

Amelia Walk
Community Development District

January 18, 2022

AGENDA

**Amelia Walk
Community Development District**

475 West Town Place, Suite 114
St. Augustine, Florida 32092
www.AmeliaWalkCDD.com

January 11, 2022

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, January 18, 2022 at 2:00 p.m. at the Amelia Walk Amenity Center, 85287 Majestic Walk Boulevard, Fernandina Beach, Florida 32034.**

Following is the revised agenda for the meeting:

- I. Roll Call
- II. Public Comment
- III. Approval of the Minutes of the November 16, 2021 Board of Supervisors Meeting
- IV. Discussion on Amenity and Operations Management Services
- V. Discussion on Lake Maintenance
- VI. Consideration of Resolution 2022-03, Adopting Amended Prompt Payment Policies
- VII. Staff Reports
 - A. District Counsel
 - B. District Engineer – Ratification of Requisition No. 86
 - C. District Manager
 - D. Community Manager
 - 1. Monthly Report
 - 2. Fountain Proposals
- VIII. Supervisor Requests and Audience Comments
- IX. Other Business

- X. Financial Reports
 - A. Balance Sheet & Income Statement
 - B. Assessment Receipts Schedule
 - C. Approval of Check Register
- XI. Next Meeting Scheduled for February 15, 2022 at 2:00 p.m. at the Amelia Walk Amenity Center
- XII. Adjournment

THIRD ORDER OF BUSINESS

MINUTES OF MEETING
AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Amelia Walk Community Development District was held Tuesday, November 16, 2021 at 2:00 p.m. at the Amelia Walk Amenity Center, 85287 Majestic Walk Boulevard, Fernandina Beach, Florida.

Present and constituting a quorum were:

Gregg Kern	Chairman
Jeff Robinson	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
Alex Boyer	Evergreen Lifestyles Management
Joe Cornelison	GreenPointe

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 October 19, 2021 Board of Supervisors Meeting

There were no comments on the minutes.

On MOTION by Mr. Robinson seconded by Ms. Gilpin with all in favor the minutes of the October 19, 2021 meeting were approved.

FOURTH ORDER OF BUSINESS

CDD 101 Presentation

Ms. Kilinski stated what we talked about last month was the Board asked our office to put together a presentation and, whether you want to schedule a separate meeting or just post this

information and make it readily available to the residents, we wanted you all to have the presentation materials. We've had some input from a couple supervisors on what they thought may also be helpful, so we've tried to integrate that here too, but really trying to make it user-friendly to residents to understand what the HOA does, what does it mean and how does it operate; if I have an issue, who am I contacting and why; and what does a CDD do. It's not always clear and it can be somewhat amorphous, but it's really open to the Board of whether you want us to walk through this or if you want to schedule a separate meeting or simply post it for resident references.

Mr. Laughlin stated we plan to put it up on the website too so people can reference it.

Mr. Robinson stated I have just a couple of short comments. On enforce code compliance, you might want to elaborate on that because that might be confused with CC&R compliance. I'm assuming code compliance means with county laws.

Ms. Kilinski stated well the District can't enforce code compliance so we can't enforce CC&Rs.

Mr. Robinson stated so that's what you meant by code compliance was the CC&Rs?

Ms. Kilinski responded yes the District can't enforce CC&Rs. There's only one exception in Chapter 190 for enforcement of CC&Rs and this district, and most do not meet those requirements.

Mr. Robinson stated but we do have to approve certain CC&Rs if they affect common areas like the roads, like we did with the parking.

Ms. Kilinski stated the District doesn't approve CC&Rs, nor does it enforce them but sort of what we talked about here, if the District owns the roads, you can adopt your own policies as it relates to your roads, but since there are CC&Rs in place that provide for the way to enforce that, you would leave that up to the HOA typically.

Mr. Robinson stated because that is what was done. They developed it, ratified it and then we just approved it or agreed with it.

Ms. Kilinski stated the District doesn't have to be subject to it, but you can certainly rely on it.

Mr. Robinson stated okay. You might want to put CC&Rs in there to make it clearer. This was under the not allowed by Chapter 190 column.

Ms. Kilinski stated yes, and same thing with code compliance. We have people that call about trash and we don't have that sort of code compliance power. There are County regulations that you want to enforce like land use, zoning, and that sort of thing. The District cannot do that.

Mr. Robinson stated one other question. On the CDD versus HOA, the HOA is required to hold homeowner votes for certain decisions, such as what? Our HOA doesn't meet but once a year now, so what would be examples of things that would require a vote?

Ms. Kilinski responded there are statutory requirements. For example, if you're changing your CC&Rs there is a certain threshold of votes that are required to change existing CC&Rs, whereas a CDD is a unit of government, you're elected on the general election ballot just like the Governor or state representative is. If you were to issue bonds or make other decisions, you are the representative government, so you make those decisions and it doesn't require homeowner vote to get any decision made by this board, whereas there are statutory requirements for HOAs.

Mr. Kern stated and another example, I believe the appointment, or the election of another HOA board member would require a resident vote. We could ask HOA counsel on the details there.

Mr. Laughlin stated I'll have this posted on the website for future reference.

Mr. Robinson asked would it make sense to also have it posted on the HOA website?

Mr. Laughlin responded yes.

A resident stated because it's public record I could put it up on the neighborhood Facebook page.

Mr. Laughlin stated yes. We will have a separate link so it's easier to find, but this is in the agenda package, which is also posted online.

Ms. Kilinski stated I can make those changes that were just discussed on the record and send it separately to you all so if you want to use it or share it with homeowners, and we will have the final one posted on the website as well.

Mr. Kern stated I'd just like to ask Alex to relay that message to Brian so we can make sure we get it on the HOA website.

FIFTH ORDER OF BUSINESS**Discussion on Amenity and Operations Management Services**

Mr. Robinson stated this is something I requested at the last meeting and Jennifer put together a request for proposals. I've got a few questions and comments to add some things to it, but I'd like to hear from the other supervisors and staff if you have any questions about it.

Mr. Kern asked is there any substantial change to the scope of services, or is this essentially an RFP for the existing services?

Ms. Kilinski responded what we did without any specific direction on changes of scope from the Board is that it is generally the same as the last time you bid these services. We've added more specificity in our ongoing contract. We've been through a couple of recent experiences with amenity management litigation at another district that resulted in some changes to our contract structure, but in terms of what you would see at the amenities there is no change in here. It's obviously open to the board. I know you had a few discussions the last couple of meetings about what you may or may not want to see. There's a couple of ways to do this. We've talked about this from a high level. One, you can get another apples-to-apples comparison of qualified contractors to perform these services. Another thing we discussed is you saw under separate cover this HOA/CDD agreement whereby you enter into a cost-share or essentially an employment service agreement between those two entities as to staffing levels. We can talk about the pros and cons there. The third is obviously staying the course of what you have now. You can modify this scope if you want to spend some time with it and even if we get to January to provide some more recommendations. We just wanted you to see what we would be bidding so if there were changes to the scope you desire, we have that direction as staff. This is not one of those things that you're required to publicly bid. These are the kinds of services that you can bid informally, so we have a little flexibility in the way that we do that.

Mr. Robinson stated a couple of things that will come up later in the meeting is special events. Is that an HOA funded activity, or a CDD managed activity? In this proposal it's clear that it is the CDD. Currently it sits on the HOA website and calendar of events. Things happen like the pool party in August and now we're just seeing the receipts come in, so all of that expense is going to be on the 2022 budget.

Mr. Laughlin stated it will still get accrued to the previous year. There is an expense month that goes in the system.

Mr. Robinson stated but it's not clear to me if that is the HOA or the CDD. If the CDD is paying for it, we should have oversight and I think that's why Jennifer put that in this proposal and that is different than what the current CDD/Evergreen agreement is. It doesn't mention anything about events.

Mr. Kern stated so that would be an additional scope.

Mr. Robinson stated scope, yes, but why the CDD is paying for it versus the HOA.

Mr. Laughlin stated these events are on CDD property, so that's why the CDD does them instead of the HOA typically.

Mr. Kern stated not that it has to be.

Mr. Robinson stated I've been managing budgets for many years. If it's budgeted, it doesn't mean you have to spend it. Just because the staff sees it's budgeted so let's spend a couple of thousand dollars without any oversight or discussion from this managing entity or the HOA, that's just not good practice or good physical management.

Mr. Laughlin stated I will say typically, with other districts it's a specific vendor that does just the CDD and is not involved with the HOA at all. The Amenity Manager plans and holds the events outside of the board meetings.

Mr. Robinson stated it's good that it's the amenity center attendant. That makes it clear it's a CDD activity.

Ms. Kilinski stated that's one of the questions when you're looking at the RFP, if you're looking at the District running events you may be looking for a different job description; somebody that's not just a facility attendant, but also capable of performing that kind of function, so it may change the scope of that and you may need additional funds to provide more well-rounded professionals.

Mr. Kern stated in my experience in other communities, the events generally fall under more of a lifestyle coordinator, which is more traditionally provided by an HOA community management company.

Ms. Kilinski stated most of mine are district-run.

Mr. Laughlin stated some of them, like the smaller ones, the amenity manager also does events and some of the things within the cleaning and vendor stuff and I have some bigger districts where it's still the CDD, but they have a general manager, a field operations manager, and then they have a lifestyle manager, but it's still directly CDD contracted.

Ms. Kilinski stated there are some smaller facilities where the HOA and CDD both fund the joint positions to be able to get a higher quality person, so they're performing multiple functions, but you're sharing that budget load.

Mr. Kern stated in those scenarios, those communities also have HOAs, and they have a separate vendor managing the HOA?

Mr. Laughlin responded yes; they have their own management company. I really don't hear anything from them. The only time I do is if they get a fencing or pool installation request that goes into a District easement.

Mr. Robinson stated on the back page you can see a couple of snapshots of emails. It's just a pet peeve. So, when you have an email client with their phone and laptop and you send an email out there's a place in the email that says who it is coming from, i.e., Jeff Robinson or KE Law or whoever. Everything that goes out to our residents or from the CDD talking about the HOA budget and HOA related things, it's very confusing. There are very few things that the CDD would need to send out. Events would change that. So, whoever is sending out emails really needs to change that.

Mr. Kern stated these are coming from the HOA.

Mr. Robinson stated it's coming from Evergreen, but it's coming out as if it's the CDD. For example, the annual meeting update for the HOA came from the CDD.

Mr. Kern stated came with a subject line from the CDD or that title from the CDD.

Mr. Robinson stated yes so what happens is when you get an email it says from, and it says Amelia Walk CDD. Michael was here and changed it with stuff he was sending out. It's probably a default and is a simple thing to change, especially if we're providing the iPad or however he sends it out. It just adds to the confusion between what is the HOA and what is the CDD.

Mr. Kern stated so perhaps we want Evergreen's emails to be purely HOA and just remove references to the CDD.

Mr. Robinson stated unless they're sending something out specifically for the CDD, because right now they're the same management company for both.

Mr. Kern stated or I'd propose that any CDD updates come from the District Manager

Mr. Laughlin stated we don't have that capability. It's always onsite people. We don't know email addresses, who lives here or who is registered.

Mr. Kern stated so they would be sending separate emails. One for any CDD related items and one for any HOA related items.

Mr. Robinson stated correct. That's usually what happens.

Mr. Kern asked Mr. Boyer to work with Brian on the email issues.

Mr. Laughlin asked anything more from the Board on this matter?

Mr. Robinson stated if we're going to move forward with this.

Mr. Laughlin stated next steps is do you want to authorize us to issue the RFP or do we want to bring this back in January and go from there.

Mr. Jentz stated I think we need to wait until we get more clarity on responsibilities, right?

