

*Amelia Walk*  
*Community Development District*

*November 16, 2021*

# *AGENDA*

**Amelia Walk  
Community Development District**  
475 West Town Place, Suite 114  
St. Augustine, Florida 32092  
[www.AmeliaWalkCDD.com](http://www.AmeliaWalkCDD.com)

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November 9, 2021

Board of Supervisors  
Amelia Walk Community Development District  
**Staff/Supervisor Call In #: 1-800-264-8432 Code 895984**

Dear Board Members:

The Amelia Walk Community Development District Board of Supervisors Meeting is scheduled to be held **Tuesday, November 16, 2021 at 2:00 p.m. at the Amelia Walk Amenity Center, 85287 Majestic Walk Boulevard, Fernandina Beach, Florida 32034.** Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comment
- III. Approval of the Minutes of the October 19, 2021 Board of Supervisors Meeting
- IV. CDD 101 Presentation
- V. Discussion on Amenity and Operations Management Services
- VI. Discussion on Lake Maintenance
- VII. Consideration of Addendum to Lake and Fountain Maintenance Agreement with Lake and Wetland Management, Inc. to Add Additional Lakes
- VIII. Staff Reports
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
  - D. Community Manager - Monthly Report
- IX. Supervisor Requests and Audience Comments
- X. Other Business
- XI. Financial Reports
  - A. Balance Sheet & Income Statement

B. Approval of Check Register

XII. Next Meeting Scheduled for December 21, 2021 at 2:00 p.m. at the Amelia Walk  
Amenity Center

XIII. Adjournment

# *MINUTES*

MINUTES OF MEETING  
AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Amelia Walk Community Development District was held Tuesday, October 19, 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 (by phone)
Jeff Robinson	Vice Chairman
Henry "Red" Jentz	Supervisor
Mindi Gilpin	Supervisor
Bradley Thomas	Supervisor

Also present were:

Daniel Laughlin	District Manager
Jennifer Kilinski	District Counsel
Dan McCranie	District Engineer
Danielle Adams	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 none, the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of the Minutes of the August 17, 2021 Board of Supervisors Meeting**

There were no comments on the minutes.

On MOTION by Mr. Jentz seconded by Ms. Gilpin with all in favor the minutes of the August 17, 2021 meeting were approved.
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**FOURTH ORDER OF BUSINESS**

**Ratification of Updated Agreement with Trim All for Landscape and Irrigation Maintenance Services**

Mr. Laughlin stated this addendum to the landscape agreement is something we've been working on for a while and it's finally been finalized. This is to add maintenance for new phases coming along, so this should get us to where we're going to be from here on out because we don't have much else going on.

On MOTION by Ms. Gilpin seconded by Mr. Jentz with all in favor the updated Trim All landscape and irrigation maintenance services agreement was ratified.

Mr. Laughlin stated I should mention too that this is in line with our budget.

**FIFTH ORDER OF BUSINESS**

**Consideration of Policy Regarding Fishing**

Mr. Laughlin stated we've talked about this over the past few meetings. There's a map included in here. We had asked for some feedback from residents, and I think you guys got some.

Ms. Adams stated some of the ponds can be accessed from the back of homes. Even though you enter through a common area, you're able to walk around the pond behind somebody's house and a lot of people don't want that, so we have to have fishing in ponds that are not accessed at the back of people's homes.

Mr. Laughlin stated we won't know how much of an issue it is until we go, but because this has been adopted, now the homeowners can call for trespassing. That was the issue we were having before, is people were going back there and the police weren't doing anything, so whether we adopt it this way with all these ponds and there is still an issue and they're not able to stop it, then maybe we can remove some ponds and have just common area ponds but as of now, it's up the Board.

Mr. Robinson stated the flip side of that comment is if I wanted to fish out of my backyard.

Ms. Adams stated that would be different because that is your home.

Mr. Laughlin stated this is more just access points. It says you can only fish from pond banks identified.

Ms. Kilinski stated this is an issue at pretty much any district that has larger stormwater ponds. The policies are primarily enforced by residents monitoring, so the likelihood of anyone calling on themselves when they are fishing in their own backyard is not really a risk. What

happens, especially with kids, is people find kids in their backyard and some people find that really offensive – you can imagine the children start in their own backyard and if you have an eight- or ten-year-old who is fishing, they don't see a line in the sand and they follow the fish around and outside of their property lines. So, the question is do we want to specify that you can fish in your own backyard, recognizing that it's never an issue in your own backyard. Nobody is calling to trespass on you if you're in your own backyard. It's when people start meandering around the ponds or you have outsiders doing it that it becomes an issue – it is definitely easier to identify a violation when there is no fishing in your backyard because anyone you see not in a designated area that is fishing is then violating the rules. It is really a policy decision of the Board.

Mr. Robinson stated I'm fine with the way it's written.

On MOTION by Mr. Robinson seconded by Mr. Jentz with all in favor the fishing policy was approved.
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Ms. Kilinski asked are we going to put the colored map on the website?

Mr. Laughlin responded we can post the whole policy with the colored map.

Ms. Kilinski stated it's not related to the fishing policy, but you all had discussed the nuisance alligator piece. I just put that information in there for you to review. That's the FWC rules and I think I may have mentioned at a previous meeting that once folks realize if you see a two-foot gator and call them in as a nuisance, the gator is then destroyed, they tend to call less. Sometimes it's just community education. You're going to see gators in Florida ponds all of the time.

Mr. Laughlin asked do we need a separate motion for that?

Ms. Kilinski responded no, unless you all want to. This is the FWC regulations. Unless you all don't want to let folks know what those are, I would suggest you put this with it.

Mr. Laughlin stated I can put it on the website with this policy.

**SIXTH ORDER OF BUSINESS**

**Ratification of Engagement Letter with DMHB for Audit Services**

Mr. Laughlin stated this is the company that the audit committee, which was the Board, selected through the RFP process, so this is just a bookkeeping item.

On MOTION by Mr. Jentz seconded by Mr. Robinson with all in favor the audit engagement letter with DMHB was ratified.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-01,  
Approving a Change in Registered Agent and  
Registered Office**

Mr. Laughlin stated the current registered agent is previous counsel, Hopping Green & Sams’ office in Tallahassee. We’re discussing moving towards having the District Managers of the districts be the registered agents. A lot of things that get sent to the registered agent are things the District Manager handles anyway so they end up sending them to us, so this won’t have any effect on District business.

Ms. Kilinski stated most of the documentation we get are reports for the district that we have to mail back to the District Manager.

On MOTION by Mr. Jentz seconded by Mr. Robinson with all in favor Resolution 2022-01, approving a change in registered agent and registered office to Daniel Laughlin and GMS’s office was approved.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-02,  
Waiving a Portion of Rule 1.3 Relating to  
Regular Meeting Notices**

Ms. Kilinski stated this district has adopted rules of procedure, which is essentially how the District functions from a legal and statutory perspective. One of those rules require a seven-day published notice of all of your regular board meetings. Statutorily you’re required to adopt an annual meeting schedule, which you do. That is published on your website. In addition to that, this rule that is in your current rules of procedure requires a seven-day published notice in the newspaper. Things have changed a lot. Some cities and counties are required to publish those seven day or reasonable notices, but you statutorily are not. People usually aren’t looking in the classified ads to see when the Amelia Walk meeting is coming up. They’re looking at your website or maybe a community board. This would waive that requirement until we go back through our rulemaking procedure, which is kind of expensive and unnecessary at this point. It will save you a little bit of money.

Mr. Robinson asked so you don't have to advertise in the newspaper?

Ms. Kilinski responded right. We will still have to publish public hearings because that is statutorily required, but your regular meetings you would just rely on the annual meeting notice.

On MOTION by Mr. Jentz seconded by Ms. Gilpin with all in favor Resolution 2022-02, waiving a portion of Rule 1.3 relating to regular meeting notices was approved.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel – Memo Regarding Stormwater Needs Analysis**

Ms. Kilinski stated you all were getting legislative updates with this last legislative session and one of the big changes for cities, counties and special districts that passed this legislative session was a requirement for stormwater and wastewater needs analysis. The idea is that every five years you would do a needs analysis for the following 20 years for both stormwater and wastewater management. You don't have wastewater facilities that you own and operate, most districts don't, but you do have stormwater facilities. I think I told you at your last meeting that we were waiting on OEDR, which is the agency that was charged with promulgating rules, regulations and procedures for what that report would look like. They had put those out maybe 10 days ago so that memo you saw was a supplement to the previous memo that fleshed out what the reporting requirements are going to be. We sent that to Dan so he had an idea of what the report would require and coming up under the next agenda item is a work authorization for those reports. I wanted to put that in there so you all understood what the report template would look like. It's a lot of reporting and it's a lot of information, but they're not hiding the ball, which is what we were concerned about is that they would say you don't have the right report and you have to redo it. We know exactly what has to be reported. If you clicked on any of those links, the template that they're requiring is quite lengthy, but luckily you only have to do it once every five years.

*Mr. Kern joined the meeting at this time.*

**B. District Engineer**

**1. Work Authorization for Stormwater Needs Analysis**

Mr. McCranie stated my first item is the work authorization that Jennifer just spoke of. I've estimated how many hours should be needed to complete the report. There are eight parts to it and then there is going to be coordination with Jennifer. I have estimated 35 hours total to do all that work at my current hourly rate of \$150 per hour.

On MOTION by Mr. Jentz seconded by Ms. Gilpin with all in favor the Work Authorization for McCranie & Associates to provide a stormwater needs analysis report was approved.

*The following item was taken out of order of the agenda.*

**3. Ratification of Requisition No. 85**

Mr. McCranie stated this requisition for work approved already is in the amount of \$25,499.84 made payable to Trim All Lawn Service.

Mr. Laughlin stated this invoice was brought to the Board and approved. This is paid with construction funds, which is funded by GreenPointe at this point. It's been executed already.

On MOTION by Ms. Gilpin seconded by Mr. Robinson with all in favor Requisition No. 35 was ratified.

**2. Discussion on Phase 1 Roads**

Mr. Laughlin stated I think it's time to start discussing a plan for the Phase 1 roads because it's going to be an expensive and long process. I've been getting emails on questionable spots in the roads.

Mr. Robinson stated we all received an email a month or so ago, just prior to our September meeting, which didn't take place because of quorum, about the roads. Most of it wasn't something I completely understood. There is a more pending issue with a pothole. I took a picture of it. It's dead center in the middle of the road in the roundabout as you would be exiting onto Champlain. I don't know how we can get that fixed.

Mr. McCranie stated in the past those types of things, what our management company has been able to do is find somebody to come out and do cold patches and things like that. That's going to be my recommendation until we're ready to redo all of Phase 1 roads. We've been

talking about needing to do it because it's near it's end of its life. I would recommend a cold patch right now.

Mr. Laughlin stated maybe take a look at it just to make sure it's not something else underlying.

Mr. McCranie stated I'll double check. It's not in line with any of our storm systems but I'll verify one last time to make sure there's no underground utilities underneath.

Mr. Laughlin stated if you could get more than one bid, that would be good, although I'm sure Duval would be the best. We'd like to get this done before the next meeting I'm assuming. Or should we just bring proposals back? What do you think a cost for that would be?

Mr. McCranie responded it's \$500 or less. I think there's a minimum charge for them to come out and do it. If you give Ms. Adams \$600 max, I think that would do it.

Mr. Jentz stated if we're going to have them come out, if you could maybe drive around really quick and make sure there's nothing else that needs to be addressed.

Mr. Laughlin stated maybe a higher not to exceed amount, just in case.

On MOTION by Ms. Gilpin seconded by Mr. Jentz with all in favor road repair work in an amount not to exceed \$1,000 was approved.

Mr. McCranie stated if we're going to start talking about the whole process of milling and resurfacing of the Phase 1 roads, and in some areas, it's going to be reconstruction because we've got these dips. Through the years there were two major areas and one minor area that we did reconstruct and with those we took out the lime rock and put in crushed crete if I recall. It was maybe five years ago or so. Some of these areas we have a higher water table upstream that then comes through and saturates the lime rock. That saturation sends those weave holes of lime rock and that's what you see is seeping through the asphalt. It's held up pretty well for this many years for that condition. A lot of that got fixed when the subdivision in Amelia Concourse Phase 3 was constructed because it used to be a huge wetland over there that was higher in elevation and then it seeped all the way through. With that, plus all the swale that was done in the trail road has made the drainage system in Phase 1 much better. Now we get one or two specific spot locations.

Mr. Robinson asked the ones on Majestic that we talked about?

Mr. McCranie responded yes. The owners of one or two of those properties were here last month and I was able to talk to them and explain what I thought was going on. What I believe is going on is when the homebuilder built the house, the lot grades may not have been perfect. So then they put in roof drains. Those roof drains go into a pipe system that comes to an inlet that then pops out of the ground. All of the water goes underground, comes back and then pops through and flows from that one inlet. So that inlet does not take water, it sends water out into their yard, then over the sidewalk, over the driveway, into the drainage system which we own. The true solution with that is to directly pipe all of that water into the storm system. I think they should come and ask for your approval and then we should grant it, because I think it'll make the system better.

Mr. Laughlin stated that's probably going to be happening. He calls me about once a week. He was planning on calling in today, but he decided to have a full plan ready to go to bring to the Board.

Mr. McCranie stated that will stop a lot of the staining on the sidewalk, in the guy's driveway and stop some of the mushiness in the grass and everything. It's not going to make everything perfect. Some people's backyards might still have some lower spots, but all in all you're not going to have a point discharge flowing over and creating erosion problems. The overall system is getting better and now we have a few areas in which the road goes up and down and it certainly did not help us through the construction of Phases 3, 4 and 5; all of the phases that we were hauling dirt out. We had a lot of use up and down these roads, so they've gotten more than their share of a normal subdivision's road life. What I would recommend is we get some geotechnical borings in some of those areas to figure out the cause of failure to make sure it's just over-compaction and to see the thickness of the lime rock. In the areas that have a higher water table than we want, then we would reconstruct and put crushed crete instead of lime rock in smaller areas through the bulk of Phase 1 that are in pretty good shape, especially not on Majestic Walk Boulevard. If I recall, those are an inch and a half of asphalt so we will probably mill of a full inch, keep a half of an inch of existing asphalt and then come back and repave that same one inch. That would bring them back up to standards. We can't add more because you have to tie back into your existing curb lines, we can't have less, and you don't want mill work because you don't want to get into the lime rock because then you start getting into reworking lime rock.

Mr. Laughlin asked in your opinion do you think it's a good time now to start looking into that or do you think it's too early still?

Mr. McCranie responded I think we can still get two or three more years. If we start getting more of these potholes, then that's going to be an indicator. I would still keep patching and then reevaluate in six months. Once we say go, it will be another six months before we would actually construct. We would test, we would put the plan out there and we would get bids to mill and resurface.

Mr. Laughlin stated I'm sure that would have to go through the RFP process too.

Ms. Kilinski asked do you have any idea on a range of costs?

Mr. Laughlin stated I want to say it was like \$400,000 or \$500,000.

Mr. Robinson stated say we decide we're going to go two years; we probably don't have enough in the reserve funds, so we need maybe another \$100,000 in this budget here. We already have a little less than \$100,000 so if we need \$400,000, we're going to need a couple more years of reserve funds.

Mr. Laughlin stated we either have to do that, or a special assessment of some sort.

Mr. Robinson stated which I'm trying to avoid.

Mr. McCranie stated I'd also try to avoid piecemealing it and only doing half of Phase 1, but if there are budgetary restraints then I would do Majestic Walk Boulevard as one special project, and then we might do the rest of Phase 1 maybe when we do Phase 2. Phase 1 Majestic Boulevard gets the bulk of all of the traffic. There have been different emails concerned about the drainage system, when you look into an inlet and you look about a foot and a half deep, there will always be water because of the water table itself and the pond and outfall and just how the whole system works. Right now, the pond system, and I'll be able to tell you after this other study because we will go more into detail with the evaluation of it, but the water in those inlets is where it's supposed to be and where it has been for 17 years.

