacity Fee is applicable, if service address does not have an existing potable water/sewer service connected. **
 This is applicable for Common Areas, Medians, Lift Stations, Clubhouses, and Entrance Ways etc....

Subject: AW IRR Meter - 84703 FALL RIVER PKWY
Date: Wednesday, July 21, 2021 at 3:41:18 PM Eastern Daylight Time
From: Gregg Kern <gkern@greenpointllc.com>
To: Sharyn Henning <shenning@gmssf.com>
CC: Joe Cornelison <jCornelison@greenpointllc.com>
Attachments: image001.jpg, 85633 Fall River Pkwy IRR.pdf

Hey Sharyn,

Hope all is well. We're needing another irrigation service from JEA, at the subject address. I attached a previous service for reference. The process should be essentially the same. Except for this time we wont be able to apply for the pre pave service, we'll need a full install for a 1" service.

Please let us know if you're needing anything further. Thanks

Gregg F. Kern | Vice President of Development

GreenPointe Developers, LLC
7807 Baymeadows Road East | Ste 205
Jacksonville, FL 32256

O: (904.996.2485)
C: (904.323.7732)
GKern@GreenPointeLLC.com

www.GreenPointeLLC.com

GREENPOINTE
DEVELOPERS, LLC.

Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
6/30/2021	17

Bill To
Amelia Walk CDD c/o GMS, LLC

Terms	Due Date
Net 30	7/30/2021

Description	Amount
Amortization Schedule Series 2016 8-1-21 Prepay \$70,000	250.00

--

Total	\$250.00
Payments/Credits	\$0.00
Balance Due	\$250.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

Amelia Walk CDD

FPL Electric

July-21

73913-05054	85057 MAJESTIC WALK BLVD.#LS	\$	-
76801-07336	85359 MAJESTIC WALK BLVD.	\$	-
79966-25336	85287 MAJESTIC WALK BLVD. CLUB	\$	-
90653-46331	85257 MAJESTIC WALK BLVD. FTN	\$	-
14381-88177	85108 MAJESTIC WALK BLVD. # IRR	\$	-
64677-16194	85254 FALL RIVER PKWY ENTRANCE	\$	27.98
81986-72449	85633 FALL RIVER PKWY #IRR	\$	28.06
		<u>\$</u>	<u>56.04</u>
	V#21		001.320.57200.43000
78458-32232	000 AMELIA CONCOURSE	\$	-
	V#21		001.320.57200.43001



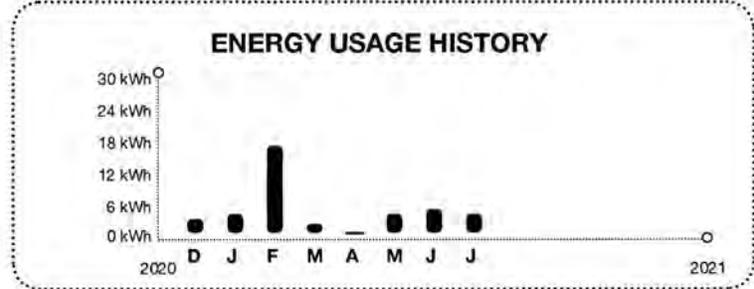
Electric Bill Statement
For: Jun 8, 2021 to Jul 8, 2021 (30 days)
Statement Date: Jul 8, 2021
Account Number: 64677-16194
Service Address:
85254 FALL RIVER PKWY # IRR
FERNANDINA BEACH, FL 32034

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

CURRENT BILL

\$27.98
TOTAL AMOUNT YOU OWE

Jul 29, 2021
NEW CHARGES DUE BY



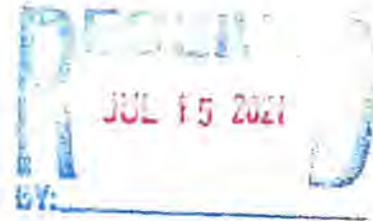
BILL SUMMARY

Amount of your last bill	27.98
Payments received	-13.94
Balance before new charges	14.04
<hr/>	
Total new charges	13.94
Total amount you owe	\$27.98

(See page 2 for bill details.)

KEEP IN MIND

- Payments received after July 29, 2021 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.



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)



/ 27

1404 34056467716194 8972000000

0001 0004 062486 1 3

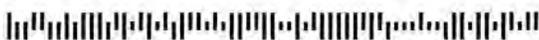
AMELIA WALK CDD
5385 N NOB HILL RD
SUNRISE FL 33351-4761



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 for ways to pay.

64677-16194
ACCOUNT NUMBER

\$27.98
TOTAL AMOUNT YOU OWE

Jul 29, 2021
NEW CHARGES DUE BY

\$
AMOUNT ENCLOSED





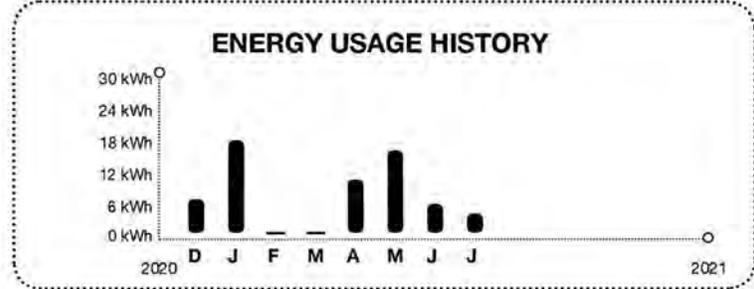
Electric Bill Statement
For: Jun 8, 2021 to Jul 8, 2021 (30 days)
Statement Date: Jul 8, 2021
Account Number: 81986-72449
Service Address:
85633 FALL RIVER PKWY # IRR
FERNANDINA BEACH, FL 32034

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

CURRENT BILL

\$28.06
TOTAL AMOUNT YOU OWE

Jul 29, 2021
NEW CHARGES DUE BY



BILL SUMMARY

Amount of your last bill	29.29
Payments received	-15.17
Balance before new charges	14.12
Total new charges	13.94
Total amount you owe	\$28.06

(See page 2 for bill details.)

KEEP IN MIND

- Payments received after July 29, 2021 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.



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)



/ 27

1412 34058198672449 6082000000

0003 0004 062486

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 for ways to pay.

81986-72449
ACCOUNT NUMBER

\$28.06
TOTAL AMOUNT YOU OWE

Jul 29, 2021
NEW CHARGES DUE BY

\$
AMOUNT ENCLOSED

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 268
Invoice Date: 7/1/21
Due Date: 7/1/21
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 - July 2021 <i>001.310.51300.34000</i>		4,050.00	4,050.00
Information Technology - July 2021 <i>001.310.51300.35100</i>		83.33	83.33
Dissemination Agent Services - July 2021 <i>001.310.51300.31200</i>		291.67	291.67
Office Supplies <i>001.310.51300.51000</i>		15.00	15.00
Postage <i>001.310.51300.42800</i>		52.76	52.76
Copies <i>001.310.51300.42500</i>		213.15	213.15
Telephone <i>001.310.51300.41000</i>		38.25	38.25

Total \$4,744.16

Payments/Credits \$0.00

Balance Due \$4,744.16

Municipal Asset Management, Inc.

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

INVOICE

INVOICE NO: 0618052
DATE: 3/1/2021

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

DUE DATE	RENTAL PERIOD
4/8/2021	

PMT NUMBER	DESCRIPTION	AMOUNT
21	Lease payment on Tax-Exempt Lease Purchase Agreement dated May 8, 2019 for the acquisition of fitness equipment.	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
0618052	4/8/2021	\$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

Municipal Asset Management, Inc.