Mr. Laughlin responded it would be in the scope.

Mr. Robinson stated no one is objecting that the events would belong to the CDD. Everything else is pretty clear. CC&Rs and ARBs are HOA activities.

Mr. Thomas stated so we just talked about changing the responsibilities of the amenity coordinator.

Mr. Laughlin stated either we could push this until January to try to set up new systems, or we need authorization if you want us to send this scope out to get bids from companies.

Mr. Robinson stated we're probably not going to meet in December, we haven't for the past two years, so my suggestion would be there might be a few things we could add for clarity so we can discuss them now or take them offline, but they're minor like logbooks and more detail on the amenity center. One of the things I hear often is I spoke to so and so, why didn't that come up at a CDD or HOA meeting. I don't know if there's a logbook kept today but it certainly would be nice.

Mr. Thomas asked is that standard in other districts to have a logbook of complaints?

Mr. Laughlin responded typically whatever company you hire has their systems in place where they will handle it themselves, will reach out to me if they need approval for something, or will bring it to the Board for approval.

Mr. Robinson stated I think it would be a good idea to include that in this proposal and make it specific. At the HOA annual meeting the first 45 minutes of that meeting was listening to residents who had quite a few complaints.

Mr. Gilpin stated but I'm assuming there is an outlet setup somewhere for that.

Mr. Robinson stated I don't know, but there were a lot of complaints about this amenity center and we had just had a CDD meeting and absolutely nothing was brought up to the CDD as an issue. If people were actually talking and there was a logbook there would be a place to go back.

Mr. Laughlin stated I have some districts that have audience comment cards where they either get emailed to me or filled out and left at the amenity center and at the beginning of meetings we would read them and discuss them.

Mr. Robinson stated I just think there needs to be some sort of log tracking system for interactions with people.

Mr. Kern asked are those complaints being directed toward the facility attendant, the field operations manager or district manager?

Mr. Robinson responded I would think the facility attendant, because that is the person that is going to be here. It could anything. If it's clearly an HOA related thing, then the CDD would be pushing that over to whoever the individual is, or company is that is doing that management.

Mr. Laughlin stated I haven't gotten any emails.

Ms. Gilpin stated I know things are a little wonky right now because we lost the CAM. Wouldn't that be the person if there was a complain to the amenity center that would just direct that to whoever is sitting in that office at that time?

Mr. Laughlin responded usually it will go to them. Sometimes it will make its way up to me. Also, from residents attending board meetings and bringing it to the board's attention.

Mr. Kern stated to your point, that's generally why I in the past have always tended more towards making it a singular point of contact that is responsible for all those items to take away the uncertainty on who you go to for items. To me it seems easier if you know whether they work for the CDD as a facility attendant, or for the HOA as a compliance officer, it's one person that can get you the answers or can get the complaint to the right spot.

Ms. Gilpin stated and then that person can log any complaints. To me, that would make the most sense.

Mr. Kern stated if we have a different vendor for amenity attendant, field operations and janitorial services, then they're going to say they don't know anything about HOAs and it's an HOA issue, so you have to go talk to somebody else.

Mr. Robinson stated yes, but field operations and contract manager is under the CDD as well as janitorial services and they have been since October of 2017.

Mr. Kern stated currently these services are all provided under a direct contract between the CDD and Evergreen, and it also happens to be that Evergreen is the management company for the HOA. Again, the theory always being if you have any problems you can go to Evergreen. What I've been doing in a lot of my communities is transferring that responsibility entirely to the HOA and that's the other form of agreement that you see whereby the CDD is still responsible for the items and the funding of the operations, but it makes the HOA responsible for the management of it. The HOA then contracts those services with a single vendor, a management company, and ultimately the CDD has oversight through the agreement with the HOA, but again it makes everything live under one vendor instead of multiple.

Mr. Robinson stated I see that differently. I see that as just an extension of the confusion that we already have. One person claiming to be responsible for the HOA and the CDD. At the HOA meeting, I could've thrown gasoline on the fire in the first hour. As I said earlier, there was absolutely no mention of any issues that were being brought up at that meeting to the CDD meeting that happened two days prior, and it was the same company, Evergreen, that was responsible for the amenity center. Everybody was focused on the common areas. I kept silent until today, but no longer.

Ms. Connie Phillips, 85032 Williston Court, stated I'm just trying to clarify this messy stuff. It was pointed out that there were some bricks along the pool that were collapsing, and we were assured that was going to be fixed before this event happened and that was in July or August. I just walked out there before the meeting, and it's still not fixed. We brought that up at the HOA meeting and they heard it again and it's still not fixed. There were lots of those comments and that is the point. We're not getting an effective response whatever the communication is. Whether it's somebody trying to get a fence installed. That's just an example of who does what when, how do you follow up on it, who communicates it and who gets it done.

Mr. William Biello, 85290 Berryessa Way, stated I was at that meeting and I was one of the people that brought up a lot of complaints. I can tell you that these things should have been expected, but Michael who was the CAM and Danielle who was the CAM before were useless. Any sense that there was some type of organization is a fallacy. I made multiple complaints about my neighbors, I sent pictures of the cracking pool and the cracking deck. The facilities are

in bad shape. It came up in that meeting that basically they weren't doing their jobs. That person that we were supposed to go to for complaints was absent. You could come here, and it was closed. They were not returning calls or emails, so I gave her pictures of the pools and she said she would forward them. This was months ago, and it's still not fixed. There are ant hills in the bricks, it's not been pressure washed, and the canopies are dirty and rusting. I was on a board at my last development, and I can't understand how this has happened. I'm not necessarily blaming anybody, but I was really taken aback by the condition of the facilities when I moved here. Whatever the arrangement is, is not working. We used a property management company and the CAM worked hard on the board with us when we had meetings. I don't know what is going on, but it's not working, and it apparently hasn't worked for a while because I moved in February and this is the way it looked, not pressure washed and broken equipment in the gym. We're selling our community as this high community, but it's really not. The sidewalks are in bad shape and there's a lot of liability out there. They haven't even done an inspection of the community. You had how many people here at that meeting, like 50, complaining and there were issues that he hadn't even heard about. This is a big issue. Now, whether they're not getting the information to you guys so you can act on it, I don't know, but we have to come to an arrangement where there's better communication. If there's real confusion on the separation of duties or responsibilities between the CDD and HOA as brought up earlier, we know the HOA maintains the roads.

Mr. Laughlin stated the CDD does.

Mr. Biello stated I'm sorry, the CDD maintains and owns the roads, but the HOA is the one that facilitates and enforces the covenants on those said roads. Most people don't even understand that. You're going to get complaints for them and they're going to get complaints for you, the problem is the complaints that they're getting are for you guys, but you're never going to hear them. They're the ones that are onsite and they're not here. This is what we have. He basically suffered for an hour, and he was just there visiting pretty much. There were some HOA issues and there are things they have to deal with, they're not even enforcing the covenants, which is a real issue. The HOA is doing you a disservice because they're not enforcing the covenants, which is causing a liability, but it's also not giving you the tools you need.

Mr. Robinson stated I appreciate those comments. Something I was going to say earlier, this goes to the field operations and contract managers to perform regular inspections. Define regular. Is that weekly, twice a month, once a month or once a year?

Mr. Biello stated we did monthly inspections and on call. If there was a health and safety violation, that was an emergency thing because it's a liability to the HOA or CDD and it's a danger to the residents. If it was a health or safety issue, which I've reported several that have never been dealt with, that would be something you would initiate. You're making your own list of stuff. You don't necessarily need us to send you a depository for issues when you're making your own list and you see this thing has gone on for two months and it's scheduled to get worked on or you're getting bids on it. If that's happening, you can tell residents you're in the process of getting bids on it and it's being scheduled. None of that is happening.

Ms. Joyce Ellison, 85165 Fall River Parkway, stated I agree with my neighbor. So far, my experience is that the homeowner's association is not taking care of things, even when you ask them to. I didn't even get my physical notice of the HOA annual meeting until after the meeting had already taken place. I did get an email two hours before the meeting and at that point it was too late. Evergreen advertises 24/7 customer service. If you call that number, it said the wait to speak with somebody was 45 minutes so I don't think that is customer service. I'll reserve my comments because I want to talk about the pond whenever you say I can.

Mr. Kern stated I had a couple more thoughts I wanted to close the loop on. I think it's clear between the HOA annual meeting and these meetings that we've identified issues with the current vendors providing either the services to the CDD, and/or to the HOA. That is a clear issue. I know the HOA is aware of it and that is also an issue for the CDD and for us to address. I want to be intentional about not making a knee jerk reaction for services not being provided. We already have these services contracted. We have an issue with them being provided, so I don't want to over complicate things in a way just to try and address those services being provided. I do still think that we potentially are going to convolute this more than it has to be, when all we really need to do is address the issue that the services aren't being provided. The other thing I wanted to circle back on is we mentioned events were now being added to the services. Are they already in the budget?

Mr. Robinson responded yes, they're in the CDD budget.

Mr. Laughlin stated if we were to do this as a separate entity, they would be budgeted as the CDD and they would contract it and they would manage the events.

Mr. Robinson stated presently the person doing it is Lynzi Chambers. Did she leave?

Mr. Kern responded yes.

Mr. Robinson stated that aside, that is always viewed as an HOA activity and unless there's an agreement between the HOA and the CDD that says we plan events that the CDD pays for, I want that part of the CDD management oversight if we're paying for it. If we're not paying for it, let's take it out of our budget and let the HOA who has close to \$100,000 in their reserve budget just earning interest.

Mr. Kern stated so we would need to add that.

Mr. Robinson stated that is already in this RFP. It's item G under amenity facility attendant.

Mr. Kern asked and we want to keep that in the CDD's budgets?

Mr. Robinson responded it's already in the budget.

Ms. Gilpin asked we do not get invoices? I feel like we do.

Mr. Robinson responded after the fact.

Ms. Gilpin asked you want to be asked first before they schedule them?

Mr. Robinson responded yes; we spend \$1,000.

Mr. Laughlin stated it's part of this responsibility to plan staff and promote events. All the other districts that have a separate amenity manager do not come to the board for events. They're given a budget and it's within their scope to choose what is done and plan it and after the fact when we have board meetings and it gets to that amenity manager's report, they will report on how the event went.

Mr. Robinson stated it would be nice to find \$1,000 for a musician that could have been done less expensively.

Ms. Gilpin stated right, but if we had budgeted the money given to them, say \$10,000 a year for activities, and then is what we consider activities and then reconcile those activities.

Mr. Robinson stated again, budgeted doesn't mean you have to spend it.

Ms. Gilpin stated you're right, but if it's the person's job to do these programs and then you're made when they don't do their job you can't be made when they do their job. If we said, we're okay with this \$10,000 a year for Oktoberfest, Christmas lights, etc. I don't need them to

come every month to ask permission to get a new strand of Christmas lights. I'm trusting the person we hired to make those decisions.

Mr. Robinson stated for a major event were' going to spend thousands of dollars.

Mr. Laughlin stated typically a budget line like events is usually used since it is for the whole year. Things like repairs and replacements, we aim for a number, and we hope it's lower than that.

Mr. Robinson stated this proposal, RFP, says it belongs under the amenity facility attendant. That is different than the current CDD contract with Evergreen.

Ms. Kilinski stated it is different and that was my note if you saw my redline to what was transmitted. My understanding is that the CDD has been budgeting it and it has been run by the HOA. It's the same form or function though and what Daniel is saying is at the end of the day it's a lot of what you described. Most of the time, what we do is you're going to set the budget, say \$10,000 worth of events, we're going to hire the right person that understands what lifestyle programming looks like and here's your maximum budget, plan the best events you can for that cost. There are a few districts that will adopt a slate of events at the beginning of the budget year and I'm talking like the Villages. They will adopt 150 events at the beginning of the fiscal year, they want to have a little more take on what those events are going to look like. You can do it either way, the only challenge, especially with getting people on board is if they need to change it, they're having to wait for board meetings potentially to get that change. It usually doesn't work super well.