Mr. Jentz stated I think it's to our benefit to delay resurfacing of the roads as long as we can to build up our reserves, and also, the longer we delay it, the less traffic there will be for construction after we fix it. I think we should point out to people that this is a strategic decision. We're not going to fix it today because it's going to get screwed up faster and we're also waiting on the reserves to build.

Mr. Laughlin stated I just want to make sure we're staying ahead of it enough to where we're not scrambling.

Mr. McCranie stated we will want a six-month head start.

Mr. Laughlin stated maybe we can do another check in six months or a year.

Mr. McCranie stated even failure is not catastrophic. Failure is still slow. It's not like it just falls into the ground. There will be pothole after pothole.

### **C. District Manager**

Mr. Laughlin stated we're going to be switching to iPads. These booklets are very expensive and cost a lot of money to ship them, so I will have iPads for all of my districts. I will charge them and load the agenda package on them. You will still get the agenda package ahead of time through email and then the iPads would be here for you at the meeting, and I would just take them back with me after the meeting. They are set up so there are tabs, and you can jump to each agenda item. This will help cut down on printing costs and also when we have revisions to the agenda a day or two before the meeting, those can be included in the agenda package as opposed to having print outs. I had planned to have them already, but Apple is now only allowing orders of two Apple products a month so we can only buy two per month with our business account with them. We're trying to find a way around that. Hopefully next month we will have them.

### **A. Community Manager – Monthly Report**

Ms. Adams stated projects completed include a light pole that was repaired and replaced, the Cherry Creek no trespassing sign was moved, and the mailbox keys for Phase 5 were received after the last meeting. We talked about the pond fishing regulations. The landscape fencing was removed at Fallen River. Some of the landscape issues have been resolved, but not all of them so we're still working on that. An irrigation line was repaired at the amenity center, but I think the head popped off again. We're still getting complaints about street parking. The storm drain over at 85287 Majestic is clogged. I think the engineer looked at it and then they decided the gutters may have been tied into the storm drain.

Mr. McCranie stated they're not clogged. If this is the inlet top, so this is the road elevation and you look at the water right there, it doesn't mean it's clogged.

Ms. Adams stated we got a report that it wasn't clogged, but we weren't sure if the gutters were tying into it from the neighbor.

Mr. McCranie stated they aren't.

Ms. Adams continued with her report. We do have CEC Committee that has reached out to me so they are going to start doing hearings.

Mr. Laughlin asked what is that?

Ms. Adams responded enforcement committee for violations.

Mr. Laughlin stated that would be an HOA thing so we don't need to discuss that here.

Ms. Adams stated we do have some changes. We now have Sandy here Monday through Friday from 9:00 to 5:00. Right now on Tuesdays she's at our Jacksonville office for training so she's here Monday, Wednesday, Thursday and Friday for right now. We do have a new regional manager. I found out one thing is that they never pressured washed the facility, so Cliff reached out to me and said he had never done that.

Mr. Laughlin asked did he get payment for it?

Ms. Adams responded no, he never did pay me for it. I have him getting bids to go ahead and do the canopies at the tennis courts and the pool deck.

Mr. Jentz stated we had a quote for that.

Ms. Adams stated we did, but he never did it.

Mr. Laughlin stated I think it was for the pool deck so we wanted to add the canopies.

Mr. Robinson asked what were the comments on street parking?

Ms. Adams responded people are complaining that there is just a lot of street parking going on, especially overnight.

Mr. Laughlin stated we adopted the parking policy and there are spots where they can and can't.

Mr. Robinson stated there are certain areas they are not allowed to park at all. That's in the CC&Rs.

Mr. Laughlin stated either way, it would have to be the police that would have to enforce that and ticket them.

Mr. Robinson asked is it 5 people or 100 people? I'm just curious.

Ms. Adams responded it's a common thing. We're not here at night to police anything.



company. Sometimes it's almost clearer. There's no confusion on who to go to because you just go to one person and they should be able to address all of the concerns, but it certainly can't hurt to solicit proposals. The scope of work should already be outlined in our agreements with Evergreen.

Mr. Laughlin stated we will look at that and see if there's anything.

Ms. Kilinski stated the other thing we have done from time to time is a CDD/HOA 101. We've got presentations we've put together. Whatever you want to do, if you want to get a new company or not, having an information session for residents that spells out what a CDD is, what your assessment means, what an HOA is, what that assessment means, how they work together and if you have an issue for pond maintenance which one do you call. Doing those about once a year as you have new residents and having that PowerPoint presentation available on the website often cuts down on some of that confusion as well. We can bring a sample one to your next meeting in conjunction with all of this.

Mr. Robinson stated I've been developing one, mostly in my head and it keeps changing.

Mr. Kern stated we've done organizational charts too. Just a simple one sheet chart that goes in welcome packets with contact information can help direct inquiries to the right spot as well.

Ms. Kilinski stated for sure and even when you have two companies, there is still confusion over which board someone goes to.

Mr. Robinson stated an example is on Saturday during the yard sale, somebody two houses down was talking to one of the neighbors and she came by my wife and said someone told her she runs up the HOA and she had an ARB issue and we explained it.

Ms. Adams stated we can put something on the HOA list too.

Mr. Jentz stated it would be helpful to just have the scope.

Mr. Laughlin stated we will have that. We will see if there's anything we can clean up.

Mr. Robinson stated I know you sent me an email that the HOA letters went out for the revised letter. Hopefully that will help. We are still getting queries on that. I haven't seen it yet.

Mr. Laughlin stated they will probably arrive today or tomorrow. We sent a letter telling people they had to move their fences because they're in easements and they got delivered the next day.

**Audience Comments**

A resident at 85165 Fall River Parkway stated I've been here not even four months and I'm glad you started talking about what you were just talking about, because I have no clue who I'm supposed to talk to about concerns I have about some issues living here. I have been all through my welcome packet and I can assure you there was nothing in there that told me to go to AmeliaWalkCDD.com where I find all sorts of information like when you're having meetings. I know nothing about the homeowner's association, I have no idea if this is the right place for me to be so if you could please tell me I'd appreciate it. My first question is about the mailboxes. Am I in the right place for that?

Mr. Laughlin responded the CDD through the construction installed the mailboxes, but we do not manage the keys. The CDD board did decide on placement. It was a mixture of the CDD and the postmaster general because the post office will only authorize certain areas, there are certain criteria that have to be met and the company that installed them worked to get the permits and all the approvals that are needed.

The resident stated I've never lived in a place where I have to go over six-tenths of a mile round trip to get to my mailbox. I don't think I should have to drive to the mailbox or go for a very long walk. The mailboxes for where Brad and I live are in the Richmond section.

Mr. Laughlin asked which Phase is this?

Mr. Robinson responded Phase 4.

Mr. Laughlin stated they were at the amenity center.

The resident stated right, so they are a little closer now, but is there no plan to move them? There are other places they can be moved.

Mr. Laughlin responded not at this time. Like I said, there are certain places we can put them by the post office's code, but it also has to be CDD owned land, so there's very few areas we can put them. Supervisor Robinson did a lot of looking into that.

Mr. Robinson stated there were two locations that we looked at. Initially we were going to split them, not quite half and half, but there was a section down by River Birch and then the other half was where they all are right now. We opted not to do that because it would have been somewhere in the neighborhood of a seven-to-ten-day delay. Once we started the relocation the post office would have taken the mail out and stored it at the post office and you would have had to drive to the post office to get your mail. We would have had to re-key an unknown number of

keys, and we would have to readdress all the units. Unfortunately, there was no clean way of putting them with the Lennar Homes there.

Mr. Laughlin stated I believe they require the whole Phase to stay in one location.

Mr. Robinson stated no, the post office was okay with two locations.

A resident stated River Birch and Fall River would be a perfect place. You're going to get a lot of people complaining about where they are.

Mr. Laughlin stated we had a lot. This happened in Phase 3 as well. You'll notice there are mailboxes in Phase 1 and then smaller clusters. The post office has changed it over time to where they no longer allow individual mailboxes anymore. I believe Phase 3 was the first Phase where we had to pick a location and it was put in a District-owned common area on a preserve and the residents that lived there came for months and wanted it moved. We had them at the amenity center and different residents came and wanted them moved. Pretty much every move we have made, someone has wanted to change it.

The resident stated I would be willing to not have my mail for seven days in order for the mailboxes to be on River Birch and Fall River. It's just a real pain and now I'm going to have to live with that forever. Next is trash issues. Am I in the right place for that?

Mr. Laughlin responded no; you hire your own trash company.

The resident stated I'm not talking about trash pickup; I'm talking about trash in the ponds and on the streets.

Mr. Laughlin stated then yes. The lake maintenance company comes about twice a month and will pick trash up.

The resident stated I've been here almost four months and I've only seen them clean out that pond once.

Mr. Laughlin stated they do it every time they come. I get reports and they will see them come out and talk to them.

The resident stated there's a lot of trash in the ponds. There's also trash on the street on Majestic Walk between Champlain and Fall River on the River Birch side of the road.

Mr. Laughlin asked is it resident trash or construction trash?

The resident responded it's not construction trash. It's probably workers that are leaving trash there. I see empty drink containers from fast food restaurants. There's a bag of dog poop that's been there for months. Is nobody in charge of picking up trash?

Mr. Laughlin responded no, the CDD does not handle that.

The resident asked so who does that? Who do I talk to? Who is in charge of the HOA?

Mr. Laughlin responded the HOA would be Evergreen. Any code and restriction issues are handled by the HOA. The CDD does not have any enforcement capabilities.

The resident stated this was never in my welcome packet. I don't know who to contact.

Mr. Laughlin stated I'll give you my card after this meeting and you can contact me with any CDD questions. The easiest way to explain it is the CDD manages common areas, and the HOA handles individual properties. So, the CDD manages the amenity center, the ponds, landscaping throughout, the stormwater system, the entrance area, and in this case roads. The HOA handles any type of things with your codes and covenants and if you're doing some type of improvement to your home. They also handle parking here. The HOA can fine and put liens on homes and whatnot. The CDD can only suspend people from the amenity center if they violate the amenity center policies.

The resident asked so how do I contact Evergreen?

Mr. Laughlin responded they're here five days a week. I'll give you my card and we can talk offline, and I'll try to clarify things for you.

Mr. Robinson stated with all of the trash that is here on the street, sometimes the wind blows things around. What we did about that is got on top of the builder, in that case it was Taylor Morrison, the project manager, to get a dumpster. We even had a hurricane once and the street was covered.

The resident stated one other thing, most of the people here have no clue who they're supposed to talk to. If I hadn't been talking to a neighbor, I would have never known that I should go to this website and sign up to get emails. I got an email the other day about people leaving their trash cans out and that they shouldn't do that, but nobody got it because they don't know they're supposed to sign up and it actually is a problem because there are trash cans out all the time.

Mr. Laughlin stated that would be an HOA item.

Mr. Robinson stated the root cause, and we've talked about this briefly, is it was very clear to me when I purchased, we got the packet and we spent almost an hour discussing the HOA site and the CDD site. It's definitely not happening on resales. They may be getting the CC&Rs.

Mr. Laughlin stated there's no requirement for CDD information. You can see there's an assessment on there so you should do your due diligence and research what you're being charged for.

Mr. Robinson stated normally when you buy a property, you sign the CC&Rs. Otherwise, if not, they're not enforcing them. If that's not happening on resale, and I can see the resale not getting a welcome packet.

A resident stated everybody that moves in should get a welcome packet.

Ms. Gilpin stated I was a resale, and it took a few months to get mine.

**ELEVENTH ORDER OF BUSINESS      Other Business**

There being none, the next item followed.

**TWELFTH ORDER OF BUSINESS      Financial Reports**

**A. Balance Sheet & Income Statement**

**B. Assessment Receipts Schedule**

**C. Approval of Check Registers**

**1. August / September**

Mr. Laughlin stated the August and September check register totals \$68,766.53.

On MOTION by Ms. Gilpin seconded by Mr. Jentz with all in favor the August / September check register was approved.

**2. September / October**

Mr. Laughlin stated the September and October check register totals \$57,270.86.

On MOTION by Mr. Jentz seconded by Ms. Gilpin with all in favor the September / October check register was approved.

**THIRTEENTH ORDER OF BUSINESS      Next Scheduled Meeting – November 16, 2021 at 2:00 p.m. at the Amelia Walk Amenity Center**

**FOURTEENTH ORDER OF BUSINESS      Adjournment**

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

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

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

*FOURTH ORDER OF BUSINESS*

# CDD 101

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AMELIA WALK CDD

# What is a Community Development District (CDD)?

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- Local unit of special purpose government
- Established under the Uniform Community Development Act of 1980 (Chapter 190, F.S.)
- Primary functions:
  - Provide a mechanism to finance, construct and maintain high-quality improvements and amenities
  - Issue tax-exempt bonds to finance cost of public infrastructure
  - Maintain roadways, facilities, amenities, common areas, and other public improvements
  - Collect revenues and pay operating expenses
  - Levy assessments on lands benefited by improvements

# Powers of CDDs

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## ALLOWED BY CHAPTER 190

Construct and maintain public infrastructure

Issue long-term bonds

Issue short-term bonds

Levy and collect non-ad valorem assessments for debt service

Levy and collect operating and maintenance assessments

Contract for services

Provide security/recreational services

## NOT ALLOWED BY CHAPTER 190

Regulate land use/zoning

Issue building permits

Issue development orders

Provide police services

Enforce code compliance

Enforce traffic regulations

# Unit of Government

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As a unit of government, a CDD is:

- Subject to the Government in the Sunshine Law
- Subject to Public Records laws
- Subject to certain reporting and disclosure requirements
- Subject to bidding requirements for certain projects
- Able to issue tax-exempt bonds to finance public improvements
- Able to enjoy the protections of sovereign immunity
- Exempt from sales tax

# Board of Supervisors

---

The CDD is controlled by an elected 5-member Board of Supervisors

## Phase 1: Landowner Elections

- Initially, Supervisors are elected on an at-large basis by those owning property within the CDD
- 1 acre of land = 1 vote (partial acres are rounded up)
- Candidates must be Florida residents and U.S. citizens

## Phase 2: General Qualified Electors

- Beginning six years after the initial appointment of Supervisors and once the CDD has at least 250 qualified electors, Supervisors begin to be elected through the general election process.
- Supervisors elected through the General Election process must be qualified electors (residents of the District who are at least 18 years old and registered to vote in Nassau County) and serve four-year terms with staggered expiration dates.

# What are Bonds?

---

- Long term, tax-exempt financing available to Amelia Walk CDD because it is a unit of government with authority to issue long-term debt
- Must be validated by a court and comply with Florida law
- May be repaid over up to 30 years
  - Spreading costs over a longer period makes costs more manageable for homeowners
  - Costs only paid at the time you own your house – assessments run with the land, not the property owner.
  - May be refunded to obtain better interest rates

# What are Assessments?

---

## Debt Assessments

- Levied to repay bonds
- Mailed and published notices + public hearing required
- Usually collected on the tax roll

## Operations & Maintenance Assessments

- Levied to pay annual administrative, operational, and general maintenance costs of the District – adopted annually with budget
- Includes reserves and amounts for maintaining current infrastructure
- Mailed and published notices + public hearing required to increase above last noticed amount
- Usually collected on the tax roll

# Benefits of Living in a CDD

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- High-quality improvements and amenities
- Entity outlives the developer and maintenance/high-level support is ensured as opposed to County maintenance or HOA that is not active
- Resident participation and input is encouraged, and a forum is provided for the same, accountability apparent
- Stability of collection of payments/assessments, much higher than HOA
- Liability for annual assessment limited only to individual property owner
- Professionally managed; more structured than homeowners association
- Meetings advertised and held in public
- Property values maintained at higher level
- In economic downturn, CDDs are typically first to come out of recovery
- Sovereign immunity protection

# CDDs vs HOAs

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## CDDs

Unit of government

Subject to open government and public records laws

CDD assessments are co-equal with County taxes, making them very secure

Able to finance large improvements through bonds, resulting in less financial burden on homeowners

Required to hold public hearings for certain actions

Board begins turnover to resident Board members as early as 6 years from establishment

Tax-exempt

## HOAs

Private entity (not-for-profit corporation)

Financing limited to annual assessments, shorter-term loans, and other private financing

Required to hold homeowner votes for certain decisions

Turnover to resident control usually occurs over a longer period (based on percentages of sold lots)

Has control over deed restrictions on private lots

# Responsibilities/Control

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## AMELIA WALK CDD

Roadways

Stormwater Management System

Clubhouse

Swimming Pool

Tennis Courts

Playgrounds

## AMELIA WALK HOA

Deed restriction enforcement

Community architectural control

Homeowners' driveways/lawns

# Questions?

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If you have questions or would simply like additional information about the CDD, please contact the following:

**Daniel Laughlin, District Manager**

475 West Town Place, Suite 114

Saint Augustine, Florida 32092

(904)-940-5850 x401 (Office)

(904)-940-5899 (Fax)

[dlaughlin@gmsnf.com](mailto:dlaughlin@gmsnf.com)

*SIXTH ORDER OF BUSINESS*

Lake Management Previous Service Provider

They used boats to service the ponds.