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

INVOICE

INVOICE NO: 0618176
DATE: 7/1/2021

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

DUE DATE	RENTAL PERIOD
8/8/2021	

PMT NUMBER	DESCRIPTION	AMOUNT
25	Lease payment on Tax-Exempt Lease Purchase Agreement dated May 8, 2019 for the acquisition of fitness equipment. <i>001.320.57200.44000</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
0618176	8/8/2021	\$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

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

1 Memo Bill Period 07/2021		2 Advertiser/Client Name AMELIA WALK CDD	
23 Total Amount Due 3653.40		*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 07/12/21	6 Billed Account Number 30061	7 Advertiser/Client Number MEGHA. 30061

Advertising Memo Bill

8 Billed Account Name and Address AMELIA WALK CDD 475 WEST TOWN PL. STE 114 ST. AUGUSTINE FL 32092		Amount Paid: Comments: Ad #: 649814
---	--	---

Please Return Upper Portion With Payment

10 Date	11 Newspaper Reference	12/13/14 Description-Other Comments/Charges	15 SAU Size 16 Billed Units	17 Times Run 18 Rate	19 Gross Amount	20 Net Amount
07/21/21	649814	FISCAL YEAR 21/22 BUDG	3.0X21.00	2		
	ROPLD	07/21,28	63.00	28.90	3653.40	3653.40
	AFFRD	FNL AFFIDAVIT RETAIL DISPL		12.00		
<i>001. 310.51300.48000</i>						

Statement of Account - Aging of Past Due Amounts

21 Current Net Amount Due 0.00	22 30 Days 0.00	60 Days 0.00	Over 90 Days 0.00	*Unapplied Amount	23 Total Amount Due 3653.40
-----------------------------------	--------------------	-----------------	----------------------	-------------------	--------------------------------

NEWS-LEADER
(904) 261-3696

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

24 Invoice 649814	25 Billing Period 07/2021	Advertiser Information			
		6 Billed Account Number 30061	7 Advertiser/Client Number 30061	2 Advertiser/Client Name AMELIA WALK CDD	



900 CENTRAL PARK DR.
SANFORD, FL 32771-6634

INVOICE

002-21-298139-1

DUE UPON RECEIPT

DATE 7/7/2021

BALANCE \$726.80

AMOUNT ENCLOSED \$

GREGG KERN
AMELIA WALK CDD
475 WEST TOWN PLACE
SUITE 114
ST AUGUSTINE FL 32092

MAKE CHECKS PAYABLE TO:
ONSIGHT INDUSTRIES, LLC.
900 CENTRAL PARK DR.
SANFORD, FL 32771-6634

Invoice Questions? Please call 407.830.8861 or email billing@onsightindustries.com

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

INVOICE: 002-21-298139-1	7/7/2021	PROJECT DETAIL - PAGE 1
	900 CENTRAL PARK DR., SANFORD, FL 32771-6634 P: 407.830.8861 • F: 407.830.5569	LOCATION AMELIA WALK PROJECT NAME PRIVATE PROPERTY SIGN CLIENT PO _____ ORDERED BY MICHAEL MOLINEAUX

CHARGES	PRICE EACH	QTY	TOTAL
1 LABOR / INSTALLATION, INSTALL, JACKSONVILLE, LOCAL 30-45 QUOTED INSTALLATION COMPLETE AS PER WORK ORDER	\$195.00	1	\$195.00
2 SIGN PACKAGES, CUSTOM EXTERIOR SIGN, NON-ILLUMINATED, CUSTOM / 36" X S/S PRIVATE PROPERTY SIGN PACKAGE	\$132.95	4	\$531.80

801.320.5720.62000

Thank you for your business!

Visit us online at www.onsightindustries.com

WARNING! FRAUDULENT EMAIL ACTIVITY - PLEASE BE ADVISED THAT CRIMINALS ARE BECOMING INCREASINGLY ACTIVE AND SUCCESSFUL AT INTERCEPTING, ALTERING AND DIVERTING ONLINE COMMUNICATIONS. THESE DECEPTIONS ARE SOPHISTICATED AND VERY DIFFICULT TO DETECT. EMAIL MESSAGES ARE NOT A SECURE OR TRUSTED METHOD OF COMMUNICATION. ANY EMAIL CONTENT FROM ONSIGHT INDUSTRIES LLC THAT CONTAIN INSTRUCTIONS, REQUESTS OR ADVICE THAT COULD HAVE A FINANCIAL OR OTHERWISE CRITICAL IMPACT SHOULD BE INDEPENDENTLY VERIFIED. THIS CAN BE DONE BY CONTACTING AN AUTHORIZED REPRESENTATIVE OF THE COMPANY USING CORPORATE CONTACT INFORMATION FROM A TRUSTED PRIVATE OR PUBLIC SOURCE.



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

LOCATION **AMELIA WALK**
PROJECT NAME **PRIVATE PROPERTY SIGN**
CLIENT PO

ORDERED BY **MICHAEL MOLINEAUX**

CHARGES	PRICE EACH	QTY	TOTAL
			SUB-TOTAL: \$726.80
			TAX: \$.00
			TOTAL: \$726.80

BALANCE DUE: \$726.80

WORK COMPLETED

- ✓ COMPLETED - INSTALL (1) SIGN 1. FRONT ENTRANCE TO THE RIGHT , LEFT OF AMELIA WALK SIGN
- ✓ COMPLETED - ON THE RIGHT OF MAJESTIC WALK BLVD BEFORE YOU GET MAJESTIC WALK CIRCLE, BEFORE AMELIA WALK SIGN
- ✓ COMPLETED - ON THE RIGHT OF MAJESTIC WALK BLVD. AT THE CORNER OF CHERRY CREEK ON SIDE WITH STREET LIGHT
- ✓ COMPLETED - ON RIGHT ON MAJESTIC WALK BLVD. JUST AFTER CHAMPLAIN AND AFTER AMELIA WALK SIGN

Thank you for your business!

Visit us online at www.onsightindustries.com

WARNING! FRAUDULENT EMAIL ACTIVITY - PLEASE BE ADVISED THAT CRIMINALS ARE BECOMING INCREASINGLY ACTIVE AND SUCCESSFUL AT INTERCEPTING, ALTERING AND DIVERTING ONLINE COMMUNICATIONS. THESE DECEPTIONS ARE SOPHISTICATED AND VERY DIFFICULT TO DETECT. EMAIL MESSAGES ARE NOT A SECURE OR TRUSTED METHOD OF COMMUNICATION. ANY EMAIL CONTENT FROM ONSIGHT INDUSTRIES LLC THAT CONTAIN INSTRUCTIONS, REQUESTS OR ADVICE THAT COULD HAVE A FINANCIAL OR OTHERWISE CRITICAL IMPACT SHOULD BE INDEPENDENTLY VERIFIED. THIS CAN BE DONE BY CONTACTING AN AUTHORIZED REPRESENTATIVE OF THE COMPANY USING CORPORATE CONTACT INFORMATION FROM A TRUSTED PRIVATE OR PUBLIC SOURCE.