Ms. Gilpin stated I just think if we get somebody who was hired properly and has the right skills to do this, that's what we're contracting them to do is offering them this much money and if they go crazy with it, we lower the budget. I just feel it's micromanaging.

Mr. Kern stated I could certainly foresee that it could bog things down if you need to get full approval every time.

Mr. Laughlin stated there are two responsibilities of staff. You have some districts like the Villages where they probably have four- or five-hour long meetings four times a month. That's partly the staff's job to handle things like that, and if the board is not satisfied with it then they change the vendor tell them not to do any more events.

Mr. Kern stated at the end of all of this, this is simply a request for proposals. It doesn't commit the district to anything. We have allocated a budget for FY22. If we solicit proposals and

get something back, at least we would maybe have a better understanding of where we're at. You might find that there's not a lot of interest, or you might find that the pricing is well outside of our budget, so I don't know that I'd be fully opposed to it. I still don't fully agree with the separation and creating multiple points of contact. I think that's going to get more confusing. I think we should focus more on the issues currently at hand and that is the management of the current vendor providing these services.

Ms. Gilpin stated yes, that's obviously our problem.

Mr. Kern stated if soliciting these services is a way to fix that, that is an option.

Mr. Robinson stated it certainly is. This contract that was done in October or November of 2017 was an eye opener. I remember reading it, but over a two-year period I had forgotten about it, but it was the actual contract with the proposal from Evergreen of the things they were going to do; janitorial services, field operations, amenity attendant and ad hoc maintenance at an hourly rate. Then I joined the CDD and started seeing bills for \$1,000 or \$1,500 for a sanitation company doing janitorial services, word for word exactly what was in the proposal, something that Evergreen was supposed to be doing. Not every month, but again it could just be the way the billing gets done so even though it's been a little over three years, it's worthwhile. Jennifer, I like the fact that you put together a three-year price. Right now, we're over three years on the current contract so it's worthwhile doing it just as an update. What I recommend is a contract that the CDD has with a vendor, whether it's Evergreen or someone else that Supervisors see because again, I was surprised to find out that janitorial services were part of the Evergreen contract.

Mr. Kern stated generally they'll change a trash bag every once in a while, but full-blown cleaning is provided by a janitorial service.

Mr. Robinson stated it's very clear what is in the contract with Evergreen and it's the same language that is in this proposal.

Mr. Kern stated Jennifer, on the form of agreement between the CDD and HOA, does that provide for oversight by the CDD of the HOA providing those services.

Ms. Kilinski responded you can draft it either way. The one I just pulled together quickly is staffing share. So, something for the Board to consider. We have done that at other districts, particularly where it's smaller facilities that aren't highly programmed. If you're going to staff a person, and you think about somebody being full-time 40 hours a week, Daniel and I could give you sample contracts of what the going rate for some of those services are. So, one of the

advantages maybe if the HOA is willing to share a CAM position, you may be able to get a more highly qualified person while you're splitting the costs of somebody providing multiple services. I don't know what the situation has been currently here and the ability to get somebody staffed here, but when I looked at the contract amount for 40 hours a week for just district services at \$35,000, the likelihood of getting somebody to have a lifestyle coordinator and be able to do everything else is pretty low, especially with the market we're in here.

Mr. Robinson stated it's over \$50,000 for that and the facilities and operations.

Ms. Kilinski stated yes, but they weren't the same people, and usually not the same skill set either. You want somebody who knows facilities versus lifestyle programming and those personalities are usually a little different.

Mr. Robinson stated right now, the contract at the \$4,200 a month is \$50,400.

Mr. Laughlin stated Wynnfield Lakes is about this size and I think they're about \$140,000 for a full-time operations and a full-time amenity manager.

Mr. Kern stated so just to clarify, the services are still being provided to the CDD, so if they're not being performed, it sounds like we want some more autonomy and the management and the oversight of these vendors. We would still have the ability to do that with the CDD/HOA agreement.

Ms. Kilinski responded yes, there's so many different ways you could structure this. If you go out for an RFP and you either don't like what you have and you're getting pricing back that is astronomical, there are frequently friction between HOA and CDD and from an outsiders perspective it's always hard to understand that because you're paying out of the same pocket, so it makes a lot of sense for those amenities to work together for the betterment of the community and the residents. So, if there's an opportunity for synergy between those two organizations where there's not the finger pointing and you realize you're reporting to this board, you're all residents paying into both entities, then there is a lot more opportunity for cost efficiencies, as well as staffing efficiencies. So, if there's an opportunity to do that whether the CDD is the oversight or the HOA is the oversight, it usually doesn't matter, it's a matter of who has more of an onsite presence and who has the bigger budget in order to oversee the facilities.

Mr. Kern stated I'll add that you can also then in theory negotiate the fee structures. Say the \$50,000 that the CDD is paying in theory you would be paying that to the HOA to provide those services, however you could negotiate a different amount, a lower amount, you could

negotiate the events and with the HOA directly to say if the HOA has a little bit of flexibility in its budget and maybe the CDD doesn't, why don't you guys handle holiday decorations and lights under your budget and relieve the CDD of that. There is the ability to utilize and maximize efficiencies across both budgets. I've done that at a lot of my communities. To Jeff's point of there is cash in the HOA fund, that's true. I recently shifted all of my holiday decorations to an HOA holiday lifestyle budget item, because they generally operate with a little more cash. Even though they're small budgets, they don't have a lot of expenses and the same is true for this community. We have heavy expenses and need reserves for the future so to keep those things in the CDD is going to be just further burdening the CDD with those costs. Most of these management companies and the HOA are the ones who provide lifestyles and amenity attendants. I'd be shocked if a company responds to this and doesn't already also provide HOA management. So, there's certainly efficiencies in having them all provided by one vendor. That is where my interest would lay today.

Mr. Laughlin stated to close this up, we could go in the direction of authorizing the RFP to see our options, or we could provide some sort of notice to Evergreen until the January meeting for improvements.

Mr. Kern asked what notice provisions do we have?

Ms. Kilinski responded you could do a lot of different things. This seems to be pretty prevalent in this moment in time because of the labor shortages. You can issue a deficiency notice, similar to what we do in a landscape contract. We say here are the 10 things that we're seeing that you're not performing; we're going to give you 60 days to right the ship or we're going to go out for RFP. It's a very typical procedure in a contract setting to do that. I would want to give them some goals from you all. It doesn't have to be today. You could give them to Daniel or I and we could compile them and send a deficiency letter. That is one scenario that gives you some time and focus until January. With Board input, we could work on the RFP scope and try to figure out how the Board wants to structure some of the funding potentially and exactly what you want that job description to look like onsite and then come back in January, see how they're performing, and either give them final notice or we've got termination for cause immediately and a 60-day termination in our amenity management contracts to the extent there is not cause. The other option is we could go ahead and go out for RFP, and you can still give them a deficiency notice and you can start getting proposals back in January and see how they're

doing. You don't have to accept a proposal. In our experience, getting proposals this time of year tend to be more challenging. Your price is probably going to be a little higher and you may not get as many responses so if you're on the fence, I'd be inclined to wait until January to start sending it out.

Mr. Kern asked what action would we need to take to pursue the CDD/HOA agreement that was presented?

Ms. Kilinski responded a couple things. One is, you could approve it. We need to talk to the HOA about their willingness to engage in that. The second would be that the entire consideration of the RFP is that you authorize staff to start working with the HOA on what their idea may be for staffing and maybe you bring back a joint presentation, even having a joint meeting where you talk about what the common goals of the organizations are as it relates to the operations of the amenities, and then you could maybe set forth your final RFP parameters based on that discussion.

Ms. Gilpin stated I think that's smart.

Mr. Robinson stated I'd like to see the RFP go out now. Sometimes when you get feedback from vendors you can adjust. If we're not going to have a meeting in December it is going to be February or March before any action is taken. As far as the other HOA/CDD agreement, I think it's something we table. Evergreen can respond to it. It's been over three years so they should be responding to this anyway.

Mr. Kern stated I for one think you could potentially forward with the deficiency notices and allow for correction, formalize that notice and put them on a true notice; not just I emailed you and you never got back to me. Maybe, in advance of sending the RFP. I still think we should consider the CDD/HOA agreement and at least enter into the negotiations to understand what they'd be willing to participate in. To me, it makes good sense to have a meeting together. Why keep everybody separate and keep the confusion of who is who. Let's try and coordinate more.

Ms. Gilpin stated they may be having the same conversations that we're having.

Mr. Robinson stated Gregg, what you just suggested assumes that the property management company is always the same, which tends to be the exception from what I'm hearing about most other communities and that's because the HOA executive team can decide if they want to keep the existing property management company or get a new one and any agreement that we consider would have to have that ability. Because of what I saw at the HOA

meeting, I'm very concerned. I don't like giving away any responsibility to an organization that walked into the room and hadn't even seen the HOA budget. They had poor oversight.

A resident stated and gave us the wrong budget.

Mr. Kern stated that gets back to identifying issues with the vendor. We're continuing to go in a direction of isolating us even more from each other whereas we could just work together.

Ms. Gilpin stated work together to deal with the company we're having an issue with. If we don't work together, we're just sitting here talking about the HOA and I'm sure the HOA is discussing us.

Mr. Robinson stated there's nothing wrong with getting competitive bids though.

Mr. Kern stated if we went out with this RFP and awarded it to a different vendor, the HOA could follow suit and say I'll piggyback on your vendor and then we're right back in the same position without the coordination.

Mr. Jentz stated what Jennifer said I think is important to realize that this is a bad time to go out for bid, number one. I think something has to be done on the other hand. I've heard from people that are very dissatisfied. We're not meeting next month anyway. Typically, what do we give for an RFP like this, 30 days?

Ms. Kilinski responded there's no set requirement for this one, but I usually give two meetings, about 45 days.

Mr. Jentz stated you have a pre-bid meeting; you bring people in and talk to them; you give them two weeks to bring you a proposal and let you discuss it. We're talking 30 days from when we send the RFP out to when we can pull the trigger.

Ms. Gilpin asked has anything formally been given to the people that we're paying or is just people who complain?

Mr. Laughlin responded that's the purpose of the demand letter that we discussed.

Mr. Jentz stated I think if we're going to postpone this thing, we need to come up with a list of things that need to be improved and that would be in the deficiency letter. That would need to be improved between now and January. We can't have people in the community call in to voice their concern and not hearing back for two weeks. It ought to be very clear who the point of contact is that they call. This has been all over the place. We have to nail that down. Whoever is charge of the amenity attendant needs to figure that out.

A resident stated can you imagine the liability if somebody hurt themselves on the bricks and there was an email chain and the CDD is relying on someone else. That could be a heavy liability for us.

Mr. Jentz stated right. What I'm saying is, it should be an expectation that from the time a resident voices a concern, that within one business day there is an email back saying I got it, I heard it, we don't have an answer for you yet, but within the next two or three business days we can get back to you. If it changes, you have to get back to that resident saying it's going to be five or six days, it's not going to be as fast as we thought. That has to be a baseline understanding to make this place work better.

Mr. Laughlin asked so give them until the January meeting and see where we stand there?

Mr. Thomas responded I think that would be fair to do.