March 25, 2021

Since service provider change there seems to be no improvement in pond condition. Provider uses land based vehicle and will not service ponds on windy days. It almost always windy in Amelia walk. See April, August and October pictures.





April 29, 2021



August 1, 2021

No visible change since provider change in pond condition. Need to see past six month service reports (not just the invoice) for new provider. Who has them.



*SEVENTH ORDER OF BUSINESS*

**FIRST ADDENDUM TO THE AGREEMENT BETWEEN LAKE AND WETLAND  
MANAGEMENT, INC., AND THE AMELIA WALK COMMUNITY DEVELOPMENT  
DISTRICT REGARDING THE PROVISION OF LAKE AND FOUNTAIN  
MAINTENANCE SERVICES**

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

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

**Lake and Wetland Management, Inc.**, a Florida corporation, whose address is 5301 N. Federal Highway #204, Boca Raton, Florida 33487 (the “Contractor,” and collectively with the District, the “Parties”).

**RECITALS**

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

**WHEREAS**, the District and the Contractor previously entered into that certain *Lake and Fountain Maintenance Services Agreement*, dated October 19, 2020 (the “Agreement”), for maintenance of the District’s eleven (11) lakes and six (6) lake fountains; and

**WHEREAS**, Section 20 of the Agreement provides that the parties may amend the Agreement when such amendment is in writing and authorized by the Parties; and

**WHEREAS**, the Parties now desire to add lake and fountain maintenance services for additional lakes within the District (the “Additional Services”) to the scope of the Agreement.

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

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

**SECTION 2. ADDITIONAL SERVICES.** Section 2 and Exhibit A of the Agreement are hereby amended to provide maintenance services for \_\_ ( ) additional lake(s) and \_\_ ( ) additional fountain(s) located within the boundaries of the District, as such additional maintenance services are set forth in the attached **Exhibit A** and identified on the map in **Exhibit B**. As compensation for the Additional Services described in **Exhibit A**, the District shall remit an additional \$ \_\_\_\_ .00 ( \_\_\_\_ Dollars) per month to the Contractor and shall pay for additional services according to the unit prices set forth in **Exhibit A**, all in accordance with the terms of the Agreement.

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

**SECTION 4. AUTHORIZATION.** The execution of this First Addendum has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and each of the Parties have full power and authority to comply with the terms and provisions of this First Addendum.

**SECTION 5. EXECUTION IN COUNTERPARTS.** This First Addendum may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

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

**AMELIA WALK COMMUNITY  
DEVELOPMENT DISTRICT**

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

**LAKE AND WETLAND MANAGEMENT, INC.**

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

**Exhibit A:** Additional Services  
**Exhibit B:** Lake Maintenance Areas

**Exhibit A**  
**Additional Services**

**Exhibit B**  
**Lake Maintenance Areas**

*ELEVENTH ORDER OF BUSINESS*

*A.*

# Amelia Walk

## Community Development District

Unaudited Financial Statements  
as of  
October 31, 2021

Board of Supervisors Meeting  
November 16, 2021

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

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<b>ASSETS:</b>				
Cash	\$1,952	---	---	\$1,952
Due from Other Funds	\$10,334	---	---	\$10,334
Investment - Custody US Bank	\$225,293	---	---	\$225,293
Investments:				
<b>Series 2012</b>				
Reserve 2012A-1	---	\$60,861	---	\$60,861
Revenue 2012A-1	---	\$76,320	---	\$76,320
Prepayment 2012A-1	---	\$9,004	---	\$9,004
<b>Series 2016</b>				
Reserve 2016A-2	---	\$196,200	---	\$196,200
Revenue 2016A-2	---	\$161,414	---	\$161,414
Prepayment 2016A-2	---	\$25,105	---	\$25,105
Construction	---	---	\$1,384	\$1,384
<b>Series 2018</b>				
Reserve 2018A-3	---	\$343,720	---	\$343,720
Revenue 2018A-3	---	\$321,471	---	\$321,471
Construction	---	---	\$831	\$831
<b>Series 2018-Area B</b>				
Reserve 2018A	---	\$559,650	---	\$559,650
Revenue 2018A	---	\$371,926	---	\$371,926
Construction	---	---	\$2	\$2
Deposits-Electric	\$515	---	---	\$515
Prepaid Expenses	\$1,217	---	---	\$1,217
<b>TOTAL ASSETS</b>	<u>\$239,310</u>	<u>\$2,125,672</u>	<u>\$2,218</u>	<u>\$2,367,200</u>
<b>LIABILITIES</b>				
Accounts Payable	\$31,079	---	---	\$31,079
Accrued Expenses	\$25,430	---	---	\$25,430
Due to other Funds	\$4,300	\$6,034	---	\$10,334
Deposits - Office Lease	\$200	---	---	\$200
<b>TOTAL LIABILITIES</b>	<u>\$61,009</u>	<u>\$6,034</u>	<u>\$0</u>	<u>\$67,043</u>
<b>FUND BALANCES:</b>				
Nonspendable	\$1,732	---	---	\$1,732
Restricted for:				
Debt Service	---	\$2,119,638	---	\$2,119,638
Capital Projects	---	---	\$2,218	\$2,218
Unassigned	\$176,569	---	---	\$176,569
<b>TOTAL FUND BALANCES</b>	<u>\$178,301</u>	<u>\$2,119,638</u>	<u>\$2,218</u>	<u>\$2,300,157</u>
<b>TOTAL LIABILITIES AND FUND BALANCES</b>	<u>\$239,310</u>	<u>\$2,125,672</u>	<u>\$2,218</u>	<u>\$2,367,200</u>

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

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

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 10/31/21	ACTUAL THRU 10/31/21	VARIANCE
<b>REVENUES:</b>				
Maintenance Assessments-On Roll (Net)	\$790,124	\$0	\$0	\$0
Interest Income	\$100	\$8	\$1	(\$7)
Clubhouse Rental Income	\$500	\$42	\$114	\$72
<b>TOTAL REVENUES</b>	<b>\$790,724</b>	<b>\$50</b>	<b>\$115</b>	<b>\$65</b>
<b>EXPENDITURES:</b>				
<b>ADMINISTRATIVE:</b>				
Supervisor Fees	\$12,000	\$1,000	\$1,000	\$0
FICA Expense	\$842	\$70	\$77	(\$6)
Engineering Fees	\$10,000	\$833	\$0	\$833
Assessment Roll Administration	\$5,000	\$5,000	\$5,000	\$0
Dissemination	\$3,500	\$292	\$292	(\$0)
Dissemination-Amortization Schedules	\$1,000	\$83	\$350	(\$267)
Trustee Fees	\$21,550	\$1,796	\$0	\$1,796
Arbitrage	\$2,400	\$200	\$0	\$200
Attorney Fees	\$22,000	\$1,833	\$3,702	(\$1,869)
Annual Audit	\$3,745	\$312	\$0	\$312
Management Fees	\$48,600	\$4,050	\$4,050	\$0
Information Technology	\$800	\$67	\$67	(\$0)
Website Maintenance	\$400	\$33	\$33	\$0
Travel & Per Diem	\$1,000	\$83	\$0	\$83
Telephone	\$650	\$54	\$22	\$32
Postage	\$1,000	\$83	\$196	(\$112)
Printing & Binding	\$2,500	\$208	\$227	(\$18)
Insurance	\$8,735	\$8,735	\$9,245	(\$510)
Legal Advertising	\$8,500	\$708	\$301	\$407
Other Current Charges	\$1,200	\$100	\$100	(\$0)
Office Supplies	\$250	\$21	\$15	\$6
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
<b>TOTAL ADMINISTRATIVE</b>	<b>\$155,846</b>	<b>\$25,738</b>	<b>\$24,850</b>	<b>\$888</b>
<b>FIELD:</b>				
<b>Contract Services:</b>				
Landscaping & Fertilization Maintenance	\$128,233	\$10,686	\$11,425	(\$739)
Fountain Maintenance	\$1,500	\$125	\$0	\$125
Lake Maintenance	\$28,404	\$2,367	\$2,367	\$0
Security	\$7,845	\$654	\$1,381	(\$727)
Refuse	\$6,392	\$533	\$538	(\$6)
Management Company	\$15,120	\$1,260	\$1,260	\$0
<b>Subtotal Contract Services</b>	<b>\$187,494</b>	<b>\$15,624</b>	<b>\$16,971</b>	<b>(\$1,346)</b>
<b>Repairs &amp; Maintenance:</b>				
Repairs & Maintenance	\$30,000	\$2,500	\$304	\$2,197
Landscaping Extras (Flowers & Mulch)	\$23,181	\$1,932	\$0	\$1,932
Irrigation Repairs	\$7,500	\$625	\$0	\$625
Speed Control	\$12,000	\$1,000	\$0	\$1,000
<b>Subtotal Repairs &amp; Maintenance</b>	<b>\$72,681</b>	<b>\$6,057</b>	<b>\$304</b>	<b>\$5,753</b>

# AMELIA WALK

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND

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

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 10/31/21	ACTUAL THRU 10/31/21	VARIANCE
<b>Utilities:</b>				
Electric	\$18,000	\$1,500	\$1,528	(\$28)
Streetlighting	\$18,000	\$1,500	\$1,946	(\$446)
Water & Wastewater	\$120,000	\$10,000	\$0	\$10,000
<b>Subtotal Utilities</b>	<b>\$156,000</b>	<b>\$13,000</b>	<b>\$3,474</b>	<b>\$9,526</b>
<b>Amenity Center:</b>				
Insurance	\$21,387	\$21,387	\$20,448	\$939
Pool Maintenance	\$14,700	\$1,225	\$1,200	\$25
Pool Permit	\$300	\$25	\$0	\$25
Amenity Attendant	\$35,280	\$2,940	\$2,940	\$0
Cable TV/Internet/Telephone	\$4,000	\$333	\$377	(\$44)
Janitorial Service	\$11,431	\$953	\$0	\$953
Special Events	\$10,000	\$833	\$0	\$833
Decorations-Holiday	\$2,000	\$167	\$0	\$167
Facility Maintenance (including Fitness Equip)	\$5,000	\$417	\$275	\$142
Lease	\$14,604	\$1,217	\$1,217	(\$0)
<b>Subtotal Amenity Center</b>	<b>\$118,703</b>	<b>\$29,497</b>	<b>\$26,457</b>	<b>\$3,040</b>
<b>Reserves:</b>				
Capital Reserves	\$100,000	\$8,333	\$0	\$8,333
<b>Subtotal Reserves</b>	<b>\$100,000</b>	<b>\$8,333</b>	<b>\$0</b>	<b>\$8,333</b>
<b>Total Field Expenditures</b>	<b>\$634,877</b>	<b>\$72,512</b>	<b>\$47,205</b>	<b>\$25,306</b>
<b>TOTAL EXPENDITURES</b>	<b>\$790,724</b>	<b>\$98,250</b>	<b>\$72,056</b>	<b>\$26,194</b>
Excess (deficiency) of revenues over (under) expenditures	\$0	(\$98,200)	(\$71,941)	\$26,259
Net change in fund balance	\$0	(\$98,200)	(\$71,941)	\$26,259
<b>FUND BALANCE - Beginning</b>	\$0		\$250,242	
<b>FUND BALANCE - Ending</b>	\$0		<b>\$178,301</b>	

**AMELIA WALK  
Community Development District**

General Fund  
Statement of Revenues and Expenditures (Month by Month)  
FY 2022

	OCT 2021	NOV 2021	DEC 2021	JAN 2022	FEB 2022	MAR 2022	APR 2022	MAY 2022	JUN 2022	JUL 2022	AUG 2022	SEP 2022	TOTAL
<i>Revenues</i>													
Maintenance Assessments-On Roll (Net)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Interest Income	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1
Clubhouse Rental Income	\$114	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$114
<b>Total Revenues</b>	<b>\$115</b>	<b>\$0</b>	<b>\$115</b>										
Supervisor Fees	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000
FICA Expense	\$77	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$77
Engineering Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Assessment Roll Administration	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Dissemination	\$292	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$292
Dissemination-Amortization Schedules	\$350	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$350
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Attorney Fees	\$3,702	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,702
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Fees	\$4,050	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,050
Information Technology	\$67	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$67
Website Maintenance	\$33	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$33
Travel & Per Diem	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Telephone	\$22	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22
Postage	\$196	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$196
Printing & Binding	\$227	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$227
Insurance	\$9,245	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,245
Legal Advertising	\$301	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$301
Other Current Charges	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100
Office Supplies	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<b>Total Administrative</b>	<b>\$24,850</b>	<b>\$0</b>	<b>\$24,850</b>										
FIELD:													
Contract Services:													
Landscaping & Fertilization Maintenance	\$11,425	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,425
Fountain Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lake Maintenance	\$2,367	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,367
Security	\$1,381	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,381
Refuse	\$538	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$538
Management Company	\$1,260	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,260
<b>Total Contract Services</b>	<b>\$16,971</b>	<b>\$0</b>	<b>\$16,971</b>										

**AMELIA WALK  
Community Development District**

General Fund  
Statement of Revenues and Expenditures (Month by Month)  
FY 2022

	OCT 2021	NOV 2021	DEC 2021	JAN 2022	FEB 2022	MAR 2022	APR 2022	MAY 2022	JUN 2022	JUL 2022	AUG 2022	SEP 2022	TOTAL
<b>Repairs &amp; Maintenance:</b>													
Repairs & Maintenance	\$304	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$304
Landscaping Extras (Flowers & Mulch)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Speed Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total R&amp;M</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$304</b>
<b>Utilities:</b>													
Electric	\$1,528	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,528
Streetlighting	\$1,946	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,946
Water & Wastewater	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Utilities</b>	<b>\$3,474</b>	<b>\$0</b>	<b>\$3,474</b>										
<b>Amenity Center:</b>													
Insurance	\$20,448	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,448
Pool Maintenance	\$1,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,200
Pool Permit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Amenity Attendant	\$2,940	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,940
Cable TV/Internet/Telephone	\$377	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$377
Janitorial Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Special Events	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Decorations-Holiday	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Facility Maintenance (including Fitness Equip)	\$275	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$275
Lease	\$1,217	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,217
<b>Total Amenity Center</b>	<b>\$26,457</b>	<b>\$0</b>	<b>\$26,457</b>										
<b>Reserves:</b>													
Capital Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Reserves</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Total Field Expenses</b>	<b>\$46,902</b>	<b>\$0</b>	<b>\$47,205</b>										
<b>Subtotal Operating Expenses</b>	<b>\$71,752</b>	<b>\$0</b>	<b>\$72,056</b>										
Interfund Transfers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Excess Revenues (Expenditures)	(\$71,637)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	(\$71,941)