Berger, Toombs, Elam,
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120
FAX: 772/468-9278

*Amelia Walk Community Development District
GMS
5385 N Nob Hill Road
Sunrise, FL 33351*



*Invoice No. 354969
Date 07/26/2021
Client No. 21050*

Services rendered in connection with the audit of the Basic Financial Statements
as of and for the year ended September 30, 2020.

Total Invoice Amount \$ 3,635.00

001.310.51300.35200

Please enter client number on your check.
Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%.

Fort Pierce / Stuart

Member AICPA

Member AICPA Division For CPA Firms
Private Companies Practice Section

Member FICPA

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		\$431.62
EFT Payment - thank you	Jul 13	-\$431.62
Balance forward		\$0.00
Regular monthly charges	Page 3	\$356.20
Taxes, fees and other charges	Page 3	\$20.86
New charges		\$377.06

Amount due **\$377.06**

Thanks for paying by Automatic Payment

Your electronic payment of \$377.06 will be applied on Aug 12, 2021.

Need help?

Visit 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.



001. 320.57200.41050
Aug. 2021

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 20210721 NNNNNNNN 0000628 0004

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

Account number **8495 74 170 0350808**

Automatic payment **Aug 12, 2021**

Please pay \$377.06

Electronic payment will be applied Aug 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.

Comcast Business now offers **NEW** packages with faster speeds and innovative Voice and security solutions – at a better value.

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



Need help? We're here for you



Visit us online

Get help and support at 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 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, email accessibility@comcast.com, fax **1-866-599-4268** or write to Comcast at 1701 JFK Blvd., Philadelphia, PA 19103-2838
Attn: M. Gifford.



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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



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 to get started.

Additional billing information

More ways to pay:



Online

Visit My Account at business.comcast.com/myaccount



By App

Download the Comcast Business App



In-Store

Visit business.comcast.com/servicecenter to find a store near you



Regular monthly charges \$356.20

Comcast Business	\$294.90
Packaged services	\$359.95
Data, Voice Package	\$334.95
Package Includes: Business Internet 300+ And 1 Mobility Voice Line	
Mobility Voice Line	\$25.00
Business Voice	
Discounts	-\$164.95
Promotional Discount	-\$164.95
Comcast Business services	\$99.90
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

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

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 for more details

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



Additional information

Every day in business
is a big day.

We'll keep you ready
for what's next.

There's no such thing as just another day in business. Every day is *the* day – bringing opportunities, victories, twists and turns.

We're grateful to have you as a customer. And we'd love to offer you a **personalized, one-on-one Account Review** to align your needs with your goals and to ensure you have the best solutions for your business to meet the future.

It's important to be ready with fast, reliable Internet, the flexibility of advanced WiFi you can control, and the right people by your side.

We'll give you the tools to help you clear today's hurdles and be ready for whatever's next.



 Call 855-862-4451 or
visit ComcastBusiness.com/AccountReview

CHECK REQUEST INVOICE

DATE: 7.23.2021
INVOICE # 7.23.2021
DUE DATE: ASAP

Evergreen Lifestyles Management LLC

(Payable to)

2100 S. Hiawasse Road, Orlando FL 32852

Address, City, State, Zip

(Mail to)

Association Vendor

BILL TO

Name and No. of Association: Evergreen

	DESCRIPTION	GL CODE	AMOUNT
	Bill Back to Amelia Walk CDD		
Amazon	Be The Good Challenge	Special Events	50.00
Canva	Annual Newsletter Subscription	Special Events	39.99

Please remember to attach all receipts!

Lynzi Chambers

Authorized by:

TOTAL DUE \$ **89.99**

Approved by:



Final Details for Order #112-0060111-6971459

[Print this page for your records.](#)

Order Placed: July 7, 2021
Amazon.com order number: 112-0060111-6971459
Order Total: \$50.00

Gift Cards

Received

E-mail gift card to: heather.thenell@gmail.com

- **From:** Amelia Walk

- **Message:**

Congrats on winning Be The Good Challenge!! :) Enjoy Wisconsin!!!

Amount

\$50.00

Payment information

Payment Method:

American Express | Last digits: 1007

Item(s) Subtotal: \$50.00

Total before tax: \$50.00

Estimated tax to be collected: \$0.00

Grand Total: \$50.00

To view the status of your order, return to [Order Summary](#).

Please note: This is not a VAT invoice.

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2021, Amazon.com, Inc. or its affiliates

From: Canva
To: Lynzi Chambers
Subject: Reminder: Your Canva Pro subscription is about to begin
Date: Sunday, July 11, 2021 4:17:07 PM

Annual Subscription:
Longleaf: \$40
Six Mile Creek: \$40
Amelia Walk CDD: \$39.99

We hope you're enjoying Canva Pro

Thanks for trialing Canva Pro! This is a reminder that your Yearly subscription will begin automatically on July 16, 2021.

Your subscription details

Start date: July 16, 2021

	BILLING	TOTAL
Yearly (1 member)		\$119.99

[Your subscription settings](#)

Here's what you get with Pro

- Brand consistency and all your brand fonts, colors and logos in one place
- Time saved with Magic Resize - no more cropping and resizing
- Perfect product shots and photo collages thanks to Background Remover
- The reassurance of Version History
- Eye-catching social media posts thanks to the Animator
- Graphics with transparent backgrounds that you can use anywhere



INVOICE for MUSICAL SERVICES



THIS INVOICE, entered into on June 19, 2021, is for the musical services of the Musician(s) for the performance described below. The undersigned employer and the undersigned musician(s) agree as follows:

1. VENUE Name and Address: Amelia Walk 85287 Majestic Walk Blvd. Fernandina Beach
SITE CONTACT and PH.#: Lynzie Chambers, Evergreen Lifestyles Mgmt. 904-940-0687

COVERED PERFORMANCE SITE: *
INCLEMENT WEATHER SITE: ___ _ **

2. NAME OF ENSEMBLE: WUNDERBAR Band NUMBER OF MUSICIANS: _4-5_

3. DATE and TIME OF PERFORMANCE: September 24, 2021 6:00 - 9:00 pm

4. TYPE OF PERFORMANCE: ___ Oktoberfest ___ ATTIRE: ___ German ___

5. COMPENSATION AGREED UPON: \$ 900.00 Food and Drink provided by purchaser

Check made to: Newton Musical FINAL PAYMENT DUE DATE: \$500.00 Sept. 24th. ***

Deposit \$ 400.00 due by September 6, 2021 to Newton Musical

6. No analog, digital or other sound or video recordings including Cybercast, to be made without EXPRESS WRITTEN PERMISSION OF MUSICIANS.

Newton Musical carries Professional Liability Insurance through the Marsh Group.