Mr. Jentz stated I think we need to review what happens between now and January. We need to ask the community to document things. When you try to call somebody and they don't call you back, you need to write that down. Send the District Manager an email and say this didn't get done, I didn't hear back for four days, or I never heard back. When I read on Facebook that somebody has been waiting for an ARB for three months, that's just wrong. People have lives to run here and that's not the level of service they expect. To the point of liability, when there is a problem that needs to be addressed, it has to be addressed. We can't let it drag on. I would be willing to say send the letter of deficiencies, but there has to be some clear metrics in there of what has to be done and we will know in January if they improved or not.

Mr. Kern stated we would need to provide the deficiencies for the letter to the District Manager's office. As a board, we can make a goal to provide that by a certain date so we have a list of deficiencies that we can note today and the actions we expect for remedying those and we can monitor that, but we should set a goal to provide that to you so we can get that notice out and that notice is issued within two weeks so we can evaluate in January if they've made any improvements.

Ms. Gilpin stated I would assume the letter that would list the standards that we expect.

Mr. Laughlin stated you can send any problems to me, and we would include that in the deficiency letter.

Mr. Kern asked do we need any sort of motion for this?

Ms. Kilinski responded no; I think we have board direction from a deficiency letter standpoint. I can send you all the letter before it goes out to make sure there's nothing missing and then you all have a copy of the RFP, so if there are questions, comments or concerns also send those to Daniel's attention and we can compile those so come January you all prepared with the standards that were given to them, how they've performed, what have they met and not met and you can be ready to discuss the RFP so you're not wasting more time considering that as well. If you've got questions about the HOA, the third part of the question would be direction on whether you want staff to notice a joint meeting between the HOA and CDD for January to the extent we can get that done so you can have all of these conversations together and maybe try to limit the rest of the agenda to basically this discussion because I can imagine this being fairly lengthy.

Mr. Robinson asked when you say HOA, do you mean property management or the executive directors.

Ms. Kilinski responded whoever is making the decisions for the HOA, so the board.

Mr. Robinson stated so it would be Gregg and Mike and the other person. There's only three members. Are they GreenPointe CEOs?

Mr. Kern responded I believe so. Do we have a desire for the joint meeting immediately, or do we want to authorize staff to engage with discussions with the HOA to understand what they would be agreeable to? I can pretty well speak to that, but if we formalize it I think we can make progress on what a joint agreement would look like so we can better understand that moving forward. Do we need a joint meeting for that?

Ms. Kilinski responded no. I don't know the setup, but the only question would be if you're waiting until February or March to get back to the HOA or are you going to come prepared to be able to make representation on behalf of the HOA. I don't want to put you in that awkward position.

Mr. Kern stated I guess what it would mean is being thoughtful and coming up with something to propose to the board and I don't know if that's the January meeting, but certainly by January I can have that well thought out as to looking at both budgets and then maybe there's a workshop somewhere along the line to have input from everybody. At the end of the day, the costs are the costs, and every resident pays one bucket and the other bucket.

Mr. Thomas stated I think everybody meeting is a good route, because we're trying to find a solution, so I think involving everybody should be how we do it.

Mr. Kern stated so to recap, we're going to work with staff to get the deficiency notice out. It should be items specific to the agreements between the CDD and Evergreen, the scope of services in those agreements. We can get that out in between meetings.

Mr. Laughlin we could set Friday as the deadline to get the deficiencies to me, unless it's too soon. We could do it next week, but I figure it's going to be busy with Thanksgiving.

Mr. Kern stated then, to close the loop on the CDD/HOA agreement, is there anything you need to authorize staff in between meetings to work on behalf of the District?

Ms. Kilinski responded I don't think so. It sounds like everybody is in agreement about what the direction is, so unless anybody has any trepidation about that engagement or those discussions, be prepared to discuss that in January.

SIXTH ORDER OF BUSINESS

Discussion on Lake Maintenance

Mr. Laughlin stated this is something Supervisor Robinson asked to discuss.

Mr. Robinson stated a neighbor sent me a bunch of pictures. It's labeled as pond number 11. There is a map from the master plan of all of the ponds and I just want to point out that when we get to the next item, the lake management agreement, to expand it to cover all 16 lakes, or is it 17? Because there is a lake here that is showing up as Amelia Walk. It's on Spruce Run, which is one of the roads we maintain and there is a pothole on that road, which is a separate item, but there is a lake over there that is labeled as pond number one. Whatever this map says, it should have this as part of the agreement so we can have a consistent conversation, because this is pond number 11 behind my house, and it looks pretty bad. In March it got worse and it's just not getting better in October, so I don't know what the new lake management company is doing. I haven't seen them in boats anymore and they used to be in boats.

Mr. Kern asked is it grass clippings?

Mr. Robinson responded no, that's algae and that's supposed to be cleaned. We get a report and it's pretty cryptic. It says, we've been to all 11 ponds or whatever. I get more detail when Nader's Raiders comes to my house and sprays. We really should get reports. I would like the property management company and staff to talk to the lake management company, which is Solitude. This is a company that has bought a different number of lake management companies

in the past year, so it's similar to what is happening with trash sanitation. A big company buying out a lot of smaller companies so we could have an issue. They're really not providing service. We went from \$900 a month to over \$2,300 a month as we expanded to all of the lakes; one lake in phase three that was never under maintenance, and the other lakes in phases four and five. I'm sure about the lake over on Village because they refer this as lake number one and fountain number one, and the fountain doesn't work now, but I would like staff to have a discussion with them because whatever they're doing to the lakes, it's showing zero progress. I know one resident at the recommendation of Evergreen, Michael at the time, spoke to the owner/President of the company doing the service and I'll just say it wasn't a pleasant conversation from the homeowner's standpoint. One comment, and if this is true, we really need to look at a different lake management company. If it's windy, they don't spray the lakes. It's almost always windy around here.

Mr. Laughlin stated lakes are a hot topic in most districts, especially during the summer. They're only allowed to put so many chemicals so it could be something like that where they can't spray, but I'd have to look into that.

Mr. Robinson stated I'm just not seeing any improvement, so many what they're spraying isn't doing any good.

Mr. Laughlin stated I've had districts where for months it was like that because the algae bloom was greater than what the treatment was.

Mr. Robinson stated the algae bloom was the same in March as it is in October.

Mr. Laughlin stated looking at other companies is definitely an option.

Mr. Kern stated this is just a discussion on lake maintenance. There is a clear issue that is being identified. Evergreen as field operations would be the one to directly follow up with them.

Mr. Robinson stated right, and they were contacted, and it was suggested a resident call the lake maintenance company directly and it resulted in a pretty awkward conversation.

Mr. Laughlin stated district staff should be the one to make that call. They're contracted by the district.

Mr. Robinson stated Evergreen told them to call them directly. That's the problem we're having. It's another deficiency.

Mr. Laughlin asked as of now, do we just want to make sure Evergreen stays on top of them and see how it goes?

Mr. Robinson stated I'd like a specific report as to what is going on with the pond, because it's not the only pond that looks like this. These ponds seem to be okay in the front, but as you go farther back.

Mr. Laughlin asked the residents in attendance if they see lake maintenance staff.

A resident responded I've seen a boat. There's a lot of trash blowing and they're not regularly cleaning the lake. The other day I spoke to someone who told me that they couldn't spray the lake because there was too much trash in the lake. There was trash in the lake, but it didn't look that bad, so I don't know what's happening, but it is pretty bad. It fosters mosquitos.

Mr. Kern stated we stocked them at one point. I don't know if that makes any difference.

Mr. Laughlin stated typically it helps with the algae.

Mr. Kern stated these were mosquito fish particularly.

Mr. Laughlin stated typically you have to restock because they die or get eaten.

Mr. Kern stated staff will get with the provider and put them on an action plan.

Mr. Robinson stated there is a contract that we're going to talk about next. Part of the services is trash pickup and a number of other things they do. I've seen trash all of the time. They're coming once a month, but if they're not spraying because it's too windy, that's an interesting comment that they can't spray because of the trash, because they're supposed to pick up the trash.

Ms. Joyce Ellison stated there are five of us homeowners from Fall River, the Lennar section as you go from Majestic Walk to River Birch. We all have houses on the lake and I brought this up at the last meeting and I believe Daniel said people come twice a month and I said I've only seen them once. I've been here now four and a half months. The pond has gotten worse. I don't know what the number of our pond is.

Mr. Robinson stated number 14.

Ms. Ellison stated I'm home a lot and like I said, only once have I seen them. The problem is not just trash and there is plenty of trash and it's not just at our end towards River Birch, I also see trash when I walk the dog at the part of the pond where Majestic Walk intersects with Fall River. I've seen the same trash now for weeks and weeks. I realize it's a construction site and when they're done with these houses, the trash situation should get better, however, it's not just trash. There's been sand runoff from the house that's in the process of being built next to me and everywhere you look there are sand berms in that pond, and it looks awful. There's also

vegetation that is growing out through the water so looking at that pond is no longer a pretty sight, and I don't have confidence that anybody is going to do anything about that. I have lots of pictures I took of the pond that I'm happy to show to anybody, or I invite anybody to walk into my backyard and take a look at what is going on back there. I can guarantee you I can get more people who are on the pond to complain about it. When I bought my house, I thought how lovely, I look out on the pond. I don't want to look out on a trash mound.

Mr. Laughlin stated we will get with the vendors. I don't know if it's quite to the point of a deficiency yet or if it's just staying on top of them.

Ms. Kilinski stated we could give them a preliminary deficiency.

Mr. Robinson stated I have one comment that is pertinent to what you just said. During the report that we get from the management company, Evergreen, it says Solitude responded to homeowner's concerns about the condition of pond behind her home and cleanup was completed. Was it?

Ms. Ellison responded no. I guarantee there is nobody coming around.

Ms. Cindy, Fall River Parkway, stated the debris that is in that lake has been in that lake for a long time and I know this because I go out every other week and I rake all of the garbage that is in there and I put it in a bag in the trash. The plastics are breaking down into our environment, so it had to have been in there for a long time. So, nobody has been back there. In my backyard I've been looking at the exact same things since the day I moved in.

Mr. Laughlin stated we will work with Jennifer and Jeff and get another deficiency letter together and again we will reassess in January.

Mr. Robinson stated just for the public's knowledge, a lot of the lakes were under maintenance in Phase 4 and 5 until I want to say March of this year. It's because in Phase 5 there were no residents there. Phase 4 is a different story, but we added that and before that it was just 10 of the 11 lakes that were being maintained. At least under contract now they will be maintaining those.

Ms. Cindy stated on the opposite side of the lake, it looks like somebody sprayed maybe weed killer and then the rain washed it down onto the berms so the whole berm is just burnt. Our side is okay, but we don't look at our side, we look at their side.

Mr. Laughlin stated I'm going to email the accountant and tell her to hold payments on the lake maintenance company for the time being until we get this resolved and we can reassess in January.

Ms. Ellison asked what does Solitude's contract entail other than pick up trash?

Mr. Laughlin responded the trash is the least part of their contract. They're mainly there to spray chemicals in the lake to maintain the algae levels. They have a clause in there where it says they will pick up trash which includes cups and plastic bags, but they won't do anything that's harmful.

Ms. Ellison asked what about all these sand berms?

Mr. Laughlin responded that would be something I would think the builder would have to address.

Ms. Ellison asked do we need to contact Lennar about that?

Mr. Laughlin responded that's a staff item.

Ms. Ellison asked what about all the vegetation that is sticking out all over the water?

Mr. Laughlin responded that would be the lake maintenance company. We will send a deficiency letter and we're going to hold payments until January.