# AMELIA WALK

## COMMUNITY DEVELOPMENT DISTRICT

### SERIES 2012A-1

#### DEBT SERVICE FUND

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

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED THRU 10/31/21</u>	<u>ACTUAL THRU 10/31/21</u>	<u>VARIANCE</u>
<b><u>REVENUES:</u></b>				
Special Assessments	\$114,900	\$0	\$0	\$0
Special Assessments - A Prepayments	\$0	\$0	\$0	\$0
Interest Income	\$0	\$0	\$1	\$1
<b>TOTAL REVENUES</b>	<b><u>\$114,900</u></b>	<b><u>\$0</u></b>	<b><u>\$1</u></b>	<b><u>\$1</u></b>
<b><u>EXPENDITURES:</u></b>				
<b><u>Series 2012A-1</u></b>				
Interest - 11/01	\$33,138	\$0	\$0	\$0
Interest - 5/01	\$33,138	\$0	\$0	\$0
Principal - 5/01	\$50,000	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b><u>\$116,275</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>
Excess (deficiency) of revenues over (under) expenditures	<u>(\$1,375)</u>	<u>\$0</u>	<u>\$1</u>	<u>\$1</u>
Net change in fund balance	<u>(\$1,375)</u>	<u><u>\$0</u></u>	<u>\$1</u>	<u><u>\$1</u></u>
FUND BALANCE - Beginning	\$83,766		\$145,622	
FUND BALANCE - Ending	<u><u>\$82,391</u></u>		<u><u>\$145,623</u></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 October 31, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 10/31/21	ACTUAL THRU 10/31/21	VARIANCE
<b><u>REVENUES:</u></b>				
Special Assessments	\$190,350	\$0	\$0	\$0
Interest Income	\$0	\$0	\$2	\$2
<b>TOTAL REVENUES</b>	<b><u>\$190,350</u></b>	<b><u>\$0</u></b>	<b><u>\$2</u></b>	<b><u>\$2</u></b>
<b><u>EXPENDITURES:</u></b>				
<b><u>Series 2016A-2</u></b>				
Interest - 11/01	\$72,438	\$0	\$0	\$0
Interest - 5/01	\$72,438	\$0	\$0	\$0
Principal - 11/01	\$45,000	\$0	\$0	\$0
Special Call - 11/01	\$20,000	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b><u>\$209,875</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>
Excess (deficiency) of revenues over (under) expenditures	<b><u>(\$19,525)</u></b>	<b><u>\$0</u></b>	<b><u>\$2</u></b>	<b><u>\$2</u></b>
Net change in fund balance	<b><u>(\$19,525)</u></b>	<b><u>\$0</u></b>	<b><u>\$2</u></b>	<b><u>\$2</u></b>
FUND BALANCE - Beginning	\$179,133		\$381,902	
FUND BALANCE - Ending	<b><u>\$159,608</u></b>		<b><u>\$381,904</u></b>	

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

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

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 10/31/21	ACTUAL THRU 10/31/21	VARIANCE
<b><u>REVENUES:</u></b>				
Special Assessments-On Roll (Net)	\$461,806	\$0	\$0	\$0
Interest Income	\$0	\$0	\$3	\$3
<b>TOTAL REVENUES</b>	<b>\$461,806</b>	<b>\$0</b>	<b>\$3</b>	<b>\$3</b>
<b><u>EXPENDITURES:</u></b>				
<b>Series 2018A-3</b>				
Interest - 11/01	\$171,275	\$0	\$0	\$0
Interest - 5/01	\$168,975	\$0	\$0	\$0
Principal Expense - 11/01	\$115,000	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$455,250</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Excess (deficiency) of revenues over (under) expenditures	<b>\$6,556</b>	<b>\$0</b>	<b>\$3</b>	<b>\$3</b>
Net change in fund balance	<b>\$6,556</b>	<b>\$0</b>	<b>\$3</b>	<b>\$3</b>
FUND BALANCE - Beginning	\$315,502		\$661,452	
FUND BALANCE - Ending	<b>\$322,058</b>		<b>\$661,456</b>	

**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 October 31, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 10/31/21	ACTUAL THRU 10/31/21	VARIANCE
<b><u>REVENUES:</u></b>				
Special Assessments-On Roll	\$559,650	\$0	\$0	\$0
Special Assessments-Off Roll	\$0	\$0	\$0	\$0
Interest Income	\$0	\$0	\$4	\$4
<b>TOTAL REVENUES</b>	<b>\$559,650</b>	<b>\$0</b>	<b>\$4</b>	<b>\$4</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>Series 2018</u></b>				
Interest - 11/01	\$212,609	\$0	\$0	\$0
Interest - 5/01	\$209,766	\$0	\$0	\$0
Principal Expense - 11/01	\$130,000	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$552,375</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Excess (deficiency) of revenues over (under) expenditures	<b>\$7,275</b>	<b>\$0</b>	<b>\$4</b>	<b>\$4</b>
Net change in fund balance	<b>\$7,275</b>	<b>\$0</b>	<b>\$4</b>	<b>\$4</b>
FUND BALANCE - Beginning	\$370,428		\$930,651	
FUND BALANCE - Ending	<b>\$377,703</b>		<b>\$930,655</b>	

**AMELIA WALK  
COMMUNITY DEVELOPMENT DISTRICT  
Long Term Debt Report  
FY 2022**

<b>Series 2012A-1, Special Assessment Bonds</b>		
Interest Rate;	5.50%	
Maturity Date:	5/1/37	
Reserve Fund Requirement:	Max Annual Debt Service	
Bonds outstanding - 9/30/2021		\$1,185,000.00
Less:	May 1, 2022 (Mandatory)	\$0.00
<b>Current Bonds Outstanding</b>		<b>\$1,185,000.00</b>

<b>Series 2016A-2, Special Assessment Bonds</b>		
Interest Rate;	4.25%	
Maturity Date:	11/1/21	\$45,000.00
Interest Rate;	5.50%	
Maturity Date:	11/1/30	\$485,000.00
Interest Rate;	6.00%	
Maturity Date:	11/1/47	\$1,970,000.00
Reserve Fund Requirement:	Maximum Annual Debt Assessment	
Less:	November 1, 2021 (Mandatory)	\$0.00
<b>Current Bonds Outstanding</b>		<b>\$2,500,000.00</b>

<b>Series 2018A-3, Special Assessment Bond</b>		
Interest Rate;	4.00%	
Maturity Date:	11/1/24	\$375,000.00
Interest Rate;	4.75%	
Maturity Date:	11/1/29	\$750,000.00
Interest Rate;	5.25%	
Maturity Date:	11/1/38	\$1,910,000.00
Interest Rate;	5.375%	
Maturity Date:	11/1/48	\$3,480,000.00
Reserve Fund Requirement:	75% Maximum Annual Debt Assessment	
Less:	November 1, 2021 (Mandatory)	\$0.00
<b>Current Bonds Outstanding</b>		<b>\$6,515,000.00</b>

<b>Series 2018A Area B, Special Assessment Bond</b>		
Interest Rate;	4.375%	
Maturity Date:	11/1/24	\$565,000.00
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, 2021 (Mandatory)	\$0.00
<b>Current Bonds Outstanding</b>		<b>\$8,175,000.00</b>

<b>Total Current Bonds Outstanding</b>		<b>\$18,375,000.00</b>
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**AMELIA WALK**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**SERIES 2016A-2**  
**CAPITAL PROJECTS FUND**

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

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 10/31/21	ACTUAL THRU 10/31/21	VARIANCE
<b><u>REVENUES:</u></b>				
Interest Income	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>
<b><u>EXPENDITURES:</u></b>				
Capital Outlay	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>
Excess (deficiency) of revenues over (under) expenditures	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>
Net change in fund balance	<b><u>\$0</u></b>	<b><u><u>\$0</u></u></b>	<b><u>\$0</u></b>	<b><u><u>\$0</u></u></b>
FUND BALANCE - Beginning	\$0		\$1,384	
FUND BALANCE - Ending	<b><u><u>\$0</u></u></b>		<b><u><u>\$1,384</u></u></b>	

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

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

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 10/31/21	ACTUAL THRU 10/31/21	VARIANCE
<b><u>REVENUES:</u></b>				
Interest Income	\$0	\$0	\$0	\$0
Developer Contributions	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><u>EXPENDITURES:</u></b>				
Capital Outlay	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Excess (deficiency) of revenues over (under) expenditures	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Net change in fund balance	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
FUND BALANCE - Beginning	\$0		\$831	
FUND BALANCE - Ending	<b>\$0</b>		<b>\$831</b>	

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

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

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 10/31/21	ACTUAL THRU 10/31/21	VARIANCE
<b><u>REVENUES:</u></b>				
Interest Income	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>
<b><u>EXPENDITURES:</u></b>				
Capital Outlay	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>
Excess (deficiency) of revenues over (under) expenditures	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>
<b><u>OTHER FINANCING SOURCES/(USES)</u></b>				
Developer Proceeds	\$0	\$0	\$0	\$0
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
<b>TOTAL OTHER FINANCING SOURCES/(USES)</b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>
Net change in fund balance	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>
FUND BALANCE - Beginning	\$0		\$2	
FUND BALANCE - Ending	<b><u>\$0</u></b>		<b><u>\$2</u></b>	

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

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

Opening Balance in Construction Account		\$3,052,509.87
Source of Funds:	Interest Earned	\$992.47
Use of Funds:		
Disbursements:	Clearing, Grading & Earthwork	(\$568,190.87)
	Roadway	(\$727,841.07)
	Stormwater	(\$303,222.68)
	Water System	(\$262,281.11)
	Sewer System	(\$378,929.54)
	Landscaping, Entry Monuments & Signs	(\$319,933.53)
	Engineering & Permitting	(\$72,695.00)
	Electrical	(\$131,315.29)
	Professional Fees (Contingencies)	(\$37,459.36)
	Cost Of Issuance	(\$250,250.00)
<b>Adjusted Balance in Construction Account at October 31, 2021</b>		<b><u><u>\$1,383.88</u></u></b>

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

Book Balance of Construction Fund at October 31, 2021		\$1,383.88
A. <b>A.J. Johns, Inc. - Phase 2</b>		
Contract Amount	\$2,244,928.40	
Paid to Date	(\$2,244,928.40)	
Balance on Contract	<u>(\$0.00)</u>	<u>\$0.00</u>
B. <b>First Coast Electric, LLC - FPL Conduit Installation</b>		
Contract Amount	\$102,205.00	
Paid to Date	(\$102,205.00)	
Balance on Contract	<u>\$0.00</u>	<u>\$0.00</u>
Construction Funds available at October 31, 2021		<u><u>\$1,383.89</u></u>

**3. Investments - US Bank**

	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
October 31, 2021					
Construction Fund:	Overnight	1.50%		\$1,383.88	\$1,383.88
					Contracts/Retainage Payable <u>\$0.00</u>
					Balance at 10/31/2021 <b><u><u>\$1,383.88</u></u></b>

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

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

Opening Balance in Construction Account		\$6,134,376.41
Source of Funds:		
Interest Earned		\$66,309.74
Developer Proceeds		\$1,605,066.31
Interfund Transfer		\$0.00
Use of Funds:		
Disbursements:		
Clearing, Grading & Earthwork		(\$1,908,297.53)
Roadway		(\$652,943.17)
Stormwater		(\$3,348,929.80)
Water System		(\$361,824.79)
Sewer System		(\$480,549.14)
Landscaping, Entry Monuments & Signs		(\$49,547.79)
Engineering & Permitting		(\$124,120.24)
Electrical		(\$74,469.09)
Amenity Center Expansion		(\$312,627.16)
Professional Fees/Contingencies		(\$154,644.29)
Cost Of Issuance		(\$336,968.00)
<b>Adjusted Balance in Construction Account at October 31, 2021</b>		<b><u><u>\$831.45</u></u></b>

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

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

**3. Investments - US Bank**

	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
October 31, 2021					
Construction Fund:	Overnight	1.50%		\$831.45	\$831.45
				Contracts/Retainage Payable	\$0.00
				Due from Developer	<u>\$0.00</u>
				Balance at 10/31/2021	<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 October 31, 2021**

Opening Balance in Construction Account	\$7,368,283.85
Source of Funds:	
Interest Earned	\$121,479.34
Developer Proceeds	\$741,259.52
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	(\$299,273.34)
Engineering & Permitting	(\$201,027.53)
Electrical	(\$4,470.00)
Amenity Center Expansion	(\$67,077.50)
Professional Fees/Contingencies	(\$70,293.73)
Cost Of Issuance	(\$491,481.50)
<b>Adjusted Balance in Construction Account at October 31, 2021</b>	<b><u><u>\$2.41</u></u></b>

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

Book Balance of Construction Fund at October 31, 2021	\$2.41
A. <b>Earthworks, Amelia Walk Phase 4B</b>	
Contract Amount	\$1,682,811.68
Paid to Date	(\$1,682,811.55)
Balance on Contract	<u>\$0.13</u>
	<u>(\$0.13)</u>
B. <b>Earthworks, Amelia Walk Phase 5</b>	
Contract Amount	\$5,516,466.88
Paid to Date	(\$5,466,466.88)
Balance on Contract	<u>\$50,000.00</u>
	<u>(\$50,000.00)</u>
Construction Funds available at October 31, 2021	<u><u>(\$49,997.72)</u></u>

**3. Investments - US Bank**

	<u>Type</u>	<u>Yield</u>	<u>Due</u>	<u>Maturity</u>	<u>Principal</u>
October 31, 2021					
Construction Fund:	Overnight	1.50%		\$2.41	\$2.41
				Contracts/Transfers	\$0.00
				Balance at 10/31/2021	<u><u>\$2.41</u></u>

*B.*

**AMELIA WALK  
COMMUNITY DEVELOPMENT DISTRICT**

Check Run Summary

**November 16, 2021**

<i>Date</i>	<i>Check Numbers</i>	<i>Amount</i>
10/21/21	3251-3259	\$10,979.48
11/5/21	3260-3266	\$19,988.16
<b>Total</b>		<b><u><u>\$30,967.64</u></u></b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/21/21	00190	6/30/21	JUN21-07	202106	320	57200	46400		INSTALL ESCUTCHEON	*	34.52		
		6/30/21	JUN21-07	202106	320	57200	46400		REPLACE TUBING	*	37.35		
		6/30/21	JUN21-07	202110	300	20200	10100		JUNE 21 POOL MAINTENANCE	*	1,200.00		
		7/22/21	T10296	202107	320	57200	46400		INSTALL BIG JOHN SUMP	*	610.52		
		7/31/21	JUL21-07	202110	300	20200	10100		JULY 21 POOL MAINTENANCE	*	1,200.00		
		8/31/21	AUG21-07	202110	300	20200	10100		AUG 21 POOL MAINTENANCE	*	1,200.00		
		9/30/21	SEP2021-	202110	300	20200	10100		SEPT 21 POOL MAINTENANCE	*	1,200.00		
CROWN POOLS, INC.												5,482.39	003251
10/21/21	00011	10/01/21	84980	202110	310	51300	54000		FY 22 ANNUAL DISTRICT FEE	*	175.00		
DEPARTMENT OF ECONOMIC OPPORTUNITY												175.00	003252
10/21/21	00175	10/15/21	19	202110	310	51300	31200		AMORT SCHEDULE-2012A	*	100.00		
		10/15/21	19	202110	310	51300	31200		AMORT SCHEDULE-2016	*	250.00		
DISCLOSURE SERVICES LLC												350.00	003253
10/21/21	00010	9/22/21	I0337708	202109	310	51300	48000		NOTICE OF FY22 MEETINGS	*	684.58		
THE FLORIDA TIMES-UNION												684.58	003254
10/21/21	00191	10/01/21	0618261	202110	320	57200	44000		FITNESS EQUIPMENT LEASE	*	1,217.01		
MUNICIPAL ASSET MANAGEMENT, INC.												1,217.01	003255
10/21/21	00199	10/19/21	002-21-3	202110	320	57200	62000		STREET BLADE REPLACEMENT	*	303.50		
ONSIGHT INDUSTRIES LLC												303.50	003256
10/21/21	00220	10/01/21	PI-A0068	202110	310	51300	60200		OCT 21 LAKE/POND MAINT.	*	2,367.00		
SOLITUDE LAKE MANAGEMENT												2,367.00	003257
10/21/21	00212	10/19/21	16857A	202110	320	57200	34000		QWARTERLY FITNESS PM	*	275.00		
SOUTHEASTFITNESS REPAIR												275.00	003258