Glynda M. Newton

Purchaser name

NEWTON MUSICAL

Purchaser address

Glynda Newton, violinist
Clifford Newton, trumpeter
8273 Oregon Street
Jacksonville, Florida 32220

City State Zip

Phone# _____

Phone# 904-783-0052
Cell# 904-910-1188
Email: music@newtonmusical.com
www.NEWTONMUSICAL.com

E-mail _____

Amelia Walk CDD

FPL Electric

July-21

73913-05054	85057 MAJESTIC WALK BLVD.#LS	\$	183.81
76801-07336	85359 MAJESTIC WALK BLVD.	\$	34.39
79966-25336	85287 MAJESTIC WALK BLVD. CLUB	\$	796.55
90653-46331	85257 MAJESTIC WALK BLVD. FTN	\$	445.76
14381-88177	85108 MAJESTIC WALK BLVD. # IRR	\$	11.36
		<hr/>	
		\$	1,471.87

V#21

001.320.57200.43000

78458-32232	000 AMELIA CONCOURSE	\$	1,945.98
-------------	----------------------	----	----------

V#21

001.320.57200.43001



Electric Bill Statement

For: Jun 18, 2021 to Jul 20, 2021 (32 days)

Statement Date: Jul 20, 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

\$445.76

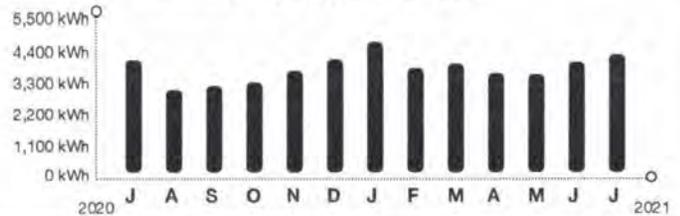
TOTAL AMOUNT YOU OWE

Aug 10, 2021

NEW CHARGES DUE BY

Pay \$376.12 instead of \$445.76 by your due date. Enroll in FPL Budget Billing®. FPL.com/BB

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	417.15
Payments received	-417.15
Balance before new charges	0.00
Total new charges	445.76
Total amount you owe	\$445.76

(See page 2 for bill details.)

KEEP IN MIND

- Enroll now in FPL Budget Billing when you pay \$376.12 by your due date instead of \$445.76. Make your bills easier to manage with more predictable payments. Learn more at FPL.com/BB
- Payment received after October 11, 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 37612 3413906534633176754400000

0017 0018 450015

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 for ways to pay.

90653-46331

ACCOUNT NUMBER

\$445.76

TOTAL AMOUNT YOU OWE

Aug 10, 2021

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED





Customer Name:
AMELIA WALK CDD

Account Number:
90653-46331

FPL.com Page 2

0018 0018 450015

E001

BILL DETAILS

Amount of your last bill	417.15
Payment received - Thank you	-417.15
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)	\$295.99
Fuel: (\$0.028360 per kWh)	\$128.02

Electric service amount 434.62

Gross receipts tax 11.14

Taxes and charges 11.14

Total new charges \$445.76

Total amount you owe \$445.76

METER SUMMARY

Meter reading - Meter ACD7475. Next meter reading Aug 19, 2021.

Usage Type	Current	-	Previous	=	Usage
kWh used	04637		00123		4514

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 20, 2021	Jun 18, 2021	Jul 20, 2020
kWh Used	4514	4217	4296
Service days	32	30	32
kWh/day	141	141	134
Amount	\$445.76	\$417.15	\$396.13

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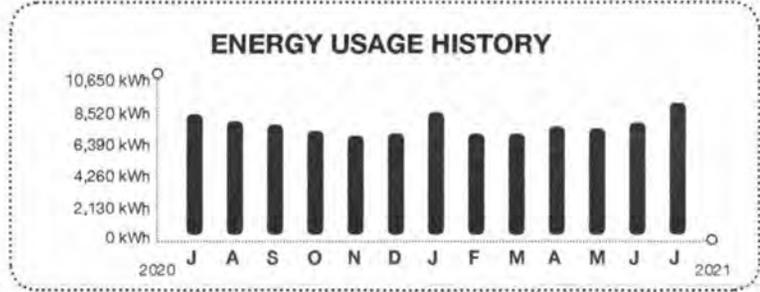


Electric Bill Statement
For: Jun 18, 2021 to Jul 20, 2021 (32 days)
Statement Date: Jul 20, 2021
Account Number: 79966-25336
Service Address:
85287 MAJESTIC WALK BLVD # CLUB
FERNANDINA BEACH, FL 32034

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

CURRENT BILL

<p style="font-size: 24pt; font-weight: bold;">\$796.55</p> <p>TOTAL AMOUNT YOU OWE</p> <p style="font-size: 24pt; font-weight: bold;">Aug 10, 2021</p> <p>NEW CHARGES DUE BY</p>	<p>Pay \$676.46 instead of \$796.55 by your due date. Enroll in FPL Budget Billing®. FPL.com/BB</p>
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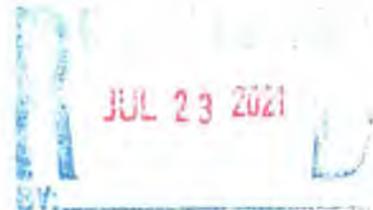
BILL SUMMARY

Amount of your last bill	721.50
Payments received	-721.50
Balance before new charges	0.00
Total new charges	796.55
Total amount you owe	\$796.55

(See page 2 for bill details.)

KEEP IN MIND

- Enroll now in FPL Budget Billing when you pay \$676.46 by your due date instead of \$796.55. Make your bills easier to manage with more predictable payments. Learn more at FPL.com/BB
- Payment received after October 11, 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)



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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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MIAMI FL 33188-0001



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79966-25336
ACCOUNT NUMBER

\$796.55
TOTAL AMOUNT YOU OWE

Aug 10, 2021
NEW CHARGES DUE BY

\$
AMOUNT ENCLOSED



Customer Name:
AMELIA WALK CDD

Account Number:
79966-25336

FPL.com Page 2

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E001

BILL DETAILS

Amount of your last bill	721.50
Payment received - Thank you	-721.50
Balance before new charges	\$0.00
New Charges	
Rate: GSD-1 GENERAL SERVICE DEMAND	
Customer charge:	\$26.48
Non-fuel: (\$0.023540 per kWh)	\$227.49
Fuel: (\$0.028360 per kWh)	\$274.07
Demand: (\$11.30 per KW)	\$248.60
Electric service amount	776.64
Gross receipts tax	19.91
Taxes and charges	19.91
Total new charges	\$796.55
Total amount you owe	\$796.55

METER SUMMARY

Meter reading - Meter KLL2800. Next meter reading Aug 19, 2021.

Usage Type	Current	-	Previous	=	Usage
kWh used	29212		19548		9664
Demand KW	22.18				22

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 20, 2021	Jun 18, 2021	Jul 20, 2020
kWh Used	9664	8254	8863
Service days	32	30	32
kWh/day	302	275	276
Amount	\$796.55	\$721.50	\$672.98

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Electric Bill Statement

For: Jun 18, 2021 to Jul 20, 2021 (32 days)

Statement Date: Jul 20, 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

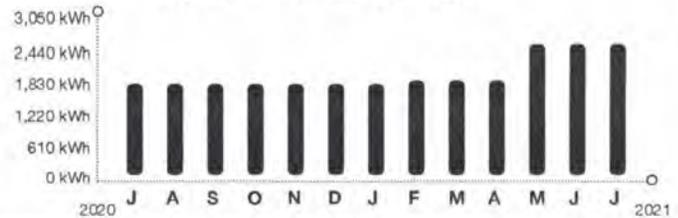
\$1,945.98

TOTAL AMOUNT YOU OWE

Aug 10, 2021

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



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
Total amount you owe	\$1,945.98

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after October 11, 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

Aug 10, 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
Total amount you owe	\$1,945.98

** Your electric service amount includes the following charges:

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

METER SUMMARY

Next bill date Aug 19, 2021.