SEVENTH ORDER OF BUSINESS

Consideration of Addendum to Lake and Fountain Maintenance Agreement with Lake and Wetland Management, Inc. to Add Additional Lakes

Mr. Robinson stated the only thing I would add to the addendum is specifics as to what the lake management companies do. I saw in one of the reports, or maybe it was a proposal that this is what we do, sort of like what we did with the amenity center; put bullets with their responsibilities because I was pleased to see that trash pickup was one of them. They're not doing it, but I was at least pleased to see it was done.

Ms. Kilinski stated yes, we will attach their proposal and the pond map to the final version.

Mr. Kern asked is there an addendum presented or is it just discussion of an addendum?

Mr. Robinson responded there is an addendum in the package.

Mr. Laughlin stated it's just to add the new ponds.

Mr. Robinson stated at a prior meeting we agreed to a proposal Lake and Wetland before they were bought out by Solitude to expand all of the lights and changing the prior vendor but we never updated the formal CDD agreement, so this is more of a housekeeping cleanup.

On MOTION by Mr. Kern seconded by Mr. Robinson with all in favor the addendum to the lake and fountain maintenance agreement with Lake & Wetland Management, Inc. to add additional lakes was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being nothing to report, the next item followed.

B. District Engineer

Mr. McCranie stated last month you authorized the stormwater needs report. My understanding is it needs to be done by May of next year. I've started it and I expect it in January. It will be very helpful to review the lake maintenance reports once we start getting them because that's going to be part of the whole process.

Mr. Laughlin stated I'll send them to you.

Mr. McCranie stated for the pothole that was brought up, I'll make sure there's no underlying cause of it, but then I'll recommend that we get it patched just like we did the others.

Mr. Laughlin stated we approved a not to exceed amount of \$1,000 to fix potholes at the last meeting or the meeting before that.

Mr. McCranie stated I verified the one at the roundabout did not have any type of utilities underneath it. After this meeting I'll verify there's no utilities or stormwater or some specific reasoning that is the cause. If there's something leaking, then just filling the pothole doesn't fix it but if there's no utilities or anything then we can just patch it.

A resident asked what's the status on this main road that is going in before the roundabout where the sand is coming up through the road and it's beginning to pucker in a way as you drive down there. You can see where it's breaking down and it's gotten worse in the three months that I've lived here.

A resident stated it looks like there's a water source in two locations. You can see the iron stains coming from underneath it, so it looks like there's a water source somehow bleeding up and causing a problem with the roadway.

A resident stated you can see where the main traffic goes there are tire lines. It's going to be so bad you're going to have to totally replace it here quick if you don't do something.

Mr. Laughlin stated we've had multiple discussions in the past about the roads. We are getting to the end of their life.

Mr. McCranie stated yes, a typical road will have a 17-to-20-year lifespan and we're getting very close if not at the 17 years. This is our only roadway that we have coming in and out so during the past 12 to 15 years it's had a lot of construction traffic coming back and forth, not only construction of the subdivisions back there, but then we went to an alternative route, and it also has a bunch of back and forth with just homebuilding construction, concrete trucks and things like that which are heavier than just your normal passenger vehicle. Seven to nine years ago we did some patching because we did have before Amelia Concourse Phase 3 was constructed there was a huge wetland back behind to the east of this property. That wetland kind of seeped water and created a higher water table which created some issues also for the lime rock underneath the road. That has been alleviated. We also added ditching over the last seven to nine years. The water staining that you see is mainly caused by roof drains that discharge to an underground system that pops back up above ground, then flows over the sidewalk, flows over driveways and into the road. We have come up with different concepts there, like the roadway drainage itself. We have budgeted maintenance for milling and resurfacing of the Phase 1 roadways in your long-term plans so we're watching the main roadways. I believe in the next two to three years we're going to try to get as much life as we can out of them before we mill and resurface them.

A resident asked so we're not planning to resurface them in the near future?

Ms. Gilpin responded we talked about I think looking at it in a year or two.

Mr. McCranie stated yes, we held off this year and pushed it to next year to see if it will last and patch in certain areas.

Mr. Robinson stated every budget year we've tried to tuck away \$100,000. We may have to increase that next year because the estimated cost by our engineer if we did all of Phase 1

could be in the neighborhood of \$400,000 to \$500,000. We're trying to avoid having to do a special assessment on top of our normal annual O&M assessments.

A resident asked have we been accruing for it? Obviously, we know they have a life expectancy.

Mr. Robinson responded it just got started in the last year or so.

A resident asked so the CDD did not accrue for these roads? Isn't that what the CDD does is they know the needs of the community.

Mr. Laughlin responded as of two years ago we started saving \$100,000 a year because we were within the five to six years so we could raise the \$400,000 or whatever that would be needed. We have had to use some of that money for other repairs. It's part of the budget process in which there's a public notice for the meeting to discuss the budget before it's approved.

A resident stated it's our only road in and out for everybody.

Mr. Laughlin stated there's also the discussion of whether the benefit of saving that money over the years or having a special assessment, where it would be a small amount amongst all of the residents that are living here, as opposed to having residents that are never going to live on these new roads spending thousands of dollars over the years.

Mr. Jentz asked so the road is not going to fail, right?

Mr. McCranie responded no, there's no immediate failure. Small failures will start occurring. We will start having little potholes that we patch. The recommendation is to continue to patch until we really need to fix the whole thing.

Mr. Jentz asked and the longer we postpone that, the better it will be from the construction traffic being reduced?

Mr. McCranie responded yes. The longer we can make these roads last, then the more homes that get built and the less major traffic comes on these roads once they're repaved.

Mr. Robinson stated so right now we're estimating construction of the homes in Phase 4 and 5 probably will be near 100% in two to three years. Is that fair?

Mr. Kern responded yes, of course market conditions play into that.

A resident asked so we're waiting two or three years?

Mr. Robinson responded based on the engineer's recommendation that we've got another two to three years of useful life on the roads. We can always opt not to do all of Phase 1 and just do Majestic Walk.

A resident stated the one section there is the worst.

Mr. Robinson stated right, so that's why I said we could also look at that, but just so everyone knows, when we decide to do it, it will be six months before it gets done because that is how long it takes so it's a planning process. So, it's not something that we're going to say let's do it and expect construction to start next week because it will take at least six months because of all the permitting and approvals.

A resident asked and we haven't started that?

Mr. Robinson responded not yet.

Mr. Laughlin stated we're not to the point where it needs to be done yet.

Mr. John Huston, Fall River Parkway, asked what is the carryover from prior approvals? I looked at the budget and I didn't see any of that in the FY22 because we just started. Maybe I could go back and read the minutes. Where could one find the history of the accruals and the carryovers for the reserves? One of the main reasons I'm here is I'm really worried about assessments. It seems like there are a number of roads into the back section that are not paved and that are not being utilized except for some four-wheelers. Has the CDD looked at the expense of building that road versus having all of this construction traffic on the main road in and out? Because once we get Phase 5 built, that is going to be a large density of homes and it's going to get a lot worse once that gets built. It's my understanding that the community is one house short of requiring a separate egress and entrance.

Mr. Laughlin stated we haven't looked at that in the past. I know there are plans that are approved by the County and that is how construction goes.

Mr. Robinson asked are you referring to what we call the haul road or service road?

Mr. Huston responded I can see the road from my house. Some construction traffic had gone back through there.

Mr. Robinson stated it comes out on Amelia Concourse. That road currently is locked and there is a lockbox on it that the fire department has access to. We've discussed it as a potential evacuation route in an emergency, but there is a right of way to the property in the Lennar section where you can access the road, but it's basically a dirt road that has culverts on it that connect the wetlands, which cannot be touched. We can touch the road, but there was never any discussion of paving that road. There is a document on the CDD website that has the capital

reserve information. There is money that is pulled out of the reserves to hold us over for the next three months, correct?

Mr. Laughlin responded no, that's the O&M. We usually have enough O&M money to cover those three months.

Mr. Huston asked are we going to discuss the financials?

Mr. Laughlin responded they are on the agenda but there's not really an extensive discussion about them. These meetings are run like city council meetings. They are elected officials and there is only one public comment section at the end of the meeting. The Board can choose to open up sections of the agenda for discussion.

Ms. Sherry, Fall River Parkway, asked has it been considered that we get one trash company and maybe incorporate that into the HOA fee so that we can have a reduced trash fee? Now we only have one trash company instead of two.

Mr. Laughlin responded that is not a CDD issue.

C. District Manager

There being nothing to report, the next item followed.

D. Community Manager – Monthly Report

Mr. Boyer stated I've taken several notes to pass onto Brian. I'm happy to answer any questions or forward any information, but I'm here just to assist in this meeting while Brian is out of town. You will hopefully be getting a new community manager. I believe that new community manager should be starting in the next couple of weeks and you should be getting that information. I am going to put Daniel on my correspondence to Brian so the Board is aware it was relayed correctly.

Mr. Robinson stated I know we talked about this at the last meeting and it goes back several meetings, but if you could talk to Brian about pressure washing in the pool area. I know he has a proposal, but what does that proposal cover?

Mr. Laughlin stated I think we got the proposal to just do the pavers and then we wanted to have her look at adding the awnings.

Mr. Robinson stated and there's still no update on the awnings that appear to be loose, right? That was three or four meetings ago. I don't want that to turn into a safety issue.

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

Mr. Robinson stated I've been having correspondence with Daniel and Brian about when the HOA budgets got posted, they weren't posted from May until September, otherwise I would have brought this up at the HOA meeting. When it got posted I saw \$34,675 charge under landscaping contracts. The HOA has no reason to be spending that kind of money on community common area. That is a CDD thing. So, Brian said that was an accounting error and those bills should have come to the CDD, so when they do come in I want to make sure they're for the monthly maintenance, not something else that we were unaware of. It would have been Trim All.

Mr. Laughlin asked so you want to see what those invoices are?

Mr. Robinson responded right. Do we normally spend \$9,000 or \$10,000 a month with Trim All?

Mr. Laughlin probably, at least.

Mr. Robinson stated I haven't seen any invoices. This month we have \$125 for cutting a tree down.

Mr. Laughlin stated it's \$130,000, so the monthly invoices should be around there.

Mr. Thomas stated we had made some complaints about that back area, so that's why we've asked. I think they charged us for work that wasn't done in previous months. We got billed for something that they should have come back and done for free because they didn't do in the months before.

Audience Comments

Mr. John Huston, 85114 Fall River Parkway, stated related to the budget, I've seen in a quick calculation a 17% increase from last year to this year and that's obviously absurd.

Mr. Laughlin stated there was a public hearing for that budget meeting in which notices were sent out informing everyone of the meeting. There are two reasons why the increase was so large and why it will not be like that all the time. That is the first time the budget included all five phases, all landscape areas and ponds. Also, the other big part is up until this year the developer had been funding the district. So, they had X amount set and the developer would cover any difference. Now that the community is almost built out and the developer is about to be gone, it's now 100% resident funded.

Mr. Huston asked how is the build out done? There's like 300 houses.

Mr. Laughlin responded the CDD isn't involved with home building, they're just involved with platting and clearing of the lots. Once those lots are sold to the home builders, that's where the CDD is done.

Mr. Robinson stated common areas, sometimes strips of grass in buffers between our homes.

Mr. Laughlin stated this always comes up because people say we have more homes, there should be more money, but from day one there are 749 lots assessed, whether it be by acre or by lot. Somebody is always paying that money.

Mr. Huston asked so who is paying for it for the empty lots then?

Mr. Laughlin responded whoever owns the lots. Home builders most likely.

Mr. Huston stated if someone has been paying on those lots all the time then why all the sudden now is there an increase?

Mr. Laughlin responded it's the same money, but we had more phases and landscaping costs. The landscaping contract went up about \$30,000 because there was an entire phase that wasn't being maintained and is now. Same with the lakes. Say you had \$1 million in expenditures and there was only \$500,000 being assessed to residents, the developer would cover that other portion, which is no longer being done.