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/21/21	00187	9/09/21	51560	202109	320	57200	46201		CUT DOWN PINE TREE	*	125.00		
									TRIM ALL LAWN SERVICE, INC.			125.00	003259
11/05/21	00156	10/21/21	0350808-	202111	320	57200	41050		SVCS 11/21	*	376.75		
									COMCAST			376.75	003260
11/05/21	00102	9/30/21	AWCDD092	202109	320	57200	34700		PERSONNEL HOURS	*	4,200.00		
		9/30/21	AWCDD092	202109	320	57200	41000		MAINT 09/21	*	34.02		
		9/30/21	AWCDD092	202109	320	57200	49400		SPECIAL EVENTS	*	2,195.32		
									EVERGREEN LIFESTYLES MANAGEMENT,LLC			6,429.34	003261
11/05/21	00003	10/19/21	75373324	202110	310	51300	42000		DELIVERIES THRU 10/12/21	*	110.28		
									FEDEX			110.28	003262
11/05/21	00021	10/19/21	102021	202110	320	57200	43001		SVCS 10/21	*	1,945.98		
		10/19/21	1021	202110	320	57200	43000		SVCS 10/21	*	1,527.78		
									FPL			3,473.76	003263
11/05/21	00001	11/01/21	273	202111	310	51300	34000		MGMT FEES 11/21	*	4,050.00		
		11/01/21	273	202111	310	51300	35101		WEBSITE ADMINISTRATION	*	33.33		
		11/01/21	273	202111	310	51300	35100		INFORMATION TECHNOLOGY	*	66.67		
		11/01/21	273	202111	310	51300	31200		DISSEMINATION AGT SVCS	*	291.67		
		11/01/21	273	202111	310	51300	51000		OFFICE SUPPLIES	*	20.98		
		11/01/21	273	202111	310	51300	42000		POSTAGE	*	49.80		
		11/01/21	273	202111	310	51300	42500		COPIES	*	281.55		
		11/01/21	273	202111	310	51300	41000		TELEPHONE	*	18.94		
									GOVERNMENTAL MANAGEMENT SERVICES			4,812.94	003264
11/05/21	00215	11/05/21	517	202110	310	51300	31500		SVCS 10/21	*	3,702.00		
									KE LAW GROUP, PLLC			3,702.00	003265

AP300R  
\*\*\* CHECK NOS. 003251-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 11/09/21  
AMELIA WALK - GENERAL FUND  
BANK A AMELIA WALK

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/05/21	00028	9/16/21 06870011	202110 320-57200-43000		*	538.18	
		SVCS 10/21					
		10/16/21 68700117	202111 320-57200-43300		*	544.91	
		SVCS 11/21					
REPUBLIC SERVICES #687							1,083.09 003266
-----							
TOTAL FOR BANK A						30,967.64	
TOTAL FOR REGISTER						30,967.64	

AWLK -AMELIA WALK - SHENNING



3002 PHILIPS HWY  
 JACKSONVILLE, FL 32207

# Invoice

Date	Invoice #
7/22/2021	T10296

904-858-4300	ACCOUNTING@CROWNPOOLSINC.COM
--------------	------------------------------

Bill To
AMELIA WALK HOA C/O Evergreen Lifestyles Management 10401 Deerwood Park Blvd STE 2130 Jacksonville, FL 32256



Terms
Due upon receipt

Quantity	Description	Rate	Serviced	Amount
1	Task Generated for Quote #11473 REMOVE EXISTING PUMP AND INSTALL BIG JOHN SUMP PUMP RESOLUTION: done	0.00	7/22/2021	0.00
1	LABOR / REMOVAL OF OLD AND INSTALLATION OF NEW SUMP PUMP	250.00	7/22/2021	250.00
1	6-CIA .3HP 115V BIG JOHN SUMP PUMP W/ 8' CORD (LGP107009)	360.5238	7/22/2021	360.52
<b>Total</b>				\$610.52

<b>Customer Total Balance</b>
-------------------------------

\$5,482.39



3002 PHILIPS HWY  
 JACKSONVILLE, FL 32207

# Invoice

Date	Invoice #
6/30/2021	JUN21 - 07

904-858-4300	ACCOUNTING@CROWNPOLLSINC.COM
--------------	------------------------------

Bill To
AMELIA WALK HOA C/O Evergreen Lifestyles Management 10401 Deerwood Park Blvd STE 2130 Jacksonville, FL 32256

Terms
Due upon receipt

Quantity	Description	Rate	Serviced	Amount
1	installed one new escutcheon for handrail	34.52	6/14/2021	34.52
1	replaced 45 linear feet of prominent tubing for pH and chlorine	37.35	6/30/2021	37.35
1	MONTHLY POOL SERVICE FOR JUNE	1,200.00	6/30/2021	1,200.00
<b>Total</b>				\$1,271.87

<b>Customer Total Balance</b>
-------------------------------

\$5,482.39



3002 PHILIPS HWY  
JACKSONVILLE, FL 32207

# Invoice

Date	Invoice #
7/31/2021	JUL21 -07

904-858-4300	ACCOUNTING@CROWNPOOLSINC.COM
--------------	------------------------------

Bill To

AMELIA WALK HOA  
C/O Evergreen Lifestyles Management  
10401 Deerwood Park Blvd STE 2130  
Jacksonville, FL 32256



**PAST DUE**

Terms
Due upon receipt

Quantity	Description	Rate	Serviced	Amount
1	MONTHLY POOL SERVICE FOR JULY	1,200.00	7/31/2021	1,200.00
			<b>Total</b>	\$1,200.00

**Customer Total Balance**

\$5,482.39



3002 PHILIPS HWY  
JACKSONVILLE, FL 32207

# Invoice

Date	Invoice #
8/31/2021	AUG 21-07

904-858-4300	ACCOUNTING@CROWNPOOLSINC.COM
--------------	------------------------------

Bill To

AMELIA WALK HOA  
C/O Evergreen Lifestyles Management  
10401 Deerwood Park Blvd STE 2130  
Jacksonville, FL 32256



**PAST DUE**

Terms
Due upon receipt

Quantity	Description	Rate	Serviced	Amount
1	MONTHLY POOL SERVICE FOR AUGUST	1,200.00	8/31/2021	1,200.00
			<b>Total</b>	\$1,200.00

**Customer Total Balance**

\$5,482.39



3002 PHILIPS HWY  
 JACKSONVILLE, FL 32207

# Invoice

Date	Invoice #
9/30/2021	SEP2021-08

904-858-4300	ACCOUNTING@CROWNPOOLSINC.COM
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Bill To
AMELIA WALK HOA C/O Evergreen Lifestyles Management 10401 Deerwood Park Blvd STE 2130 Jacksonville, FL 32256

Terms
Due upon receipt

Quantity	Description	Rate	Serviced	Amount
1	MONTHLY POOL SERVICE FOR SEPTEMBER	1,200.00	9/30/2021	1,200.00
			<b>Total</b>	\$1,200.00

**Customer Total Balance**

\$5,482.39

**Florida Department of Economic Opportunity, Special District Accountability Program**  
**FY 2021/2022 Special District Fee Invoice and Update Form**  
 Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 84980			Date Invoiced: 10/01/2021
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2021: \$175.00

**STEP 1:** Review the following information, make changes directly on the form, and sign and date:

**1. Special District's Name, Registered Agent's Name, and Registered Office Address:**



**Amelia Walk Community Development District**  
 Ms. Jennifer Kilinski  
 Hopping Green and Sams, P.A.  
 119 South Monroe Street, Suite 300  
 Tallahassee, FL 32301

- 2. Telephone: (850) 222-7500
- 3. Fax: (850) 224-8551
- 4. Email: jenk@hgslaw.com
- 5. Status: Independent
- 6. Governing Body: Elected
- 7. Website Address: www.ameliawalkcdd.com
- 8. County(ies): Nassau
- 9. Function(s): Community Development
- 10. Boundary Map on File: 01/19/2006
- 11. Creation Document on File: 01/19/2006
- 12. Date Established: 12/12/2005
- 13. Creation Method: Local Ordinance
- 14. Local Governing Authority: Nassau County
- 15. Creation Document(s): County Ordinance 2005-81
- 16. Statutory Authority: Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds: Yes
- 18. Revenue Source(s): Assessments
- 19. Most Recent Update: 11/17/2020

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature: \_\_\_\_\_ Date \_\_\_\_\_

**STEP 2:** Pay the annual fee or certify eligibility for the zero fee:

- a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at [www.Floridajobs.org/SpecialDistrictFee](http://www.Floridajobs.org/SpecialDistrictFee) or by check payable to the Department of Economic Opportunity.
- b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.
  - 1. \_\_\_ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
  - 2. \_\_\_ This special district is in compliance with the reporting requirements of the Department of Financial Services.
  - 3. \_\_\_ This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2019/2020 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: \_\_\_ Denied: \_\_\_ Reason: \_\_\_\_\_

**STEP 3:** Make a copy of this form for your records.

**STEP 4:** Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.

Disclosure Services LLC

1005 Bradford Way  
Kingston, TN 37763

# Invoice

Date	Invoice #
10/15/2021	19

Bill To
Amelia Walk CDD c/o GMS, LLC

Terms	Due Date
Net 30	11/14/2021

Description	Amount
Amortization Schedule Series 2012A-1 11-1-21 Prepay 10,000	100.00
Amortization Schedule Series 2016 11-1-21 Prepay \$35,000	250.00

<b>Total</b>	\$350.0
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$350.00

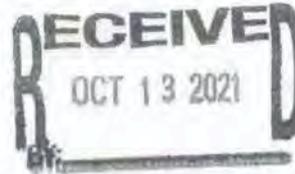
Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

# The Florida Times-Union jacksonville.com

Questions on this invoice call:  
(866) 470-7133 Option 2  
Ghbillinginquiries@ccc.gannett.com

10	11	12/14	13	15	16	17	18	19
START STOP	NEWSPAPER REFERENCE	DESCRIPTION	PRODUCT	SAU SIZE	BILLED UNITS	TIMES RUN	RATE	AMOUNT
08/31		Balance Forward						\$0.00
09/22 09/22	103377081-09222021	Notice of Meetings Amelia Walk Community Development District The Board of Supervisors of the Amelia Walk Community Development District will hold their r	JV Times-Union	2.00 x 5.2708	10.54	1	\$64.95	\$684.58
				PREVIOUS AMOUNT OWED:	\$0.00			
				NEW CHARGES THIS PERIOD:	\$684.58			
				CASH THIS PERIOD:	\$0.00			
				DEBIT ADJUSTMENTS THIS PERIOD:	\$0.00			
				CREDIT ADJUSTMENTS THIS PERIOD:	\$0.00			
We appreciate your business.								



## INVOICE AND STATEMENT OF ACCOUNT

AGING OF PAST DUE ACCOUNTS

\* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE



21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS	* UNAPPLIED AMOUNT	23	TOTAL AMOUNT DUE
	\$684.58		\$0.00	\$0.00	\$0.00	\$0.00		\$684.58

25 ADVERTISER INFORMATION							
1	BILLING PERIOD	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	2	ADVERTISER/CLIENT NAME
	09/01/2021 - 09/30/2021		36739		36739		AMELIA WALK CDD

MAKE CHECKS PAYABLE TO

The Florida Times Union Dept 1261  
PO Box 121261  
Dallas, TX 75312-1261

Payment is due upon receipt.

The Florida Times Union

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

## The Florida Times-Union jacksonville.com

The Florida Times Union 1261  
PO Box 121261  
Dallas, TX 75312-1261

ADVERTISING INVOICE and STATEMENT

1	BILLING PERIOD	2	ADVERTISER/CLIENT NAME						
	09/01/2021 - 09/30/2021		AMELIA WALK CDD						
COMPANY	23	TOTAL AMOUNT DUE	* UNAPPLIED AMOUNT	3	TERMS OF PAYMENT				
JV 5		\$684.58	\$0.00		NET 15 DAYS				
21	CURRENT NET AMOUNT	22	30 DAYS	60 DAYS	OVER 90 DAYS				
	\$684.58		\$0.00	\$0.00	\$0.00				
4	PAGE #	5	BILLING DATE	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	24	STATEMENT NUMBER
	1		09/30/2021		36739		36739		0000097342

5 BILLING ACCOUNT NAME AND ADDRESS

9 REMITTANCE ADDRESS



8 - 2335

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



The Florida Times Union  
Dept 1261  
PO Box 121261  
Dallas, TX 75312-1261

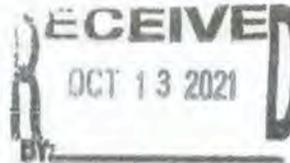
# Municipal Asset Management, Inc.

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

# INVOICE

**INVOICE NO:** 0618261  
**DATE:** 10/1/2021

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



DUE DATE	RENTAL PERIOD
11/8/2021	

PMT NUMBER	DESCRIPTION	AMOUNT
28	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
0618261	11/8/2021	\$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



900 CENTRAL PARK DR.  
SANFORD, FL 32771-6634

# INVOICE

002-21-305458-1

DUE UPON RECEIPT

DATE 10/19/2021

BALANCE \$303.50

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](mailto:billing@onsightindustries.com)

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

INVOICE: 002-21-305458-1 10/19/2021

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 **STREET BLADE REPLACEMENT**  
CLIENT PO ORDERED BY **GREGG KERN**

### CHARGES

		PRICE EACH	QTY	TOTAL
1	LABOR / INSTALLATION, INSTALL, JACKSONVILLE, LOCAL 30-45 INSTALLATION COMPLETE AS PER WORK ORDER	\$130.00	1	\$130.00
2	STREET SIGNAGE, BLADE, HI-INTENSITY GRADE, 9"X36", .8, 1 SIDED STREET BLADES (2 S/S BLADES)	\$86.75	2	\$173.50

SUB-TOTAL: \$303.50

TAX: \$0.00

**TOTAL: \$303.50**

**BALANCE DUE: \$303.50**

### WORK COMPLETED

- ✓ COMPLETED - REPLACE CHANGED FROM FILLMORE CT TO GREYLOCK CT.

## Thank you for your business!

Visit us online at [www.onsightindustries.com](http://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.

# WO# 002-21-305458

AMELIA WALK

STREET BLADE REPLACEMENT



1 10/19/2021 -  
+30.577806, -81.553710, +5.000000



2 10/19/2021 -  
+30.577802, -81.553715, +5.000000



3 10/14/2021 -  
+30.577029, -81.553289, +5.000000



4 10/14/2021 -  
+30.577082, -81.553330, +5.000000



5

10/14/2021 -  
+30.577024, -81.553265, +5.000000

# SOLITUDE

## LAKE MANAGEMENT

Voice: (888) 480-LAKE • Fax: (888) 358-0088

INVOICE

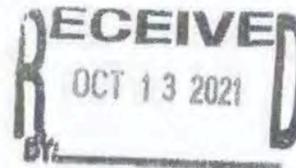
Invoice Number: PI-A00684705

Invoice Date: 10/01/21

PROPERTY: Amelia Walk  
CDD

SOLD TO: Amelia Walk CDD  
475 West Town Place, Suite 114  
Saint Augustine, FL 32092

Customer ID	Customer PO	Payment Terms	
12909		Net 30	
Sales Rep ID	Shipping Method	Ship Date	Due Date
Adam Grayson			10/31/21
Qty	Item Description	Unit Price	Extension
1	Lake & Pond Management Services SVR54521 10/01/21 - 10/31/21 Lake & Pond Management Services	2,367.00	2,367.00



PLEASE REMIT PAYMENT TO:

SOLitude Lake Management, LLC  
1320 Brookwood Drive, Suite H  
Little Rock, AR 72202

Subtotal	<b>2,367.00</b>
Sales Tax	0.00
Total Invoice	2,367.00
Payment Received	0.00
<b>TOTAL</b>	<b>2,367.00</b>

# SoutheastFitness

## REPAIR

Equipment Repair & Maintenance

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

Office: 904.683.1439 • Fax: 904.683.1624

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

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

Invoice # 16857A

<b>Facility Name:</b>	AMELIA WALK COMMUNITY
<b>Facility Address:</b>	85207 MAJESTIC WALK BLVD FERNANDINA BEACH, Florida 32034
<b>Billing Address:</b>	85207 MAJESTIC WALK BLVD FERNANDINA BEACH, Florida 32034
<b>Contact &amp; Phone:</b>	LORI CONRAD 904-580-2287
<b>Reason for call:</b>	QUARTERLY PM. 2 TREADMILLS 2 ELLIPTICALS 2 BIKES 1 MULTI-STATION 6 SINGLE-STATIONS 1 SMITH MACHINE TOTAL \$275 - TAX EXEMPT. LORI 904-327-1499

Date: 19-Oct-2021

Payment is due within 30 days of  
invoice date.