Usage Type	Usage
Total kWh used	2723

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 20, 2021	Jun 18, 2021	Jul 20, 2020
kWh Used	2723	2723	1898
Service days	32	30	32
kWh/day	85	91	59
Amount	\$1,945.98	\$1,945.98	\$1,412.16

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Customer Name:
AMELIA WALK CDD

Account Number:
78458-32232

For: 06-18-2021 to 07-20-2021 (32 days)
 kWh/Day: 85
 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 Non-energy Fixtures Maintenance	74	6746	F	57	0.800000 6.370000 1.290000	1,482	45.60 363.09 73.53
F861207 Energy Non-energy Fixtures Maintenance	74	6746	F	16	0.800000 4.500000 1.290000	416	12.80 72.00 20.64
F861227 Energy Non-energy Fixtures Maintenance	73	6750	F	33	0.800000 4.500000 1.290000	825	26.40 148.50 42.57
PMF0001 Non-energy Fixtures				106	8.470000		897.82
UCNP Non-energy Maintenance				3,957	0.040510		160.30

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



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





Customer Name:
AMELIA WALK CDD

Account Number:
78458-32232

For: 06-18-2021 to 07-20-2021 (32 days)

kWh/Day: 85

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
					Electric service amount		1,941.79
					Gross receipts tax incr		4.19
					Total	2,723	1,945.98

* 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: Jun 18, 2021 to Jul 20, 2021 (32 days)

Statement Date: Jul 20, 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

\$34.39

TOTAL AMOUNT YOU OWE

Aug 10, 2021

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after October 11, 2021 is considered LATE; a late payment charge of 1% will apply.

BILL SUMMARY

Amount of your last bill	32.85
Payments received	-32.85
Balance before new charges	0.00
Total new charges	34.39
Total amount you owe	\$34.39

(See page 2 for bill details.)



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

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76801-07336
ACCOUNT NUMBER

\$34.39
TOTAL AMOUNT YOU OWE

Aug 10, 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	32.85
Payment received - Thank you	-32.85
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)	\$16.00
Fuel: (\$0.028360 per kWh)	\$6.92
Electric service amount	33.53
Gross receipts tax	0.86
Taxes and charges	0.86
Total new charges	\$34.39
Total amount you owe	\$34.39

METER SUMMARY

Meter reading - Meter ACD4413. Next meter reading Aug 19, 2021.

Usage Type	Current	-	Previous	=	Usage
kWh used	18519		18275		244

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 20, 2021	Jun 18, 2021	Jul 20, 2020
kWh Used	244	228	124
Service days	32	30	32
kWh/day	8	8	4
Amount	\$34.39	\$32.85	\$22.02

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Electric Bill Statement

For: Jun 18, 2021 to Jul 20, 2021 (32 days)

Statement Date: Jul 20, 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

\$183.81

TOTAL AMOUNT YOU OWE

Aug 10, 2021

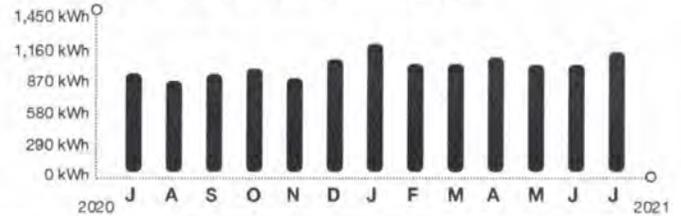
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	176.78
Payments received	-176.78
Balance before new charges	0.00
Total new charges	183.81
Total amount you owe	\$183.81

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after October 11, 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)



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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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73913-05054
ACCOUNT NUMBER

\$183.81
TOTAL AMOUNT YOU OWE

Aug 10, 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	176.78
Payment received - Thank you	-176.78
Balance before new charges	\$0.00
New Charges	
Rate: GSD-1 GENERAL SERVICE DEMAND	
Customer charge:	\$26.48
Non-fuel: (\$0.023540 per kWh)	\$28.27
Fuel: (\$0.028360 per kWh)	\$34.06
Demand: (\$11.30 per KW)	\$90.40
Electric service amount	179.21
Gross receipts tax	4.60
Taxes and charges	4.60
Total new charges	\$183.81
Total amount you owe	\$183.81

METER SUMMARY

Meter reading - Meter KN20453. Next meter reading Aug 19, 2021.

Usage Type	Current	-	Previous	=	Usage
kWh used	52556		51355		1201
Demand KW	8.17				8

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 20, 2021	Jun 18, 2021	Jul 20, 2020
kWh Used	1201	1069	977
Service days	32	30	32
kWh/day	37	35	30
Amount	\$183.81	\$176.78	\$98.51

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Electric Bill Statement

For: Jun 18, 2021 to Jul 20, 2021 (32 days)

Statement Date: Jul 20, 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

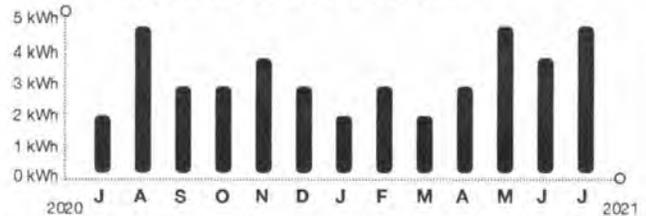
\$11.36

TOTAL AMOUNT YOU OWE

Aug 10, 2021

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	11.27
Payments received	-11.27
Balance before new charges	0.00
Total new charges	11.36
Total amount you owe	\$11.36

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after October 11, 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)



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#BWNDJNQ ***
#1864143LQ778881#
AMELIA WALK CDD
C/O GMS-SF-LLC
5385 N NOB HILL RD
SUNRISE FL 33351-4761



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14381-88177

ACCOUNT NUMBER

\$11.36

TOTAL AMOUNT YOU OWE

Aug 10, 2021

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED





Customer Name:
AMELIA WALK CDD

Account Number:
14381-88177

FPL.com Page 2

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E001

BILL DETAILS

Amount of your last bill	11.27
Payment received - Thank you	-11.27
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 Aug 19, 2021.

Usage Type	Current	-	Previous	=	Usage
kWh used	00140		00135		5

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jul 20, 2021	Jun 18, 2021	Jul 20, 2020
kWh Used	5	4	2
Service days	32	30	32
kWh/day	0	0	0
Amount	\$11.36	\$11.27	\$11.06

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Governmental Management Services, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 269**Invoice Date:** 8/1/21**Due Date:** 8/1/21**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 - August 2021		4,050.00	4,050.00
Information Technology - August 2021		83.33	83.33
Dissemination Agent Services - August 2021		291.67	291.67
Office Supplies		15.00	15.00
Postage		30.90	30.90
Copies		189.15	189.15
Telephone		31.02	31.02
		Total	\$4,691.07
		Payments/Credits	\$0.00
		Balance Due	\$4,691.07