Mr. Huston asked is there not a reserve for that transition?

Ms. Kilinski stated what Daniel is saying, think about your whole budget. If you had a \$1 million budget, the assessments that the district actually allocates is only funding \$500,000 of it. The developer was paying \$500,000 directly, so there wouldn't have been a reserve. In fact, you were actually assessed less before, otherwise the assessments would have been that much higher to get a reserve. Now the developer is not deficit funding that, which is why your assessments went up.

Mr. Huston asked so we don't anticipate a 17% increase on the O&M costs?

Mr. Laughlin responded no. That's the most I've ever had.

Mr. Huston stated the next comment I have is relative to the preserve areas. I live on the other side of the street, so I wanted to ask who owns that?

Mr. Laughlin responded the district and it's also permitted. St. Johns Water Management District sets parameters we have to follow. For instance, we can't clear it. It has to be left

untouched. There are instances where a tree may be dead on a lot line, or if it's identified ahead of time, it's possible that tree could be dropped and left in the preserve, but we are not allowed to do anything in there.

Mr. Kern stated they're placed under conservation easements that have certain terms and conditions.

Mr. Huston stated after the last big storm, there was a lot of people complaining about their yards flooding because of the wetlands or whatever. What would a homeowner do if they had an issue?

Mr. Laughlin stated there is a drainage plan and design for the completed community, so there shouldn't be any issues with that. There were beavers in North Hampton at one point that caused issues, but that's the only issue I've ever heard of. We also get storms that are just greater than the capacity and it's still within the parameters, but there will be flooding.

Mr. Kern stated you can notify the district and we will notify our engineer and they would go evaluate and make sure there's not a clog, backup or beaver dam.

Mr. Huston asked so there's been an assessment done?

Mr. McCranie responded we had concerns with that haul road because it didn't have a stormwater system and it created some problems with standing water behind those lots.

Mr. Huston stated that's the reason I'm asking.

Mr. Laughlin stated I think I know where you live now. I've been in contact with some residents over there. I think those were lot grading and roof drainage issues.

Mr. McCranie stated I'd have to see because what happened is 90% of it was on the homebuilder, but we created a system that also handled the stormwater for that trail road so the concern came to the board, the board came to me, I reviewed it, came back with a concept that I believed would fix it, we constructed it and I believe it fixed it for that specific area.

Mr. Jentz stated that was back in this area right over here, so it hasn't addressed your area yet.

Mr. McCranie stated no, it had nothing to do with the other side of the wetland in Phase 4 and 5.

Mr. Jentz stated so we have a precedent for doing that.

Mr. Huston stated so this is the place to start the process. That's why I'm asking.

Mr. Laughlin stated I'll give you my card so you can email me or call me and send me pictures and I can work with staff outside of meetings. Anything that needs board approval I have to bring to the board.

Mr. Huston stated I had one other question related to the bond payments, is that what the CDD is responsible for?

Mr. Laughlin responded yes, that's your debt service portion of your assessment.

Mr. Huston stated it looks like some of the older bonds have reserves still. Is there any plans for dispositioning those?

Mr. Laughlin responded there are processes for that. I'm working with one district where it says that any leftover money has to pay back any outstanding bonds. We can look at the 2012 bonds that have a little bit of money left.

Mr. Robinson stated it's small, it's like \$900.

Ms. Kilinski stated you're talking about the debt service reserve account, which is different.

Mr. Laughlin stated there are two semi-annual interest payments. When you pay your assessment, it's partly O&M and partly debt service. The O&M goes into the general fund account, which is essentially a checking account. The debt service payment sits in the account and once the interest payment comes due, that is what is used to make that payment to the bondholders.

Mr. Tim Wright, 85456 Fallen Leaf Drive, stated just a question on the preserve. We're seeing a lot of trash buildup in the preserve, primarily due to construction in the area. Not just trash, but construction material. Now, they're staging materials in the common area. I'm wondering when that's going to be cleaned up.

Mr. Laughlin stated they shouldn't be doing anything in the preserve so I'll give you my card if you could email me if you have pictures and I will get with the engineer.

Mr. Robinson stated there shouldn't be anything done in the common area.

A resident stated it's a storm drain they're temporarily using as a concrete dump if you're walking towards the mailboxes.

Mr. Laughlin stated I'll give you my card too if you could please reach out to me. I'll work with Dan and Brian.

A resident stated the building is almost done so at what point does the CDD spruce up the common area, like the grass? Right now, it's just dirt and maybe some weeds that have grown through. There's a lot of common area and preserve area that looks a little trashy. The black cloth the put up is all buried underneath dirt. Is that going to be picked up at some point?

Mr. Kern responded typically as home building wraps up, we come in and make those improvements because if you don't wait they just tear them up the whole time. I think Joe has actually been working on a lot of landscaping going in and removal of the silt fence to clean up those areas, but when homebuilding is wrapping up is the timeline.

The resident stated some neighbors brought up the area around the mailbox possibly being landscaped a little bit like the other streets are. Is there a standard?

Mr. Kern stated all of the street signage and the mailbox program is generally standardized. The mailbox is determined by the U.S. Post Office.

The resident stated not the mailbox, the area around the mailbox, and a streetlight was being talked about. It's very dark so there's no way you could walk down there and get your mail.

Mr. Kern stated I don't know if the streetlights are in there yet. FPL supplies all of the streetlights and they generally wait until there are homes being built and eventually, they will come in. If there's not a light at the mailboxes, it's something this board could look at coordinating with FPL or install their own private light.

Mr. Robinson stated I've talked with several residents that have talked about Fallen Leaf and Fall River. It's pretty dark there at night. I just wanted to point out on the landscaping, we talked about this two or three months back where Joe had put together a proposal. I'm sure it's somewhere on the website, but there are all sorts of areas that have been done, and there are other areas that plan to be done, but only when the construction is done. Example, there's a little buffer between Richmond American Homes and Lennar homes. It's like a 10 or 15-foot easement strip. That is going to remain sand until those homes are built, otherwise it'll just be destroyed by the builders.

Mr. Kern stated this board can always look to do more.

Ms. Connie Phillips stated just to come off the community manager's report, when we did the HOA meeting there were a number of issues that were outlined, and it might be helpful to look at the HOA minutes to see what those items were to include in the things that were to be raised.

Mr. Laughlin stated that's a good idea.

Mr. William Biello stated we talked about the management company. I think you guys had talked about some issues amongst the board like emails and stuff like that and you also talked about taking responsibility of the management company and possibly having an entity that bridges both the HOA somehow.

Mr. Laughlin stated that's what we have currently.

Mr. Biello stated right, and that's not working, but you don't contract them. The HOA handles that contract, correct?

Mr. Laughlin responded no, we have a contract between the CDD and Evergreen.

Mr. Biello stated but maybe using them as a repository, whoever you get once you get the problems fixed to help disseminate who the information goes to because there is a lot of confusion.

Mr. Robinson stated that was the point of my discussion.

Mr. Biello stated if there is a light damaged on a lot that is being worked on, we call FPL, correct?

Mr. Laughlin responded yes, there should be a number on the pole, and you can report it.

Mr. Kern stated you send that to Daniel; he can get it to Joe or I and we can help facilitate that.

Mr. Biello stated I know there's a lot of things that affect you that the HOA does and one of the things is a big issue for me and that's the dumpsters in the road. I know that's an HOA issue. My wife backed into one yesterday that was parked in the road right in front of our driveway. I think it's a liability. They're also damaging the roads when dump them onto the roads. They're also cracking the curbed gutter along the roads. If you look where a lot of the old concrete dumps are, all the curbing is destroyed, and the builders never replaced it.

Mr. McCranie it's too late for us to review it. The County needs to review it.

Mr. Biello stated the one on Berryessa is really bad. The other questions I had, is there anything we can do about mosquitos? I've never lived anywhere that doesn't have mosquito control that is near the water, but our county doesn't, only on the island. Is there anything we can do, or are we doing within our lake controls?

Mr. Laughlin responded we have in the past. I believe it's been in the past year we had fish put in for that reason.

Mr. Biello stated they're pretty bad. Which segues me into fishing on CDD property. People fishing on the lake on CDD property that don't live on the lake, including people that don't live in the community. I know this is one of those issues where the HOA makes certain guidelines.

Mr. Laughlin stated this is a CDD item and we actually just finished a discussion on this issue at the last meeting. We have a map now that shows areas in which fishing is allowed, which is basically anywhere that is not behind someone's home.

Mr. Biello stated I'm just wondering if that is going to be verbalized anywhere.

Mr. Laughlin stated there should be a map and policy.

Mr. Biello stated someone could be standing right behind my house, the Sheriff comes and says I can't do anything because it's CDD property. He says if it was posted I could tell him to get out of here, or if you show me something that says it.

Mr. Laughlin stated we have something to show.

Mr. Biello stated there's nothing posted in the community.

Ms. Kilinski stated we do have a posted policy that is on the website with the exact areas where fishing is authorized, but we did talk about at the last meeting how it's not uncommon for Sheriff's offices to say that, so one thing you may want to consider at the entrance to those ponds, especially those that are frequently trespassed is putting signage. Like you said, when the Sheriff comes out, he looks at that and it's unauthorized, I see a person, I can trespass them.

Mr. Biello stated the other thing I want to say is the trash coming from the builder sites is a big issue. I've tried going to the builder, it's a non-issue. I've tried going to the HOA. I have been in a community where there is construction that had a developer and they would never allow the job site to look the way the job sites look here. Don't let them tell you it's from people in the community putting their trash in dumpsters, because that is not true. This is trash that is on the job sites. I've been taking pictures for months and nobody does anything about it. It's totally

undisciplined and it's not caring for the residents at all. The other thing I want to make clear is I'm very against us raising our CDD fees here. It's not against you guys planning, but strategic planning is very important, especially for this road and I'm very concerned about the road because it's our only way in and out and I think that some thought does need to be put into another egress out of the community and we should start planning for that because it's a problem.

Mr. Laughlin stated that has come up a lot and that is not something is going to happen. This is what was approved. These are all part of the plans that were submitted to the County and it was what was completed. There is no plan to add another entrance. There are two exits out of here and then the emergency haul road.

Mr. Biello asked there's two?

Mr. Laughlin responded Spruce Run that goes into North Hampton.

Mr. Biello stated there's no exit in the back.

Mr. Laughlin stated no and there's not going to be. It's never been part of the plan.

Mr. Biello stated I'm asking that we start to look into something.

Mr. Laughlin stated that would be up to the Board.

Ms. Gilpin stated we could look into it, but fees will go up.

Mr. Laughlin stated we would probably have to issue special assessments to do that.

Mr. Biello stated if that's the case you have to maintain your entrance roads at a very high level. I'm concerned about the main road in here because it's in pretty bad shape. I understand waiting to get the use out of the roads if you can.

Mr. Laughlin stated we're having it inspected by the engineer.

Mr. Biello stated there's also quality of life issues in a community of our stature and there are expectations.

Mr. Huston stated on the earlier topic of the management company, it's my understanding that the management company is the CDD's single belly button to make sure all the contracts that the CDD is responsible for get executed.

Mr. Laughlin stated the contract itself, no, but the work that they're doing, yes. They should be watching the vendors and make sure they're doing what they're supposed to do.

Mr. Huston stated so there was a comment about terminating for cause earlier and about this deficiencies letter. Do we have any limitations with our contracts as to timing for terminations for cause? If we go through a whole process of waiting two months and then say they're not doing a good job, let's go issue RFPs, that's four months and by the time we get under contract that's five or six months.

Mr. Laughlin stated terminating with cause is instant. The 60 or 30-day cancellation is with no cause.