Description	Part #	Part Cost	QTY	Total
PM - FLAT RATE: TRAVEL + FIRST HOUR LABOR		275.00	1.00	275.00
<b>Comments:</b>			<i>Parts Total</i>	275.00
			<i>Tax</i>	0.00
			<i>Balance</i>	275.00

Technician: ROBERT PETERKIN

**Thank you for your business.**

**TRIM ALL LAWN SERVICE, INC.**

942360 Old Nassauville Road  
 Fernandina Beach, FL 32034

Date	9/9/2021
Invoice #	51560

E-mail Trimalllawn@gmail.com

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

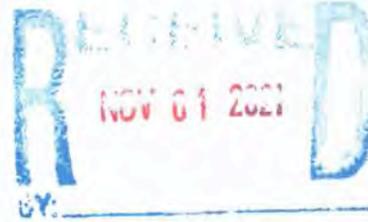
Project Name / Location	
85287 Majestic Walk Blvd Fernandina Beach, FL 32034	
P.O. #	Service Date: 9/7/2021

Terms	Due Date
Net 30	10/9/2021

Description	Amount						
Cut down Pine Tree that top half snapped out of in woodline behind home.	125.00						
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;"><b>Total</b></td> <td style="text-align: right;">\$125.00</td> </tr> <tr> <td><b>Payments/Credits</b></td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td><b>Balance Due</b></td> <td style="text-align: right;">\$125.00</td> </tr> </table>		<b>Total</b>	\$125.00	<b>Payments/Credits</b>	\$0.00	<b>Balance Due</b>	\$125.00
<b>Total</b>	\$125.00						
<b>Payments/Credits</b>	\$0.00						
<b>Balance Due</b>	\$125.00						
Thank you for your business.							

# Hello Amelia Walk Cdd,

Thanks for choosing Comcast Business.



## Your bill at a glance

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

Previous balance		\$377.06
EFT Payment - thank you	Oct 13	-\$377.06
<b>Balance forward</b>		<b>\$0.00</b>
Regular monthly charges	Page 3	\$356.20
Taxes, fees and other charges	Page 3	\$20.55
<b>New charges</b>		<b>\$376.75</b>

**Amount due** **\$376.75**

## Your bill explained

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



572.41056  
Nov. 2021

**!** **Thanks for paying by Automatic Payment**  
Your electronic payment of \$376.75 will be applied on Nov 12, 2021.

**Need help?**  
Visit [business.comcast.com/help](https://business.comcast.com/help) or see page 2 for other ways to contact us.

Detach the bottom portion of this bill and enclose with your payment  
Do not include correspondence with payment

Please write your account number on your check or money order

**COMCAST BUSINESS**  
141 NW 16TH ST  
POMPANO BEACH FL 33060-5250  
96330310 NO RP 21 20211021 NNNNNNNN 0000610 0004

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

Account number **8495 74 170 0350808**  
Automatic payment **Nov 12, 2021**  
**Please pay \$376.75**

**Electronic payment will be applied Nov 12, 2021**



COMCAST  
PO BOX 71211  
CHARLOTTE NC 28272-1211



849574170035080800376756

## 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](https://business.comcast.com/help)



### Call us anytime

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

## Useful information

### Moving?

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

### Accessibility:

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



## Ways to pay



### No more mailing monthly checks

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



### Go paperless and say goodbye to clutter

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

## Additional billing information

### More ways to pay:



#### Online

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



#### By App

Download the Comcast Business App



#### In-Store

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



<b>Regular monthly charges</b>		<b>\$356.20</b>
<b>Comcast Business</b>		<b>\$294.90</b>
<b>Packaged services</b>		<b>\$359.95</b>
 Data, Voice Package Package Includes: Business Internet 300+ and 1 Mobility Voice Line.	\$334.95	
Mobility Voice Line Business Voice.	\$25.00	
<b>Discounts</b>		<b>-\$164.95</b>
Promotional Discount	-\$164.95	
<b>Comcast Business services</b>		<b>\$99.90</b>
TV Standard Business Video.	\$74.95	
Static IP - 5	\$24.95	
<b>Equipment &amp; services</b>		<b>\$28.40</b>
Equipment Fee Voice.	\$18.45	
TV Box + Remote	\$9.95	
<b>Service fees</b>		<b>\$32.90</b>
Directory Listing Management Fee	\$2.00	
Voice Network Investment	\$3.00	
Broadcast TV Fee	\$19.45	
Regional Sports Fee	\$8.45	
<b>Taxes, fees and other charges</b>		<b>\$20.55</b>
<b>Other charges</b>		<b>\$2.32</b>
Federal Universal Service Fund	\$0.95	
Regulatory Cost Recovery	\$1.37	
<b>Taxes &amp; government fees</b>		<b>\$18.23</b>
Sales Tax	\$1.99	
State Communications Services Tax	\$11.63	
Local Communications Services Tax	\$3.81	
911 Fees	\$0.80	

What's included?



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



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



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

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

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



Additional information

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

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

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, advanced cybersecurity solutions 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 855-894-4621 or  
visit [ComcastBusiness.com/AccountReview](https://ComcastBusiness.com/AccountReview)



# CHECK REQUEST INVOICE

DATE: 8.27.2021  
 INVOICE # 8.27.2021  
 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			
THE MARGARITA MAN 00	Pool Party	Special Events	913.75
BEYOND HORIZONS 0217	Pool Party - Food Truck Minimum	Special Events	23.54
BEYOND HORIZONS 0217	Pool Party - Food Truck Minimum	Special Events	73.54
DOLLAR TREE 00000500	Kids Giveaways	Special Events	22.47
GATE 1214	Ice for Event	Special Events	17.08
SAM'S CLUB 8138 8138	Event tables/cooler/drinks	Special Events	276.56
T J MAXX #1270 00000	Be The Good Winner Basket	Special Events	17.10
HOMEGOODS #0824	Be The Good Winner Basket	Special Events	29.38
TARGET YULEE 2155	Be The Good Winner Basket	Special Events	35.43
PUBLIX #1239 0000012	Pool Party Drinks	Special Events	35.13
ENTERTAINMENT AND P	DJ for Pool Party	Special Events	600.00
SAM'S CLUB 8138 8138	Pool Party Drinks	Special Events	108.48

Please remember to attach all receipts!

*Lynzi Chambers*

Authorized by:

TOTAL DUE \$ 2152.46

Approved by:

Amelia Walk

Armstrong

29.38

29.37

# HomeGoods

VILLAGES OF AMELIA

463919 SR 200

YULEE, FL 32097

United States

904-491-3269

### REGULAR SALE

21 - LINENS	497639	\$6.99	T
76 - WORKSPACE	089319	\$6.99	T
56 - Q LINE	127141	\$5.99	T
56 - Q LINE	127141	\$5.99	T
76 - WORKSPACE	130678	\$5.99	T
76 - WORKSPACE	130678	\$5.99	T
76 - WORKSPACE	128585	\$4.99	T
76 - WORKSPACE	130703	\$5.99	T
76 - WORKSPACE	130703	\$5.99	T

Subtotal \$54.91

FL 7.000% Sales Tax \$3.84

**Total \$58.75**

AMEX \$58.75

----- TRANSACTION RECORD -----

\*\*\*\*\*1007

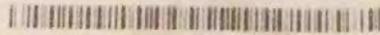
PURCHASE

EXPTD \*\*/\*\* CHIP

Amelia Walk  
Six Mile Creek - \$35.43  
Armstrong



Yulee - 904-548-1240  
463737 State Rd 200  
Yulee, Florida 32097-8692  
08/16/2021 02:58 PM



<b>ELECTRONICS</b>			
059108918	VHC	T	\$6.99
	Return by 09/15/2021		
059030166	VERY HUNGRY	T	\$6.50
	Return by 09/15/2021		
<b>GROCERY</b>			
213003201	CA ROOTS	T	\$10.00
	2 @ \$5.00 ea		
071080035	ACT II	MF	\$2.79
071180236	GM GUSHERS	MF	\$2.19
055023131	GHIRARDELLI	TF	\$4.79
055024271	CHOCOLATE	TF	\$2.23
	Regular Price \$3.19		
203750137	HINT	TF	\$2.00
	2 @ \$1.00 ea		
	Regular Price \$1.49		
<b>HOME</b>			
234100132	HAIR TOWEL	T	\$3.00
<b>STATIONERY &amp; OFFICE SUPPLIES</b>			
053253381	CarltonCards	T	\$4.99
<b>TOYS</b>			
087105052	BIG POTATO	T	\$12.99
087109231	KNOPE PRESI	T	\$6.44
	Regular Price \$21.49		
087100477	CHUTES AND L	T	\$7.99
087103488	PERFECTION	T	\$4.69
086086584	LLP BTTERFLY	T	\$9.99
091152955	Little Tikes	T	\$11.99
	SUBTOTAL		\$99.66
T = FL TAX 7.00000	on \$94.68		\$6.63
	TOTAL		\$106.29
	*1007 AMEX CHARGE		\$106.29
	AID: A000000025010801		
	AMERICAN EXPRESS		
	AUTH CODE: 837714		

Your Target Circle earnings are in!  
Open the Target App or visit  
[Target.com/Circle](https://www.target.com/Circle) to see your benefits.

TOTAL SAVINGS THIS TRIP  
\$0.98

REC#2-1228-2155-0076-3523-4 VCD#752-250-726

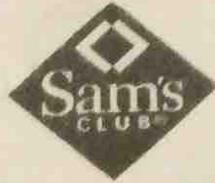
Help make your Target Run better.  
Take a 2 minute survey about today's trip

[informtarget.com](https://www.informtarget.com)  
User ID: 7877 1784 5992  
Password: 364 766

CUENTENOS EN ESPAÑOL

Please take this survey within 7 days

Amelia Walk CDD



### Self Checkout

CLUB MANAGER MATTHEW LUEVANO  
( 386 ) 760 - 3330  
1460 CORNERSTONE BLVD

07/29/21 12:51 5062 08130 094 9094

LYN21

E	219028	CT LEMONADE	6.98	T
E	219028	CT LEMONADE	6.98	T
E	219028	CT LEMONADE	6.98	T
E	219028	CT LEMONADE	6.98	T
	980244623	12OZ CUP	8.66	T
	401860	COOLER	69.94	T
E	122104	2H WATER 20F	6.47	M
E	122104	2H WATER 20F	6.47	M
E	122104	2H WATER 20F	6.47	M
	890471	4FI FIN TABL	34.98	T
	980249312	5FIN TABL	49.98	T
	980249312	01 d null	12.00	
		SUBTOTAL	260.87	

TAX 1 6.500 % 15.69  
TOTAL 276.56

VOIDED BANKCARD TRANSACTION  
TERMINAL # SC011002

TRANSACTION NOT COMPLETE  
07/29/21 12:53:55

VOIDED BANKCARD TRANSACTION  
TERMINAL # SC011002

TRANSACTION NOT COMPLETE  
07/29/21 12:54:08

AMEX TEND 276.56  
AMERICAN EXPRESS \*\*\* \*\*\*\* \*\*\*1 007 I 0  
APPROVAL # 873056  
AID A000000025010801  
AAC B0A8FFF759D8A450  
TERMINAL # SC011002

CHANGE DUE 0.00

New! Free shipping for Plus members.  
Learn more: [samsclub.com/freeshipping](https://samsclub.com/freeshipping)  
Visit [samsclub.com](https://samsclub.com) to see your savings

## # ITEMS SOLD 12

TC# 9936 2945 3961 0547 6804 5



\*\*\* MEMBER COPY \*\*\*



Amelia Walk Longleaf  
35.13 35.13

# Publix

Shoppes at Murabella  
84 Tuscan Way  
Saint Augustine, FL 32092  
Store Manager: Kevin Carine  
904-940-2889

MALIBU PNAPPLE RUM	26.99	T
COCO LOPEZ CREAM		
1 @ 2 FOR 5.00	2.50	T F
COCO LOPEZ CREAM		
1 @ 2 FOR 5.00	2.50	T F
COCO LOPEZ CREAM		
1 @ 2 FOR 5.00	2.50	T F
COCO LOPEZ CREAM		
1 @ 2 FOR 5.00	2.50	T F
MALIBU PNAPPLE RUM	14.49	T
MALIBU PNAPPLE RUM	14.49	T
Order Total	65.97	
Sales Tax	4.29	
Grand Total	70.26	
Credit	Payment	70.26
Change		0.00

PRESTO!  
Trace #: 584633  
Reference #: 0398725785  
Acct #: XXXXXXXXXXXX1007  
Purchase American Express  
Amount: \$70.26  
Auth #: 855715

CREDIT CARD PURCHASE  
A000000025010801 AMERICAN EXPRESS  
Entry Method: Chip Read  
Mode: Issuer

Age Confirmed - 08/31/1987

Your cashier was Svetlana

07/30/2021 13:59 S1239 R158 6071 C0296

Together, we'll get through this.  
Get the latest updates at  
[publix.com/coronavirus](http://publix.com/coronavirus).

Publix Super Markets, Inc.

Amelia Walk Longleaf  
\$108.48 \$108.48



CLUB MANAGER MATTHEW LUEVAND  
(386) 760-3330  
1460 CORNERSTONE BLVD  
07/29/21 13:15 5993 08138 069 753

SAMS

469793 MM TEQUILA	19.98	T
469793 MM TEQUILA	19.98	T
469793 MM TEQUILA	19.98	T
469793 MM TEQUILA	19.98	T
469793 MM TEQUILA	19.98	T
469793 MM TEQUILA	19.98	T
657985 DEKUYPER	6.98	T
980232696 MM SLVR RUM	13.98	T
980232696 MM SLVR RUM	13.98	T
980232696 MM SLVR RUM	13.98	T
980232696 MM SLVR RUM	13.98	T
SUBTOTAL	203.72	

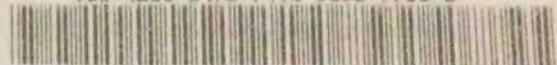
TAX 1 6.500 % 13.24  
TOTAL 216.96  
AMEX TEND 216.96

AMERICAN EXPRESS \*\*\* \*\*\*\* \*\*\*1 007 I 0  
APPROVAL # 826402  
AID A000000025010801  
AAC 71685AC656519564  
TERMINAL # SC010137  
CHANGE DUE 0.00

New! Free shipping for Plus members.  
Learn more: [samsclub.com/freeshipping](http://samsclub.com/freeshipping)  
Visit [samsclub.com](http://samsclub.com) to see your savings

# ITEMS SOLD 14

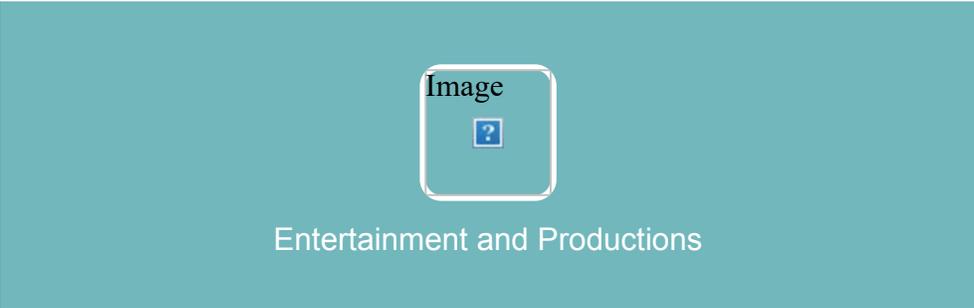
TC# 4280 6476 7413 9632 7793 6



\*\*\* MEMBER COPY \*\*\*

**From:** [Entertainment and Productions](#)  
**To:** [Lynzi Chambers](#)  
**Subject:** You paid an invoice! (#2030)  
**Date:** Friday, July 30, 2021 10:59:04 AM

Longleaf 7/31/2021  
Amelia Walk 8/1/2021



Invoice Paid

**\$1,200.00**

Paid on July 30, 2021

---

Pool party DJ 7.31.21 & 8.01.21  
Invoice #2030  
July 30, 2021

Customer  
Lynzi Chambers  
Evergreen Lifestyles Management  
[Ichambers@evergreen-lm.com](mailto:Ichambers@evergreen-lm.com)  
904-521-2072  
10301 Deerwood Park Blvd., Suite 3200  
Jacksonville, FL 32256

---

Message  
Thank you for the opportunity. We appreciate you!