Hopping Green & Sams

Attorneys and Counselors

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

===== STATEMENT =====

July 31, 2021

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

Bill Number 124301
Billed through 06/30/2021

General Counsel

AWCDD 00001 JLK

FOR PROFESSIONAL SERVICES RENDERED

05/12/21	JEM	Review issues regarding potential property donation for emergency access road.	0.10 hrs
05/13/21	JEM	Research parcel information for proposed emergency roadway tract.	0.50 hrs
05/24/21	BEL	Confer with Kilinski in preparation for meeting and attend meeting; correspondence with Killinski regarding necessary follow-up.	1.10 hrs
06/02/21	JLG	Draft FY 2022 budget appropriation resolution and assessment resolution.	0.70 hrs
06/10/21	JLK	Confer regarding cost share agreement; transmit edits and status of same; confer with District manager on same.	0.40 hrs
06/11/21	CEL	Review meeting minutes.	0.40 hrs
06/14/21	JLK	Prepare for Board meeting and transmit sample fishing policies; update landowner comments on cost share agreement and transmit same.	0.80 hrs
06/14/21	LMG	Review agenda package and confer with Kilinski regarding agenda items.	0.20 hrs
06/15/21	JLK	Review agenda package; prepare for Board meeting; attend Board meeting; prepare preliminary pond policies; prepare alligator policies.	1.40 hrs
06/15/21	JLG	Revise proposed budget approval resolution to provide for O&M assessments; draft nuisance alligator reporting procedures; confer with staff regarding due diligence on pond bank ownership, common areas and appropriate location for public fishing.	1.10 hrs
06/17/21	BEL	Prepare mailed and published notices of O&M; draft fishing policy; review and revise cost share agreement and correspondence with Kilinski regarding same.	1.60 hrs
06/17/21	JLK	Review comments to cost share; review edits; transmit the same.	0.70 hrs
06/22/21	JLK	Update cost share agreement with comments from landowner; transmit same.	0.60 hrs
06/23/21	JLK	Review resident correspondence regarding mailbox location; conference call with staff on same; draft response on same; review contract.	0.90 hrs

06/24/21	JLK	Confer regarding resident e-mail with District manager; review multiple Board correspondence regarding same; draft responsive correspondence.	1.20 hrs
06/29/21	JLK	Conference call regarding conveyance documents, O&E and related information; confer regarding District powers.	0.60 hrs
06/29/21	LMG	Research district ownership of property outside boundaries.	0.30 hrs
06/30/21	JLK	Review/edit and transmit assessment mailed and published notice; review/edit and transmit assessment resolution and budget resolution; transmit affidavits related to same; review correspondence on mailbox issues and confer with District manager on same; confer regarding haul route information; finalize legislative wrap up, bill tracking for Governor signature and legislative implementation.	2.50 hrs
Total fees for this matter			\$3,968.50

DISBURSEMENTS

Travel	150.08
Travel - Meals	2.63
Total disbursements for this matter	\$152.71

MATTER SUMMARY

Lewis, Brooke E.	2.70 hrs	255 /hr	\$688.50
Eldred, Carl	0.40 hrs	310 /hr	\$124.00
Merritt, Jason E.	0.60 hrs	355 /hr	\$213.00
Gillis, Jennifer L. - Paralegal	1.80 hrs	150 /hr	\$270.00
Kilinski, Jennifer L.	9.10 hrs	280 /hr	\$2,548.00
Gentry, Lauren M.	0.50 hrs	250 /hr	\$125.00

TOTAL FEES	\$3,968.50
TOTAL DISBURSEMENTS	\$152.71

TOTAL CHARGES FOR THIS MATTER **\$4,121.21**

BILLING SUMMARY

Lewis, Brooke E.	2.70 hrs	255 /hr	\$688.50
Eldred, Carl	0.40 hrs	310 /hr	\$124.00
Merritt, Jason E.	0.60 hrs	355 /hr	\$213.00
Gillis, Jennifer L. - Paralegal	1.80 hrs	150 /hr	\$270.00
Kilinski, Jennifer L.	9.10 hrs	280 /hr	\$2,548.00
Gentry, Lauren M.	0.50 hrs	250 /hr	\$125.00

TOTAL FEES	\$3,968.50
TOTAL DISBURSEMENTS	\$152.71

TOTAL CHARGES FOR THIS BILL **\$4,121.21**

001.310.51300.34500



Customer Name: AMELIA WALK COMMUNITY DEV DISTRICT

Account #: 3124050420

Cycle: 03 Bill Date: 07/29/21

TOTAL SUMMARY OF CHARGES

Irrigation	\$	9,034.26
Sewer		271.44
Water		149.46

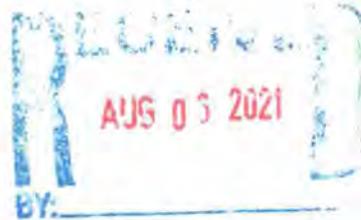
(A complete breakdown of charges can be found on the following pages.)

Total New Charges: \$ 9,455.16

001. 300. 5700. 43100

! Please pay \$9,455.16 by 08/20/21 to avoid 1.5% late payment fee and service disconnections.

J JEA's Board of Directors will hold a rate hearing at the Aug. 24 meeting to consider a water/wastewater capacity fee increase and an increase in the water consumption charge for large commercial meters 10" or greater. For more information, visit jea.com.



A late payment fee will be assessed for unpaid balance.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$10,797.38	-\$10,797.38	\$0.00	\$9,455.16	\$9,455.16

WE APPRECIATE YOUR BUSINESS

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

Additional information on reverse side. →



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

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

Acct#: 3124050420		Bill Date: 07/29/21		Please pay by 08/20/21 to avoid 1.5% late Payment Fee.	
Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay	TOTAL AMOUNT PAID
\$10,797.38	-\$10,797.38	\$0.00	\$9,455.16	\$9,455.16	

000008 I=10010000



8 1 SP 0.510
 AMELIA WALK CDD C/O GMS-SF LLC
 5385 N NOB HILL RD
 SUNRISE FL 33351-4761



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

4284312405042000000000004000945516010100000000300012

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BILLING AND PAYMENT OPTIONS

JEA offers a number of convenient billing and payment options. You can pay online, by phone, by mail, in person or automatically using your bank account. And you can go paperless by receiving your bill by email, which is easy for you and good for the environment.

eBill: Receive, view, and pay your bill online. JEA eBill is one of our most convenient ways to receive, view and pay your bill.

MyBudget: With MyBudget, your bill is based on a rolling 12-month average. This prevents drastic changes in your bill month to month, even in the coldest or hottest months when you use more.

Auto-Pay: Our Automatic Bill Payment Service ensures your JEA bill is paid automatically. You still receive a bill, but Automatic Bill Pay deducts the amount you owe from your bank account on your due date. Once set up, you don't have to do a thing.

Pay Online: When you pay your JEA bill on jea.com, your payment is credited to your account immediately. It is free to pay using your checking or savings account. Pay by debit or credit card—convenience fees charged by card payment vendor: Payments up to \$500: \$2.20, \$500.01–\$1,000: \$4.40, \$1,000.01 - \$10,000: \$9.95.

Pay Through Your Bank: Use your bank's bill payer system to pay JEA electronically. Provide your JEA account information to your bank and enter the date and amount to pay each month.

Pay by Phone: Call 665-6000 to pay your JEA bill using our automated phone system 24 hours a day. Your payment will be credited to your account immediately.

It is free to pay using your checking or savings account. Pay by debit or credit card—convenience fees charged by card payment vendor: Payments up to \$500: \$2.20, \$500.01–\$1,000: \$4.40, \$1,000.01–\$10,000: \$9.95.

Pay by Mail: Please write your account number on your check or money order. Please include the payment stub with your payment and mail to P.O. Box 45047, Jacksonville, FL 32232-5047. Make checks payable to JEA.

Pay in Person: JEA payments are accepted at the JEA Downtown Customer Center, Winn-Dixie stores, Duval County Tax Collector offices and over 140 JEA authorized payment-only locations. Find locations at JEA.com/paymentlocations. Be sure to take a copy of your JEA bill when you go. **The JEA Downtown Customer Center, 43 W. Church Street, is open 8:00 a.m.–5:00 p.m. Monday through Friday except holidays. Closed Saturday.**

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.