Mr. Robinson stated but we'd have to have a replacement.

Mr. Huston stated agreed. You have to issue an RFP and have an option, or else you're stuck.

Mr. Robinson stated I have a question for Jennifer. The HOA sent out something about somebody that does fitness training, which is great, but the contract that we did for yoga and the water aerobics, was that with Elite Amenities?

Mr. Laughlin responded I believe so.

Mr. Robinson stated I just want to make sure we're covered for liabilities.

Ms. Kilinski yes, we should have a license agreement in place and residents acknowledge waivers/assumption in the amenity policies.

TENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Financial Reports

A. Balance Sheet & Income Statement

B. Assessment Receipts Schedule

C. Approval of Check Registers

Mr. Laughlin stated the check register totals \$30,967.64.

Mr. Robinson asked for pool maintenance, is there a reason why we're going all the way back to June? Have we just not paid those bills?

Mr. Laughlin responded it probably just came in late. It happens.

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

TWELFTH ORDER OF BUSINESS

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

On MOTION by Mr. Robinson seconded by Ms. Gilpin with all in favor the December 21, 2021 meeting was canceled.
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THIRTEENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FIFTH ORDER OF BUSINESS

SERVICES CONTRACT

CUSTOMER NAME: Amelia Walk Community Development District
SUBMITTED TO: Daniel Laughlin
CONTRACT EFFECTIVE DATE: January 1, 2022 through December 31, 2022
SUBMITTED BY: Gaby Uviles, Sales Support Administrator
SPECIFICATIONS: Sixteen (16) Lakes totaling 33,889 linear feet / 58.47 acres and Four (4) Fountains - located in St. Augustine, Florida 32092

This agreement (the "Agreement") is made as of the date indicated above and is by and between SOLitude Lake Management, LLC ("SOLitude" or the "Company") and the customer identified above (the "Customer") on the terms and conditions set forth in this Agreement.

1. **The Services.** SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:
2. **PAYMENT TERMS.** The Annual Contract Price is **\$28,404.00**. SOLitude shall invoice Customer **\$2,367.00 per month** for the Services to be provided under this Agreement. The term of this agreement is for a period of twelve (12) months, with payment invoiced on the first day of each month, reminding them that a contract payment is due by the end of that same month. The customer is obligated to pay each monthly contract payment per the terms of this contract, without any obligation on the part of SOLitude to invoice or send any other sort of reminder or notice. Due to the seasonality of these services, and the disproportionate amount of time and materials dedicated to providing these services during some times of the year as compared to others, based on the season, weather patterns, and other natural factors, the amount billed and paid to date is not necessarily equivalent to the amount of work performed to date. The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees above. SOLitude shall be reimbursed by the customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the customer that are not covered specifically by the written specifications of this contract.
3. **TERM AND EXPIRATION.** This Agreement is for an annual management program as described in the Schedule A attached. Any additional services will be provided only upon additional terms as agreed to by the parties in writing. Contract will automatically renew annually at the end of the contract effective date for subsequent one (1) year terms, with a four percent (4%) escalation in the Annual Contract Price each year, under the same terms, specifications, and conditions as set forth by this contract, unless either party gives written notice of cancellation thirty (30) days prior to the termination date of this contract, or subsequent renewal contracts.

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



4. **TERMINATION.** If SOLitude terminates your service for nonpayment or other default before the end of the Services Contract, or if the Customer terminates this Services Contract for any reason other than in accordance with the cancellation policy outlined above, Customer agrees to pay SOLitude, in addition to all other amounts owed, an Early Termination Fee in the amount specified below ("Early Termination Fee"). The Customer's Early Termination Fee will be 50% of the remaining value of the Contracted Price. The Early Termination Fee is not a penalty, but rather a charge to compensate SOLitude for the Customer's failure to satisfy the Services Contract on which the Customer's rate plan is based.
5. **INSURANCE AND LIMITATION OF LIABILITY.** SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. The Company will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct, and then only to an amount not to exceed the annual value of this Agreement. In no event will any party to this Agreement be liable to the other for incidental, consequential or purely economic damages.
6. **FORCE MAJEURE.** The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.
7. **ANTI-CORRUPTION AND BRIBERY.** Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.
8. **GOVERNING LAW.** This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.
9. **ENTIRE AGREEMENT.** This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.
10. **NOTICE.** Any written notice provided under this Agreement may be sent via overnight mail, certified mail, hand delivery or electronic mail with delivery confirmation, to the individuals and addresses listed below.
11. **BINDING.** This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.
12. **FUEL/TRANSPORTATION SURCHARGE.** Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

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13. **DISCLAIMER.** SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that results from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude.

Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The customer is responsible for notifying SOLitude in advance of the contract signing and the start of the contract if they utilize any of the water in their lakes or ponds for irrigation purposes. The customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the customer for irrigation without the consent or knowledge of SOLitude.

Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain even if no work was performed. The customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of the SOLitude, unless there is willful negligence on the part of SOLitude.

14. **NONPERFORMANCE.** In the case of any default on the part of the Company with respect to any of the terms of this Agreement, the Customer shall give written notice thereof, and if said default is not made good within (30) Thirty Days, the Customer shall notify the Company in writing that there has been a breach of the Agreement. The Company in case of such breach shall be entitled to receive payment only for work completed prior to said breach, so long as the total paid hereunder does not exceed the Contract sum.

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ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Amelia Walk Community Development District

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

***1320 Brookwood Drive Suite H
Little Rock AR 72202***

Customer's Address for Notice Purposes:

Please Mail All Contracts to:

***2844 Crusader Circle, Suite 450
Virginia Beach, VA 23453***

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SCHEDULE A - SERVICES

Aquatic Weed Control:

1. Lake(s) will be inspected on a **two (2) times per month** basis.
2. Any growth of undesirable aquatic weeds and vegetation found in the lake(s) with each inspection shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation found in the lake(s) at the time of application.
3. Invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively each spring and early summer through the use of systemic herbicides at the rate appropriate for control of the target species. Application rates will be designed to allow for selective control of unwanted species while allowing for desirable species of submersed and emergent wetland plants to prosper.

Shoreline Weed Control:

1. Shoreline areas will be inspected on a **two (2) times per month** basis.
2. Any growth of cattails, phragmites, or other unwanted shoreline vegetation found within the lake areas shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required for control of the plants present at time of application.
3. Any growth of unwanted plants or weeds growing in areas where stone has been installed for bank stabilization and erosion control shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the unwanted growth present at the time of application.

Lake Algae Control:

1. Lake(s) will be inspected on a **two (2) times per month** basis.
2. Any algae found in the lake(s) with each inspection shall be treated and controlled through the application of algaecides, aquatic herbicides, and aquatic surfactants as needed for control of the algae present at the time of service.

Trash Removal:

1. Trash and light debris will be removed from the lake(s) with each service and disposed off site. Any large item or debris that is not easily and reasonably removable by one person during the routine visit will be removed with the Customer's approval for an additional fee. Routine trash and debris removal services are for the lake areas only, and do not include any trash or debris removal from the surrounding terrestrial (dry land) areas.

Fish and Wildlife Observations:

1. Native vegetation will be left for the benefit of fish and wildlife, unless otherwise requested.

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Fountain Maintenance Service:

1. Contractor will visit the site **one (1) time per quarter** for the purpose of providing routine maintenance service as well as the troubleshooting of any existing fountain malfunctions.
2. Contractor will check the unit as follows:
 - Perform Amp test on the motor to verify appropriate amp load.
 - Check incoming and outgoing Voltage.
 - Test Motor GFCI Protection Breaker
 - Test Contactor (starter).
 - Test motor overload protection to make sure it is set and functioning properly.
 - Check fuses.
 - Make sure all wires, breakers, and other electronic parts are securely attached.
 - Check timer and set as needed.
 - Test Lighting GFCI breaker in the control panel to make sure it is operating properly.
 - Check lighting timer and set as needed.
3. If the fountain or lights are not visibly operating properly, or malfunctioning in any way as determined by the diagnostic checks specified above, the contractor will further perform the following:
 - Perform ohm test to cable to test for any shorts or resistance in the power cable between the control panel and the motor.
 - Inspect motor shaft to make sure it is not bent and that it is turning smoothly and quietly.
 - Inspect propeller or impeller (*depending on what type unit*) and diffuser plate (*if present*) to make sure they are tightly attached and not bent or damaged in any way.
 - Clean fountain's debris screen nozzle, shaft, and pump chamber ensure proper water flow.
 - Clean all lighting lens covers.
4. Any significant problems or malfunctions that are discovered during the repair and maintenance service that are not able to be repaired during that service, which are no longer under warranty, and that will require significant additional labor and/or any replacement parts are necessary, will be written up and submitted to the customer for the client's approval prior to proceeding with the work.

Service Reporting:

1. Customer will be provided with a monthly service report detailing all of the work performed as part of this contract.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and

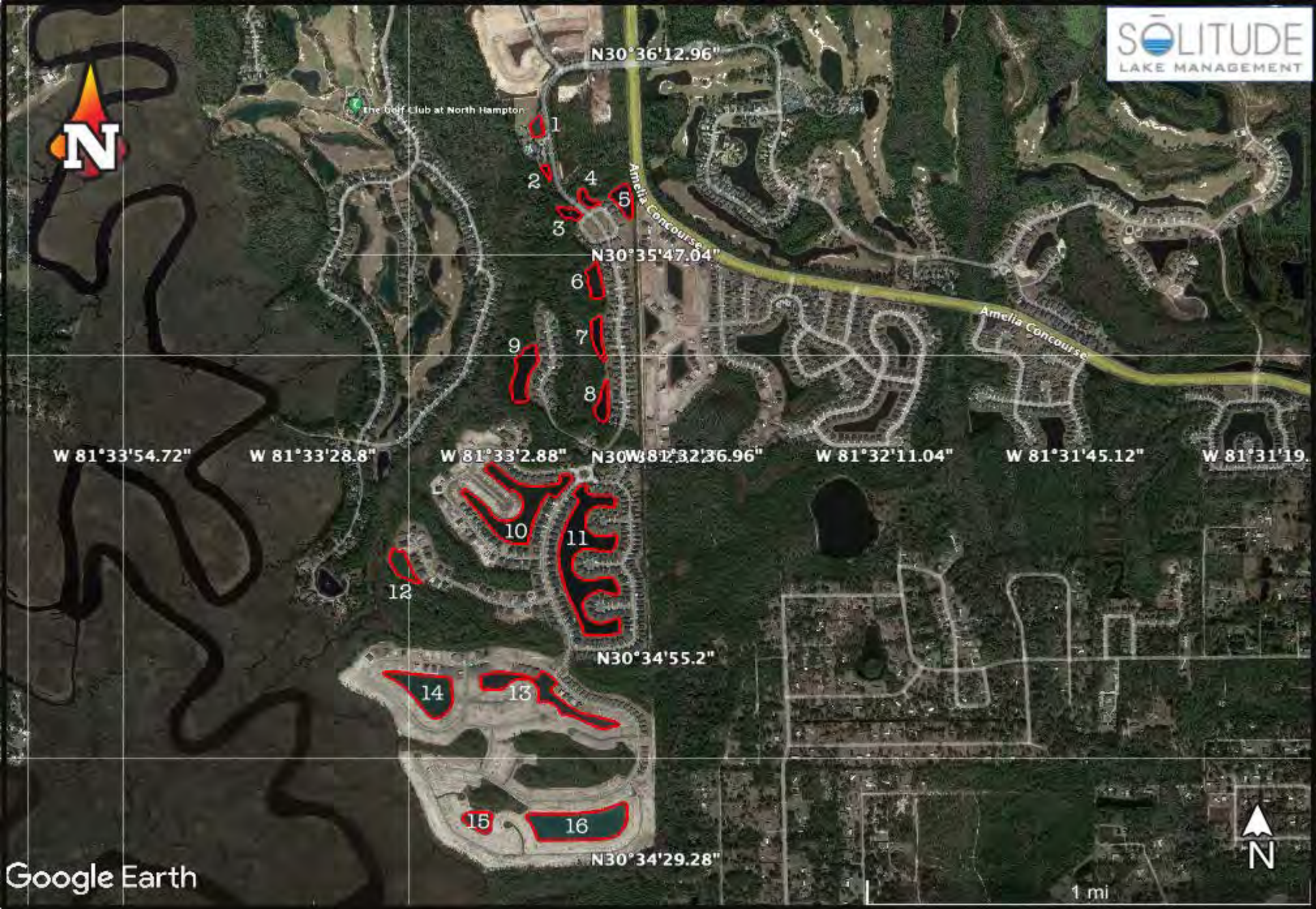
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analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.