---

Invoice summary	
DJ entertainment service 7.31.21	\$900.00

---

DJ entertainment service 8.01.21	\$900.00
<hr/>	
VIR	-\$600.00
<hr/>	
Subtotal	\$1,200.00
Total Paid	\$1,200.00

American Express 1007

07/30/21, 10:58 AM

Send estimates or invoices for your business?  
Process \$1,000 in sales free when you sign up for Square.

Get Started

Entertainment and Productions  
3204 Sawgrass Village Cir  
Ponte Vedra Beach, FL 32082 United States  
[entertainmentandproductions@gmail.com](mailto:entertainmentandproductions@gmail.com)  
904-285-4679

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**CAUTION:** This message originated from outside the Evergreen Lifestyles Management organization. Please do not click links or open attachments if you do not recognize the sender's email address.



MARGARITAMAN.NET

904-241-0225

1828 Kings Way  
Neptune Beach, FL 32266

# INVOICE

DATE: August 1, 2021  
INVOICE # 80121

**BILL TO:**

Lynzi Chambers / Evergreen  
85287 Majestic Walk Blvd  
Fernandina FL 32034

**FOR:** frozen drinks

DESCRIPTION	Price	Units	AMOUNT
Single Machine	225.00	2.00	\$ 450.00
Double Machine	325.00	1.00	325.00
delivery charge / cc fee	75.00	1.00	75.00
Margarita	25.00	0.00	
Strawberry	25.00	0.00	
Pina Colada	25.00	0.00	
<b>SUBTOTAL</b>			<b>\$ 850.00</b>
<b>TAX RATE</b>			<b>7.50%</b>
<b>SALES TAX</b>			<b>63.75</b>
<b>PAID AX 007</b>			<b>(913.75)</b>
<b>TOTAL</b>			<b>\$ -</b>

Please make all checks payable to The Margarita Man. Due Upon Receipt.

Signature \_\_\_\_\_

THANK YOU FOR YOUR BUSINESS!

# CHECK REQUEST INVOICE

DATE: 9.29.2021  
 INVOICE # 9.29.2021  
 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			
DOLLAR TREE 00000425	Be The Good Winner Basket	Special Events	7.99
ROSS STORES #764	Be The Good Winner Basket	Special Events	7.50
TARGET JACKSONVILLE	Be The Good Winner Basket	Special Events	27.37

**Please remember to attach all receipts!**

*Lynzi Chambers*

Authorized by:

**TOTAL DUE \$ 42.86**

Approved by:

SMC/AW - \$7.99

# DOLLAR TREE

Store# 4250 (904) 380-6767  
4643 River City Dr  
Suite 107  
Jacksonville FL 32246-7427

DESCRIPTION	QTY	PRICE	TOTAL
TWO TONE TISSUE	1	1.00	1.00
TWO TONE TISSUE	1	1.00	1.00
TISSUE-2OSHT WHITE SEQUIN	1	1.00	1.00
TISSUE-2OSHT WHITE SEQUIN	1	1.00	1.00
CB SUGAR FREE LEMON 3Z	1	1.00	1.00
STARBURST ALL PINK PG BG 3.3Z	1	1.00	1.00
STARBURST ALL PINK PG BG 3.3Z	1	1.00	1.00
NABISCO MINI GOLDEN ORED 3.5Z	1	1.00	1.00
CB SUGAR FREE LEMON 3Z	1	1.00	1.00
STARBURST ALL PINK PG BG 3.3Z	1	1.00	1.00
NABISCO MINI GOLDEN ORED 3.5Z	1	1.00	1.00
TOTE BAG	1	1.00	1.00
TOTE BAG	1	1.00	1.00
TOTE BAG	1	1.00	1.00
TOTE BAG	1	1.00	1.00

Sub Total \$15.00  
 GENERAL EXEM \$0.00  
 SALES TAX \$0.98  
 Total \$15.98  
 AMERICAN EXPRESS \$15.98  
 \*\*\*\*\*1007 Approved Chip  
 Purchase  
 Auth/Trace Number: 892259/019473  
 Chip Card AID: A00000025010801  
 Mode: Issuer

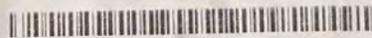
NOW SHOP ON-LINE AT DOLLARTREE.COM

\*\*\*\*\*  
 \* We will gladly exchange any unopened item \*  
 \* with original receipt. We do not offer refunds. \*  
 \*\*\*\*\*  
 1675 04250 01 270 27093637 9/14/21 15:02  
 Sales Associate: Angelica

SMC - 27.38  
AW - 27.37



Jacksonville St Johns - 904-596-0020  
4567 River City Dr  
Jacksonville, Florida 32246-7411  
09/14/2021 03:41 PM



GROCERY  
 213000901 MIRASSOU T \$17.98  
 2 @ \$8.99 ea  
 HOME  
 234076712 KTCH TOWEL T \$10.00  
 2 @ \$5.00 ea  
 234103623 Candle T \$6.00  
 2 @ \$3.00 ea  
 STATIONERY & OFFICE SUPPLIES  
 081011575 CHRON T \$16.95  
 SUBTOTAL \$50.93  
 T = FL TAX 7.50000 on \$50.93 \$3.82  
 TOTAL \$54.75  
 \*1007 AMEX CHARGE \$54.75  
 AID: A00000025010801  
 AMERICAN EXPRESS  
 AUTH CODE: 862822

Your Target Circle earnings are in!  
Open the Target App or visit  
Target.com/Circle to see your benefits.

REC#2-1257-1974-0072-2813-3 VCD#758-259-840

Help make your Target Run better.  
Take a 2 minute survey about today's trip

informtarget.com  
User ID: 7874 2802 6992  
Password: 771 867

CUENTENOS EN ESPAÑOL

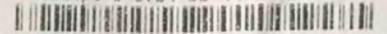
Please take this survey within 7 days

SMC /AW - \$7.50 each

# ROSS

DRESS FOR LESS  
JACKSONVILLE, FL 32246  
904-564-2028

Receipt # 0764-05-4473-1257-4



400229896451 BLOOM WHERE YOU AR \$2.99R  
 400229870031 BLOOM WHERE YOU AR \$2.99R  
 400229829275 12PC FINELINERS \$3.99R  
 400229829268 12PC BRIGHTS FINE \$3.99R  
 Subtotal \$13.96  
 Sales Tax 7.500% \$1.04  
 Total \$15.00

Sold: 4 Returned: 0

American Express \$15.00

Card No. XXXXXXXXXXXX1007 <1>  
 8012570076400581257  
 Auth. No. 832118  
 AID: A00000025010801  
 AMERICAN EXPRESS

Cardholder

Please Retain for Your Records  
 Receipt #: 0764-05-4473-1257-4  
 Tender Detail #: 1-01-9-08-001500  
 1-01-9-08-001500



Store: 0764 Reg: 05 Tran: 4473  
 Date: 09/14/21 4:04:54 PM Assoc: 2120825  
 \*\*\*\*\*

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www.facebook.com/RossDressforLess

\*\*\*\*\*

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# Amelia Walk CDD

FPL Electric

October-21

73913-05054	85057 MAJESTIC WALK BLVD.#LS	\$	400.02
76801-07336	85359 MAJESTIC WALK BLVD.	\$	32.07
79966-25336	85287 MAJESTIC WALK BLVD. CLUB	\$	700.53
90653-46331	85257 MAJESTIC WALK BLVD. FTN	\$	384.28
14381-88177	85108 MAJESTIC WALK BLVD. # IRR	\$	10.88
		<b>\$</b>	<b>1,527.78</b>
	<b>V#21</b>		<b>001.320.57200.43000</b>
78458-32232	000 AMELIA CONCOURSE	\$	1,945.98
	<b>V#21</b>		<b>001.320.57200.43001</b>



**Electric Bill Statement**

**For:** Sep 20, 2021 to Oct 19, 2021 (29 days)

**Statement Date:** Oct 19, 2021

**Account Number:** 79966-25336

**Service Address:**

85287 MAJESTIC WALK BLVD # CLUB  
FERNANDINA BEACH, FL 32034

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

**CURRENT BILL**

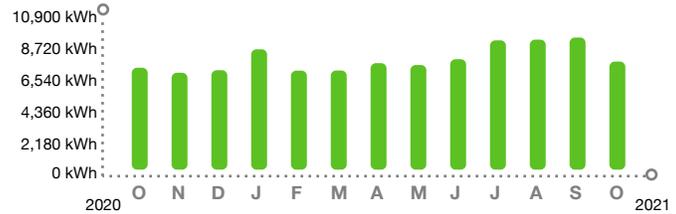
**\$700.53**

TOTAL AMOUNT YOU OWE

**Nov 9, 2021**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY**



**KEEP IN MIND**

- Payment received after January 07, 2022 is considered LATE; a late payment charge of 1% will apply.

**BILL SUMMARY**

Amount of your last bill	819.44
Payments received	-819.44
<hr/>	
Balance before new charges	0.00
<hr/>	
Total new charges	700.53
<hr/>	
<b>Total amount you owe</b>	<b>\$700.53</b>

(See page 2 for bill details.)

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

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



/ 27

3413799662533603500700000

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MIAMI FL 33188-0001

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79966-25336  
ACCOUNT NUMBER

\$700.53  
TOTAL AMOUNT YOU OWE

Nov 9, 2021  
NEW CHARGES DUE BY

\$  
AMOUNT ENCLOSED



Customer Name:  
AMELIA WALK CDD

Account Number:  
79966-25336

### BILL DETAILS

Amount of your last bill	819.44
Payment received - Thank you	-819.44
Balance before new charges	\$0.00

#### New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Customer charge:	\$26.48
Non-fuel: (\$0.023540 per kWh)	\$190.15
Fuel: (\$0.028360 per kWh)	\$229.09
Demand: (\$11.30 per KW)	\$237.30

Electric service amount 683.02

Gross receipts tax 17.51

Taxes and charges 17.51

Total new charges \$700.53

**Total amount you owe \$700.53**

### METER SUMMARY

Meter reading - Meter KLL2800. Next meter reading Nov 17, 2021.

Usage Type	Current	-	Previous	=	Usage
kWh used	56883		48805		8078
Demand KW	21.19				21

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
	Oct 19, 2021	Sep 20, 2021	Oct 19, 2020
Service to			
kWh Used	8078	9876	7617
Service days	29	32	31
kWh/day	278	308	245
Amount	\$700.53	\$819.44	\$614.49

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**Electric Bill Statement**

**For:** Sep 20, 2021 to Oct 19, 2021 (29 days)

**Statement Date:** Oct 19, 2021

**Account Number:** 73913-05054

**Service Address:**

85057 MAJESTIC WALK BLVD # LIFT  
FERNANDINA BEACH, FL 32034

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

**CURRENT BILL**

**\$400.02**

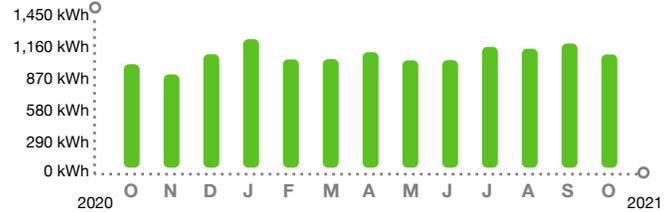
TOTAL AMOUNT YOU OWE

**Nov 9, 2021**

NEW CHARGES DUE BY

Pay \$182.14 instead of \$400.02 by your due date. Enroll in FPL Budget Billing®. [FPL.com/BB](http://FPL.com/BB)

**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	129.76
Payments received	-129.76
Balance before new charges	0.00
Total new charges	400.02
<b>Total amount you owe</b>	<b>\$400.02</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Enroll now in FPL Budget Billing when you pay \$182.14 by your due date instead of \$400.02. Make your bills easier to manage with more predictable payments. Learn more at [FPL.com/BB](http://FPL.com/BB)
- Payment received after January 07, 2022 is considered LATE; a late payment charge of 1% will apply.
- The rate used to calculate your bill has changed due to your demand usage. Call Customer Service if you have any questions.

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

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



/ 27 18214 3413739130505492000400000

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73913-05054 ACCOUNT NUMBER	\$400.02 TOTAL AMOUNT YOU OWE	Nov 9, 2021 NEW CHARGES DUE BY	\$ AMOUNT ENCLOSED
-------------------------------	----------------------------------	-----------------------------------	-----------------------



Customer Name:  
AMELIA WALK CDD

Account Number:  
73913-05054

### BILL DETAILS

Amount of your last bill	129.76
Payment received - Thank you	-129.76
Balance before new charges	\$0.00

#### New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Customer charge:	\$26.48
Non-fuel: (\$0.023540 per kWh)	\$26.51
Fuel: (\$0.028360 per kWh)	\$31.93
Demand: (\$11.30 per KW)	\$305.10
Electric service amount	390.02
Gross receipts tax	10.00
Taxes and charges	10.00
Total new charges	\$400.02
<b>Total amount you owe</b>	<b>\$400.02</b>

### METER SUMMARY

Meter reading - Meter KN20453. Next meter reading Nov 17, 2021.

Usage Type	Current	-	Previous	=	Usage
kWh used	56099		54973		1126
Demand KW	26.57				27

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
	Oct 19, 2021	Sep 20, 2021	Oct 19, 2020
Service to			
kWh Used	1126	1234	1028
Service days	29	32	31
kWh/day	38	38	33
Amount	\$400.02	\$129.76	\$224.77

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**Electric Bill Statement**

**For:** Sep 20, 2021 to Oct 19, 2021 (29 days)

**Statement Date:** Oct 19, 2021

**Account Number:** 90653-46331

**Service Address:**

85257 MAJESTIC WALK BLVD # FTN  
FERNANDINA BEACH, FL 32034

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

**CURRENT BILL**

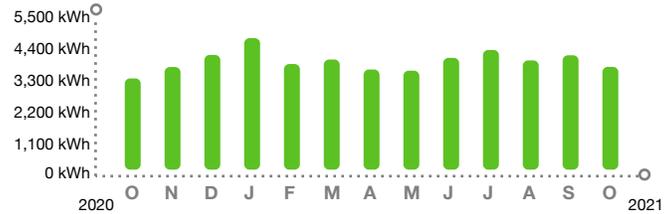
**\$384.28**

TOTAL AMOUNT YOU OWE

**Nov 9, 2021**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	426.39
Payments received	-426.39
Balance before new charges	0.00
<hr/>	
Total new charges	384.28
<b>Total amount you owe</b>	<b>\$384.28</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after January 07, 2022 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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90653-46331

ACCOUNT NUMBER

\$384.28

TOTAL AMOUNT YOU OWE

Nov 9, 2021

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:  
AMELIA WALK CDD

Account Number:  
90653-46331

### BILL DETAILS

Amount of your last bill	426.39
Payment received - Thank you	-426.39
Balance before new charges	\$0.00

#### New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Customer charge:	\$10.61
Non-fuel: (\$0.065570 per kWh)	\$254.14
Fuel: (\$0.028360 per kWh)	\$109.92
Electric service amount	374.67
Gross receipts tax	9.61
Taxes and charges	9.61
Total new charges	\$384.28
<b>Total amount you owe</b>	<b>\$384.28</b>

### METER SUMMARY

Meter reading - Meter ACD7475. Next meter reading Nov 17, 2021.