Request an Extension: We understand that sometimes things happen and you need a little more time to pay your bill. You can apply for an extension online at jea.com. Also, residential customers can call 665-6000; commercial customers can call 665-6250. Our self-serve system will let you know if you qualify and give you a new due date.

Need Help Paying Your Bill? United Way maintains a computerized database of programs that may be able to assist you in paying your utility bill. For assistance with your utility bill, dial 2-1-1 or 632-0600.

STATEMENT INFORMATION

APPLICATION AND CONTRACT FOR SERVICE- Customers may review terms and conditions of service and policies on jea.com, or may call, write or e-mail JEA to request a copy. Requesting of utility service and JEA's acceptance to provide utility service, including the rendering of a bill, constitutes a binding contractual agreement between JEA and the customer, including each financially responsible person or entity as defined by applicable State, City and Utility regulations and policies, whether or not service is listed in that individual's name.

Please review your billing statement. Should you suspect a billing or payment error, please notify us immediately at 665-6000. **Commercial customers can call us at 665-6250.** You have 90 days from the statement date to request a JEA review for correction or credit.

Customer Charge is a fixed monthly charge to maintain an account for a customer, including metering, billing and account administration.

Energy Charge pays for the cost of the electric infrastructure, contribution to the City of Jacksonville and to generate and deliver the electricity you use, excluding the cost of fuel.

Fuel Cost is determined by the Adjustable Fuel Rate, which may go up or down based on the cost of fuels JEA uses to generate electricity. A portion of the fuel charge is exempt from the Public Service Tax.

Water/Sewer Service Availability Charge is a fixed monthly charge that covers a portion of the water/sewer infrastructure and the cost to maintain an account for a customer, including metering, billing and account administration.

Conservation Charge applies only if you use more than 2,750 kWh during a billing period. If this occurs, you will be charged an additional \$.01 per kWh over 2,750 kWh to encourage conservation. Average home usage is 1,000 kWh per month.

Environmental Charge provides funding for environmental and regulatory programs.

Water Consumption/Sewer Usage Tiers are based on the amount of water you use. Typical household usage is 6 kgals or less.

Fees and Taxes are government transfers paid to city or state governments.

kgal: 1,000 gallons

cf: Cubic foot of water which equals 7.48 gallons of water

kWh: Kilowatt-hour is a measure of electrical energy. One kWh is the equivalent of using 1,000 watts for one hour. For example, if you use a 100 watt light bulb for 720 hours (i.e. for 30 days straight), you will have used 72 kWh.

ADDRESS CORRECTION

Account #

Tel: [REDACTED] - [REDACTED] - [REDACTED]

Address:

[REDACTED]
[REDACTED]

City:

[REDACTED] State: [REDACTED] Zip Code: [REDACTED]

E-mail:

[REDACTED]



Customer Name: AMELIA WALK COMMUNITY DEV DISTRICT

Account #: 3124050420

Cycle: 03

Bill Date: 07/29/21

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 85059 MAJESTIC WALK BV APT IR01

Service Period: 06/25/21 - 07/28/21 Reading Date: 07/28/2021

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
82157379	33	361	Regular	1	53000 GAL
Basic Monthly Charge					\$ 31.50
Tier 1 Consumption (1-14 kgal @ \$3.44)					48.17
Tier 2 Consumption (> 14 kgal @ \$3.96)					154.43
Environmental Charge					19.61
TOTAL CURRENT IRRIGATION CHARGES					\$ 253.71

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 85108 MAJESTIC WALK BLVD

Service Period: 06/25/21 - 07/28/21 Reading Date: 07/28/2021

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
66898811	33	3631	Regular	1	323000 GAL
Basic Monthly Charge					\$ 31.50
Tier 1 Consumption (1-14 kgal @ \$3.44)					48.17
Tier 2 Consumption (> 14 kgal @ \$3.96)					1,223.63
Environmental Charge					119.51
TOTAL CURRENT IRRIGATION CHARGES					\$ 1,422.81

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 85254 FALL RIVER PY APT IR01

Service Period: 06/25/21 - 07/28/21 Reading Date: 07/28/2021

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
89140510	33	594	Regular	1	78000 GAL
Basic Monthly Charge					\$ 31.50
Tier 1 Consumption (1-14 kgal @ \$3.44)					48.17
Tier 2 Consumption (> 14 kgal @ \$3.96)					253.43
Environmental Charge					28.86
TOTAL CURRENT IRRIGATION CHARGES					\$ 361.96

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 85287 MAJESTIC WALK BLVD

Service Period: 06/25/21 - 07/28/21 Reading Date: 07/28/2021

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
86638079	33	22063	Regular	2	848000 GAL
Basic Monthly Charge					\$ 100.80
Tier 1 Consumption (1-14 kgal @ \$3.44)					48.17
Tier 2 Consumption (> 14 kgal @ \$3.96)					3,302.63
Environmental Charge					313.76
TOTAL CURRENT IRRIGATION CHARGES					\$ 3,765.36

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 85287 MAJESTIC WALK BLVD

Service Period: 06/29/21 - 07/29/21 Reading Date: 07/29/2021

Service Point: Irrigation 2 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
67133220	30	83514	Regular	1 1/2	584000 GAL
Basic Monthly Charge					\$ 63.00
Tier 1 Consumption (1-14 kgal @ \$3.44)					48.17
Tier 2 Consumption (> 14 kgal @ \$3.96)					2,257.19
Environmental Charge					216.08
TOTAL CURRENT IRRIGATION CHARGES					\$ 2,584.44

SEWER SERVICE

Billing Rate: Commercial Sewer Service

Service Address: 85287 MAJESTIC WALK BLVD

Service Period: 06/25/21 - 07/27/21 Reading Date: 07/27/2021

Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
67579885	32	3578	Regular	2	16000 GAL
Basic Monthly Charge					\$ 169.20
Sewer Usage Charge					96.32
Environmental Charge					5.92
TOTAL CURRENT SEWER CHARGES					\$ 271.44

07/002 3265981/3884522.0000008 2 1=1001000000



Customer Name: AMELIA WALK COMMUNITY DEV DISTRICT

Account #: 3124050420

Cycle: 03

Bill Date: 07/29/21

WATER SERVICE

Billing Rate: Commercial Water Service

Service Address: 85287 MAJESTIC WALK BLVD

Service Period: 06/25/21 - 07/28/21 Reading Date: 07/28/2021

Service Point: Commercial - Water

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
77677281	33	0	Regular	3/4	0 GAL
Basic Monthly Charge					\$ 18.90
TOTAL CURRENT WATER CHARGES					\$ 18.90

WATER SERVICE

Billing Rate: Commercial Water Service

Service Address: 85287 MAJESTIC WALK BLVD

Service Period: 06/25/21 - 07/27/21 Reading Date: 07/27/2021

Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
67579885	32	3578	Regular	2	16000 GAL
Basic Monthly Charge					\$ 100.80
Water Consumption Charge					23.84
Environmental Charge					5.92
TOTAL CURRENT WATER CHARGES					\$ 130.56

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 85377 MAJESTIC WALK BLVD APT IRO1