<b>Usage Type</b>	<b>Current</b>	-	<b>Previous</b>	=	<b>Usage</b>
kWh used	16946		13070		3876

### ENERGY USAGE COMPARISON

	<b>This Month</b>	<b>Last Month</b>	<b>Last Year</b>
Service to	Oct 19, 2021	Sep 20, 2021	Oct 19, 2020
kWh Used	3876	4313	3441
Service days	29	32	31
kWh/day	134	135	111
Amount	\$384.28	\$426.39	\$319.45

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**Electric Bill Statement**

**For:** Sep 20, 2021 to Oct 19, 2021 (29 days)

**Statement Date:** Oct 19, 2021

**Account Number:** 76801-07336

**Service Address:**

85359 MAJESTIC WALK BLVD #ENTRANCE  
FERNANDINA BEACH, FL 32034

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

**CURRENT BILL**

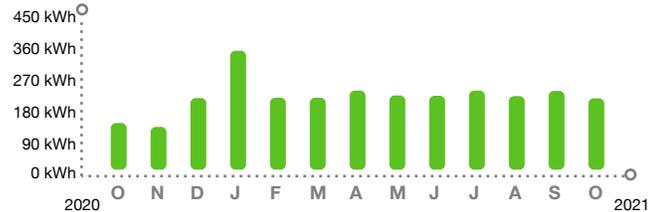
**\$32.07**

TOTAL AMOUNT YOU OWE

**Nov 9, 2021**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY**



**KEEP IN MIND**

- Payment received after January 07, 2022 is considered LATE; a late payment charge of 1% will apply.

**BILL SUMMARY**

Amount of your last bill	34.28
Payments received	-34.28
Balance before new charges	0.00
Total new charges	32.07
<b>Total amount you owe</b>	<b>\$32.07</b>

(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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SUNRISE FL 33351-4761

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MIAMI FL 33188-0001

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76801-07336

ACCOUNT NUMBER

\$32.07

TOTAL AMOUNT YOU OWE

Nov 9, 2021

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:  
AMELIA WALK CDD

Account Number:  
76801-07336

### BILL DETAILS

Amount of your last bill	34.28
Payment received - Thank you	-34.28
Balance before new charges	\$0.00

#### New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Customer charge:	\$10.61
Non-fuel: (\$0.065570 per kWh)	\$14.42
Fuel: (\$0.028360 per kWh)	\$6.24
Electric service amount	31.27
Gross receipts tax	0.80
Taxes and charges	0.80
Total new charges	\$32.07
<b>Total amount you owe</b>	<b>\$32.07</b>

### METER SUMMARY

Meter reading - Meter ACD4413. Next meter reading Nov 17, 2021.

<b>Usage Type</b>	<b>Current</b>	-	<b>Previous</b>	=	<b>Usage</b>
kWh used	19209		18989		220

### ENERGY USAGE COMPARISON

	<b>This Month</b>	<b>Last Month</b>	<b>Last Year</b>
Service to	Oct 19, 2021	Sep 20, 2021	Oct 19, 2020
kWh Used	220	243	144
Service days	29	32	31
kWh/day	8	8	5
Amount	\$32.07	\$34.28	\$23.81

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**Electric Bill Statement**

**For:** Sep 20, 2021 to Oct 19, 2021 (29 days)

**Statement Date:** Oct 19, 2021

**Account Number:** 14381-88177

**Service Address:**

85108 MAJESTIC WALK BLVD # IRRIGATION  
FERNANDINA BEACH, FL 32034

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

**CURRENT BILL**

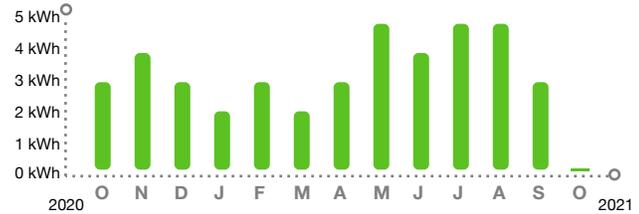
**\$10.88**

TOTAL AMOUNT YOU OWE

**Nov 9, 2021**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY**



**BILL SUMMARY**

Amount of your last bill	11.17
Payments received	-11.17
Balance before new charges	0.00
Total new charges	10.88
<b>Total amount you owe</b>	<b>\$10.88</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after January 07, 2022 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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3413143818817748801000000

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14381-88177	\$10.88	Nov 9, 2021	\$
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED



Customer Name:  
AMELIA WALK CDD

Account Number:  
14381-88177

### BILL DETAILS

Amount of your last bill	11.17
Payment received - Thank you	-11.17
Balance before new charges	\$0.00

#### New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Customer charge:	\$10.61
Non-fuel energy charge:	\$0.065570 per kWh
Fuel charge:	\$0.028360 per kWh
Electric service amount	10.61
Gross receipts tax	0.27
Taxes and charges	0.27
Total new charges	\$10.88
<b>Total amount you owe</b>	<b>\$10.88</b>

### METER SUMMARY

Meter reading - Meter AC94981. Next meter reading Nov 17, 2021.

<b>Usage Type</b>	<b>Current</b>	-	<b>Previous</b>	=	<b>Usage</b>
kWh used	00148		00148		0

### ENERGY USAGE COMPARISON

	<b>This Month</b>	<b>Last Month</b>	<b>Last Year</b>
Service to	Oct 19, 2021	Sep 20, 2021	Oct 19, 2020
kWh Used	0	3	3
Service days	29	32	31
kWh/day	0	0	0
Amount	\$10.88	\$11.17	\$11.16

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**Electric Bill Statement**

**For:** Sep 20, 2021 to Oct 19, 2021 (29 days)

**Statement Date:** Oct 19, 2021

**Account Number:** 78458-32232

**Service Address:**

100 MAJESTIC WALK BLVD # SL  
FERNANDINA BEACH, FL 32034

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

**CURRENT BILL**

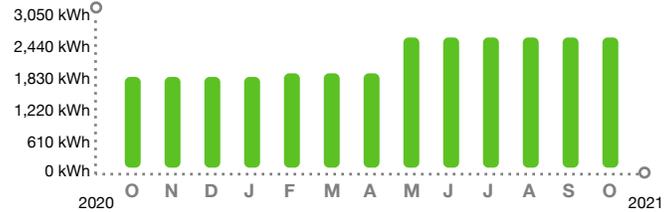
**\$1,945.98**

TOTAL AMOUNT YOU OWE

**Nov 9, 2021**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY**



**KEEP IN MIND**

- Payment received after January 07, 2022 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.

**BILL SUMMARY**

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

(See page 2 for bill details.)

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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3413784583223258954910000

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SUNRISE FL 33351-4761

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GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

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78458-32232

ACCOUNT NUMBER

\$1,945.98

TOTAL AMOUNT YOU OWE

Nov 9, 2021

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:  
AMELIA WALK CDD

Account Number:  
78458-32232

### BILL DETAILS

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

#### New Charges

Rate: SL-1 STREET LIGHTING SERVICE

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

### METER SUMMARY

Next bill date Nov 17, 2021.

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

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 19, 2021	Sep 20, 2021	Oct 19, 2020
kWh Used	2723	2723	1898
Service days	29	32	31
kWh/day	94	85	61
Amount	\$1,945.98	\$1,945.98	\$1,412.16

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

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

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



Customer Name:  
AMELIA WALK CDD

Account Number:  
78458-32232

For: 09-20-2021 to 10-19-2021 (29 days)  
kWh/Day: 94  
Service Address:  
100 MAJESTIC WALK BLVD # SL  
FERNANDINA BEACH, FL 32034

Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
C861207 Energy	74	6746	F	57	0.800000	1,482	45.60
Non-energy Fixtures					6.370000		363.09
Maintenance					1.290000		73.53
F861207 Energy	74	6746	F	16	0.800000	416	12.80
Non-energy Fixtures					4.500000		72.00
Maintenance					1.290000		20.64
F861227 Energy	73	6750	F	33	0.800000	825	26.40
Non-energy Fixtures					4.500000		148.50
Maintenance					1.290000		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: 09-20-2021 to 10-19-2021 (29 days)  
**kWh/Day: 94**  
**Service Address:**  
 100 MAJESTIC WALK BLVD # SL  
 FERNANDINA BEACH, FL 32034

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
					Energy sub total		84.80
					Non-energy sub total		1,778.45
					Sub total	2,723	1,863.25
					Energy conservation cost recovery		1.14
					Capacity payment recovery charge		0.44
					Environmental cost recovery charge		0.74
					Storm protection recovery charge		1.31
					Fuel charge		74.91
					<b>Electric service amount</b>		<b>1,941.79</b>
					Gross receipts tax incr		4.19
					<b>Total</b>	<b>2,723</b>	<b>1,945.98</b>

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

**Governmental Management Services, LLC**1001 Bradford Way  
Kingston, TN 37763**Invoice**
**Invoice #:** 273  
**Invoice Date:** 11/1/21  
**Due Date:** 11/1/21  
**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 - November 2021		4,050.00	4,050.00
Website Administration - November 2021		33.33	33.33
Information Technology - November 2021		66.67	66.67
Dissemination Agent Services - November 2021		291.67	291.67
Office Supplies		20.98	20.98
Postage		49.80	49.80
Copies		281.55	281.55
Telephone		18.94	18.94
		<b>Total</b>	<b>\$4,812.94</b>
		<b>Payments/Credits</b>	<b>\$0.00</b>
		<b>Balance Due</b>	<b>\$4,812.94</b>



# INVOICE

P.O. Box 6386  
Tallahassee, Florida 32314

Invoice # 517  
Date: 11/05/2021  
Due On: 12/04/2021

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

## AWCDD-01

### Amelia Walk CDD - General Coun

Type	Date	Notes	Quantity	Rate	Total
Service	10/02/2021	Confer re: preserve tree destruction; confer re: application to SE fitness warranty; confer re: status of Phase 1 roadway warranties	0.30	\$280.00	\$84.00
Service	10/09/2021	Review engineer correspondence on stormwater reporting; review EDR documents and guidelines and transmit implementation summary on same	0.20	\$280.00	\$56.00
Service	10/12/2021	Review stormwater implementation memo with DM and engineer; confer re: plat location and references for easement access and notice	0.30	\$280.00	\$84.00
Service	10/12/2021	Review OEDR's regulations related to wastewater and stormwater management facilities; prepare memorandum summarizing same; review reporting templates and prepare transmissions to District Manager and Engineer.	0.10	\$225.00	\$22.50
Service	10/15/2021	Review and send resolution updating registered agent for inclusion in agenda.	0.10	\$250.00	\$25.00
Service	10/15/2021	Draft work authorization for stormwater management and transmit same; review GM report; begin Board meeting preparations	0.30	\$280.00	\$84.00
Service	10/15/2021	Confirm identity of registered agent and location of registered office on the DEO website; prepare resolution to change the registered agent and office to the district manager and district manager's office; correspondence regarding same.	0.30	\$225.00	\$67.50
Service	10/18/2021	Review agenda, GM report and updated agenda and prepare for Board meeting	0.80	\$280.00	\$224.00
Service	10/19/2021	Travel to/from and attend Board meeting; meeting follow up	7.10	\$280.00	\$1,988.00

Service	10/21/2021	Post meeting follow up including preliminary review of audit engagement letter, RFP for amenity management services shell, HOA vs. CDD 101 and related matters; review resident correspondence and inquiries re: budgets, public records requests and related information and confer with DM on same	0.50	\$280.00	\$140.00
Service	10/25/2021	Confer re: amenity management contract and Village Walk cost share; disseminate information on same	0.40	\$280.00	\$112.00
Service	10/26/2021	Confer re: RFP documents and joint HOA funding mechanisms; confer re: fountain repair and funding options	0.30	\$280.00	\$84.00
Service	10/26/2021	Review cost share agreement as it relates to road repair on Landowner's property and make recommendations regarding same; prepare preliminary amenity management RFP package and related correspondence.	1.50	\$225.00	\$337.50
Service	10/27/2021	Prepare preliminary amenity management RFP package and transmit to staff; review correspondence and discuss construction of the fountains with Kilinski.	0.70	\$225.00	\$157.50
Service	10/29/2021	Draft letter agreeing to use Richmond's funds only to install the fountains; transmit to staff.	0.80	\$225.00	\$180.00
Service	10/29/2021	Confer re: CDD-HOA facilities background with Board member and DM: transmit summary and options on same	0.20	\$280.00	\$56.00

**Total** **\$3,702.00**

001.310.51300.31500

## Detailed Statement of Account

### Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due	
321	11/02/2021	\$3,284.73	\$0.00	\$3,284.73	Paid

### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
517	12/04/2021	\$3,702.00	\$0.00	\$3,702.00
<b>Outstanding Balance</b>				<b>\$6,986.73</b>
<b>Total Amount Outstanding</b>				<b>\$6,986.73</b>



8619 Western Way  
 Jacksonville FL 32256-036060  
**Customer Service** (904) 731-2456  
 RepublicServices.com/Support

**Account Number** 3-0687-3534401  
**Invoice Number** 0687-001170275  
**Invoice Date** September 16, 2021  
**Previous Balance** \$1,083.49  
**Payments/Adjustments** -\$1,083.49  
**Current Invoice Charges** \$538.18

**Important Information**

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

<b>Total Amount Due</b> \$538.18	<b>Payment Due Date</b> October 06, 2021
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**PAYMENTS/ADJUSTMENTS**

Description	Reference	Amount
Payment - Thank You 09/09	3220	-\$546.24
Payment - Thank You 09/09	3220	-\$537.25

**CURRENT INVOICE CHARGES**

Description	Reference	Quantity	Unit Price	Amount
<b>Amelia Walk 85287 Majestic Walk Blvd Fernandina Beach, FL 1 Waste Container 2 Cu Yd, 1 Lift Per Week</b>				
Pickup Service 10/01-10/31			\$397.93	\$397.93
<b>Total Fuel/Environmental Recovery Fee</b>				\$140.25
<b>CURRENT INVOICE CHARGES</b>				<b>\$538.18</b>

001.320.57200.43300

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8619 Western Way  
 Jacksonville FL 32256-036060

Please Return This  
 Portion With Payment

**Total Enclosed**

Return Service Requested

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

**Total Amount Due** \$538.18  
**Payment Due Date** October 06, 2021  
**Account Number** 3-0687-3534401  
**Invoice Number** 0687-001170275

For Billing Address Changes,  
 Check Box and Complete Reverse.

Make Checks Payable To:

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



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**Check Processing**

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

**Cancellation & Payment Policy**

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

**Understanding Our Rates, Charges and Fees**

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

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

**BILLING ADDRESS CHANGE**

Address		
City	State	Zip Code
Phone	Alternate Phone	



8619 Western Way  
 Jacksonville FL 32256-036060  
**Customer Service** (904) 731-2456  
 RepublicServices.com/Support

**Account Number** 3-0687-3534401  
**Invoice Number** 0687-001177068  
**Invoice Date** October 16, 2021  
**Past Due on 10/16/21** \$538.18  
**Payments/Adjustments** \$0.00  
**Current Invoice Charges** \$544.91

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<b>Total Amount Due</b> \$1,083.09	<b>Payment Due Date</b> Past Due
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**CURRENT INVOICE CHARGES**

Description	Reference	Quantity	Unit Price	Amount
<b>Amelia Walk 85287 Majestic Walk Blvd Fernandina Beach, FL 1 Waste Container 2 Cu Yd, 1 Lift Per Week Pickup Service 11/01-11/30</b>			\$397.93	\$397.93
<b>Total Fuel/Environmental Recovery Fee</b>				\$146.98
<b>CURRENT INVOICE CHARGES, Due by November 05, 2021</b>				<b>\$544.91</b>

001.320.57200.43300

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<b>Past Due</b>	<b>30 Days</b> \$538.18	<b>60 Days</b> \$0.00	<b>90+ Days</b> \$0.00
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8619 Western Way  
 Jacksonville FL 32256-036060

Please Return This  
 Portion With Payment

**Total Enclosed**

Return Service Requested

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

**Total Amount Due** \$1,083.09  
**Payment Due Date** Past Due  
**Account Number** 3-0687-3534401  
**Invoice Number** 0687-001177068

For Billing Address Changes,  
 Check Box and Complete Reverse.

Make Checks Payable To:

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



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Visit [RepublicServices.com/MyBill](http://RepublicServices.com/MyBill)

**Check Processing**

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

**Cancellation & Payment Policy**

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

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

**BILLING ADDRESS CHANGE**

Address		
City	State	Zip Code
Phone	Alternate Phone	