Service Period: 06/25/21 - 07/28/21 Reading Date: 07/28/2021

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
82157504	33	465	Regular	1	64000 GAL
Basic Monthly Charge					\$ 31.50
Tier 1 Consumption (1-14 kgal @ \$3.44)					48.17
Tier 2 Consumption (> 14 kgal @ \$3.96)					197.99
Environmental Charge					23.68
TOTAL CURRENT IRRIGATION CHARGES					\$ 301.34

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

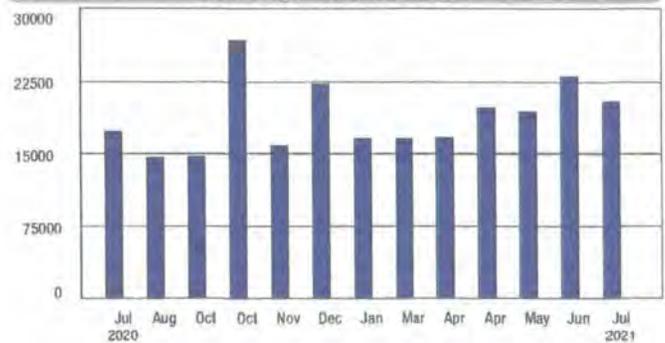
Service Address: 85633 FALL RIVER PY APT IRO1

Service Period: 06/29/21 - 07/28/21 Reading Date: 07/28/2021

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
89240294	29	272	Regular	1	74000 GAL
Basic Monthly Charge					\$ 31.50
Tier 1 Consumption (1-14 kgal @ \$3.44)					48.17
Tier 2 Consumption (> 14 kgal @ \$3.96)					237.59
Environmental Charge					27.38
TOTAL CURRENT IRRIGATION CHARGES					\$ 344.64

CONSUMPTION HISTORY



	1 year ago	Last Month	This Month	Average Daily
Total Kwh used				
Total Gallons used	1,726,002	2,302,002	2,040,002	61,818



INVOICE

Invoice # 44
Date: 08/02/2021
Due On: 09/01/2021

P.O. Box 6386
Tallahassee, Florida 32314

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	07/23/2021	Conference call with DM re: meeting follow up, mailbox information and fishing maps; transmit information on same	0.30	\$280.00	\$84.00

Total \$84.00

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
44	09/01/2021	\$84.00	\$0.00	\$84.00
			Outstanding Balance	\$84.00
			Total Amount Outstanding	\$84.00

001.310.51300.3150

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

Please pay within 30 days.



900 CENTRAL PARK DR.
SANFORD, FL 32771-6634

INVOICE

002-21-301739-1

DUE UPON RECEIPT

DATE 8/2/2021

BALANCE \$210.00

AMOUNT ENCLOSED \$

GREGG KERN
AMELIA WALK CDD
475 WEST TOWN PLACE
SUITE 114
ST AUGUSTINE FL 32092

MAKE CHECKS PAYABLE TO:
ONSIGHT INDUSTRIES. LLC.
900 CENTRAL PARK DR.
SANFORD, FL 32771-6634

Invoice Questions? Please call 407.830.8861 or email billing@onsightindustries.com

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

INVOICE: 002-21-301739-1	8/2/2021	PROJECT DETAIL - PAGE 1
900 CENTRAL PARK DR., SANFORD, FL 32771-6634 P: 407.830.8861 • F: 407.830.5569		LOCATION AMELIA WALK PROJECT NAME PRIVATE PROPERTY SIGN CLIENT PO _____ ORDERED BY MICHAEL MOLINEAUX

CHARGES	PRICE EACH	QTY	TOTAL
1 LABOR / INSTALLATION, INSTALL, JACKSONVILLE, LOCAL 30-45 INSTALLATION COMPLETE AS PER WORK ORDER	\$210.00	1	\$210.00

SUB-TOTAL: \$210.00

TAX: \$0.00

TOTAL: \$210.00

001.300.5700.6000

BALANCE DUE: \$210.00

WORK COMPLETED

- ✓ COMPLETED - RELOCATE THE PRIVATE PROPERTY SIGN ON MAJECSTIC WALK BLVD/CHERRY CREEK FURTHER BACK ALONG ROAD AS IT'S BLOCKING VIEWABLE TRAFFIC WHEN THEY WANT TO TURN. REPAINT POSTS NOT VERY WHITE
- ✓ COMPLETED - REPAINT THE POSTS WHITE ON THE OTHER 3, 1ST IS FRONT ENTRANCE TO THE RIGHT OF AW SIGN, 2ND ON MAJESTIC BLVD RIGHT BEFORE MAJESTIC WALK CIRCLE. FINAL ONE ON MAJESTIC WALK JUST AFTER CHAMPLAIN

Thank you for your business!

Visit us online at www.onsightindustries.com

WARNING! FRAUDULENT EMAIL ACTIVITY - PLEASE BE ADVISED THAT CRIMINALS ARE BECOMING INCREASINGLY ACTIVE AND SUCCESSFUL AT INTERCEPTING, ALTERING AND DIVERTING ONLINE COMMUNICATIONS. THESE DECEPTIONS ARE SOPHISTICATED AND VERY DIFFICULT TO DETECT. EMAIL MESSAGES ARE NOT A SECURE OR TRUSTED METHOD OF COMMUNICATION. ANY EMAIL CONTENT FROM ONSIGHT INDUSTRIES LLC THAT CONTAIN INSTRUCTIONS, REQUESTS OR ADVICE THAT COULD HAVE A FINANCIAL OR OTHERWISE CRITICAL IMPACT SHOULD BE INDEPENDENTLY VERIFIED. THIS CAN BE DONE BY CONTACTING AN AUTHORIZED REPRESENTATIVE OF THE COMPANY USING CORPORATE CONTACT INFORMATION FROM A TRUSTED PRIVATE OR PUBLIC SOURCE.



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

Copy of Previously Printed Invoice Number: 6138697
 Account Number: 224112000
 Invoice Date: 05/25/2021
 Direct Inquiries To: STACEY JOHNSON
 Phone: 407-835-3805

AMELIA WALK CDD
 ATTN DISTRICT MANAGER
 475 W TOWN PL SUITE 114
 ST AUGUSTINE FL 32092

AMELIA WALK SERIES 2018

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE \$4,040.63

All invoices are due upon receipt.

001. 310. 51300. 31300

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

AMELIA WALK SERIES 2018

Invoice Number:	6138697
Account Number:	224112000
Current Due:	\$4,040.63
Direct Inquiries To:	STACEY JOHNSON
Phone:	407-835-3805

Wire Instructions:
 U.S. Bank
 ABA # 091000022
 Acct # 1-801-5013-5135
 Trust Acct # 224112000
 Invoice # 6138697
 Attn: Fee Dept St. Paul

Please mail payments to:
 U.S. Bank
 CM-9690
 PO BOX 70870
 St. Paul, MN 55170-9690



Corporate Trust Services
 EP-MN-WN3L
 60 Livingston Ave.
Copy of Previously Printed Invoice

Invoice Number: 6138697
 Invoice Date: 05/25/2021
 Account Number: 224112000
 Direct Inquiries To: STACEY JOHNSON
 Phone: 407-835-3805

AMELIA WALK SERIES 2018

Accounts Included 224112000 224112001 224112002 224112003 224112004 224112005
 In This Relationship: 224112006

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
Subtotal Administration Fees - In Advance 05/01/2021 - 04/30/2022				\$3,750.00
Incidental Expenses	3,750.00	0.0775		\$290.63
Subtotal Incidental Expenses				\$290.63
TOTAL AMOUNT DUE				\$4,040.63