4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.

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SIXTH ORDER OF BUSINESS

RESOLUTION 2022-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT ADOPTING PROMPT PAYMENT POLICIES AND PROCEDURES PURSUANT TO CHAPTER 218, *FLORIDA STATUTES*; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, Chapter 218, *Florida Statutes*, requires timely payment to vendors and contractors providing certain goods and/or services to the District; and

WHEREAS, the Board of Supervisors of the District (“Board”) accordingly finds that it is in the best interest of the District to establish by resolution Prompt Payment Policies and Procedures as may be amended or updated from time to time for immediate use and application.

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

SECTION 1. The Prompt Payment Policies and Procedures attached hereto as **Exhibit A** are hereby adopted pursuant to this Resolution as necessary for the conduct of District business. The Prompt Payment Policies and Procedures shall remain in full force and effect until such time as the Board may amend or replace them; provided, however, that as the provisions of Chapter 218, *Florida Statutes*, are amended from time to time, the attached Prompt Payment Policies and Procedures shall automatically be amended to incorporate the new requirements of law without any further action by the Board. The Prompt Payment Policies and Procedures hereby adopted supplant and replace any previously adopted Prompt Payment Policies and Procedures.

SECTION 2. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 18th day of January, 2022.

ATTEST:

**AMELIA WALK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Prompt Payment Policies and Procedures

EXHIBIT A

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

Prompt Payment Policies and Procedures

**In Accordance with the Local Government Prompt Payment Act
Chapter 218, Part VII, *Florida Statutes***

December 2021

Amelia Walk Community Development District
Prompt Payment Policies and Procedures

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I. Purpose

In accordance with the Local Government Prompt Payment Act (Chapter 218, Part VII, *Florida Statutes*) ("PPA"), the purpose of the Amelia Walk Community Development District ("District") Prompt Payment Policies and Procedures ("Policies & Procedures") is to provide a specific policy to ensure timely payment to Vendors and Contractors (both hereinafter defined) providing goods and/or services to the District and ensure the timely receipt by the District of goods and/or services contemplated at the time of contracting. Please note that the PPA, like any statute or law, may be amended from time to time by legislative action. These Policies & Procedures are based on the statutory requirements as of the date identified on the cover page of this document. By this reference, as applicable statutory provisions subsequently change, these Policies & Procedures shall automatically be amended to incorporate the new requirements of law. These Policies & Procedures are adopted by the District to provide guidance in contracting matters. Failure by the District to comply with these Policies & Procedures shall not expand the rights or remedies of any Provider (hereinafter defined) against the District under the PPA. Nothing contained herein shall be interpreted as more restrictive on the District than what is provided for in the PPA.

II. Scope

These Policies & Procedures apply to all operations of the District, including Construction Services and Non-Construction Goods and Services, as applicable.

III. Definitions

A. Agent

The District-contracted architect, District-contracted engineer, District Manager, or other person, acting on behalf of the District, which is required by law or contract to review invoices or payment requests from Providers (hereinafter defined). Such individuals/entities must be identified in accordance with §218.735 (1), Fla. Stat., and further identified in the relevant agreement between the District and the Provider.

B. Construction Services

All labor, services, and materials provided in connection with the construction, alteration, repair, demolition, reconstruction, or other improvement to real property that require a license under parts I and II of Chapter 489, Fla. Stat.

C. Contractor or Provider of Construction Services

The entity or individual that provides Construction Services through direct contract with the District.

D. Date Stamped

Each original and revised invoice or payment request received by the District shall be marked electronically or manually, by use of a date stamp or other method,

which date marking clearly indicates the date such invoice or payment request is first delivered to the District through its Agent. In the event that the Agent receives an invoice or payment request, but fails to timely or physically mark on the document the date received, "Date Stamped" shall mean the date of actual receipt by the Agent.

E. Improper Invoice

An invoice that does not conform to the requirements of a Proper Invoice.

F. Improper Payment Request

A request for payment for Construction Services that does not conform to the requirements of a Proper Payment Request.

G. Non-Construction Goods and Services

All labor, services, goods and materials provided in connection with anything other than construction, alteration, repair, demolition, reconstruction, or other improvements to real property.

H. Proper Invoice

An invoice that conforms to all statutory requirements, all requirements of these Policies and Procedures not expressly waived by the District and any additional requirements included in the agreement for goods and/or services for which the invoice is submitted not expressly waived by the District.

I. Proper Payment Request

A request for payment for Construction Services which conforms to all statutory requirements, all requirements of these Policies & Procedures not expressly waived by the District and any additional requirements included in the Construction Services agreement for which the Payment Request is submitted not expressly waived by the District.

J. Provider

Includes any Vendor, Contractor or Provider of Construction Services, as defined herein.

K. Purchase

The purchase of goods, materials, services, or Construction Services; the purchase or lease of personal property; or the lease of real property by the District.

L. Vendor

Any person or entity that sells goods or services, sells or leases personal property, or leases real property directly to the District, not including Construction Services.

IV. Proper Invoice/Payment Request Requirements

A. General

Prior to Provider receiving payment from the District, Non-Construction Goods and Services and Construction Services, as applicable, shall be received and performed in accordance with contractual or other specifications or requirements to the satisfaction of the District. Provision or delivery of Non-Construction Goods and Services to the District does not constitute acceptance for the purpose of payment. Final acceptance and authorization of payment shall be made only after delivery and inspection by the Agent and the Agent's confirmation that the Non-Construction Goods and Services or Construction Services meet contract specifications and conditions. Should the Non-Construction Goods and Services or Construction Services differ in any respect from the specifications, payment may be withheld until such time as the Provider takes necessary corrective action. Certain limited exceptions which require payment in advance are permitted when authorized by the District Board of Supervisors ("Board") or when provided for in the applicable agreement.

B. Sales Tax

Providers should not include sales tax on any invoice or payment request. The District's current tax-exempt number is 85-8013573043C-1. A copy of the tax-exempt form will be supplied to Providers upon request.

C. Federal Identification and Social Security Numbers

Providers are paid using either a Federal Identification Number or Social Security Number. To receive payment, Providers should supply the District with the correct number as well as a proper Internal Revenue Service W-9 Form. The District Manager shall treat information provided in accordance with Florida law.

Providers should notify the District Manager when changes in data occur (telephone 904-940-5850), email: dlaughlin@gmsnf.com.

D. Proper Invoice for Non-Construction Goods and Services

All Non-Construction Goods and Services invoiced must be supplied or performed in accordance with the applicable purchase order (including any bid/proposal provided, if applicable) or agreement and such Non-Construction Goods and Services quantity and quality must be equal to or better than what is required by such terms. Unless otherwise specified in the applicable agreement, invoices should contain all of the following minimum information in order to be considered a Proper Invoice:

1. Name of Vendor
2. Remittance address
3. Invoice Date

4. Invoice number
5. The “Bill To” party must be the District or the Board, or other entity approved in writing by the Board or the District Manager
6. Project name (if applicable)
7. In addition to the information required in Section IV.D.1-6 above, invoices involving the *purchase of goods* should also contain:
 - a. A complete item description
 - b. Quantity purchased
 - c. Unit price(s)
 - d. Total price (for each item)
 - e. Total amount of invoice (all items)
 - f. The location and date(s) of delivery of the goods to the District
8. In addition to the information required in Section IV.D.1-6 above, invoices involving the *purchase of services* should also contain:
 - a. Itemized description of services performed
 - b. The location and date of delivery of the services to the District
 - c. Billing method for services performed (i.e., approved hourly rates, percentage of completion, cost plus fixed fee, direct/actual costs, etc.)
 - d. Itemization of other direct, reimbursable costs (including description and amount)
 - e. Copies of invoices for other direct, reimbursable costs (other than incidental costs such as copying) and one (1) of the following:
 - i. Copy of both sides of a cancelled check evidencing payment for costs submitted for reimbursement
 - ii. Paid receipt
 - iii. Waiver/lien release from subcontractor (if applicable)
9. Any applicable discounts
10. Any other information or documentation, which may be required or specified under the terms of the purchase order or agreement

E. Proper Payment Request Requirements for Construction Services

Payment Requests must conform to all requirements of Section IV, A-D above, unless otherwise specified in the terms of the applicable agreement or purchase order between the District and the Provider.

V. Submission of Invoices and Payment Requests

The Provider shall submit all Invoices and Payment Requests for both Construction Services and Non-Construction Goods and Services to the District’s Agent as provided in the purchase order or agreement, as applicable, and to the District Manager as follows:

Submit the invoice and/or payment request, with required additional material and in conformance with these Policies and Procedures, by mail, by hand delivery, or via email (Note: email is the preferred method for receipt of Non-Construction Goods and Services invoices).

- 1. Mailing and Drop Off Address**
Amelia Walk Community Development District
c/o Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: District Manager
- 2. Email Address**
dlaughlin@gmsnf.com

VI. Calculation of Payment Due Date

A. Non-Construction Goods and Services Invoices

- 1. Receipt of Proper Invoice**
Payment is due from the District forty-five (45) days from the date on which a Proper Invoice is Date Stamped.
- 2. Receipt of Improper Invoice**
If an Improper Invoice is received, a required invoice is not received, or invoicing of a request for payment is not required, the time when payment is due from the District is forty-five (45) days from the latest date of the following:
 - a. On which delivery of personal property is fully accepted by the District;
 - b. On which services are completed and accepted by the District;
 - c. On which the contracted rental period begins (if applicable); or
 - d. On which the District and the Vendor agree in a written agreement that provides payment due dates.
- 3. Rejection of an Improper Invoice**
The District may reject an Improper Invoice. Within ten (10) days of receipt of the Improper Invoice by the District, the Vendor must be notified that the invoice is improper and be given an opportunity to correct the deficient or missing information, remedy the faulty work, replace the defective goods, or take other necessary, remedial action.

The District's rejection of an Improper Invoice must:

- a. Be provided in writing;
- b. Specify any and all known deficiencies; and
- c. State actions necessary to correct the Improper Invoice.

If the Vendor submits a corrected invoice, which corrects the deficiencies specified in the District's written rejection, the District must pay the

corrected invoice within the later of: (a) ten (10) business days after date the corrected invoice is Date Stamped; or (b) forty-five (45) days after the date the Improper Invoice was Date Stamped.

If the Vendor submits an invoice in response to the District's written rejection which fails to correct the deficiencies specified or continues to be an Improper Invoice, the District must reject that invoice as stated herein.

4. Payment of Undisputed Portion of Invoice

If the District disputes a portion of an invoice, the undisputed portion shall be paid in a timely manner and in accordance with the due dates for payment as specified in these Policies & Procedures.

B. Payment Requests for Construction Services

1. Receipt of Proper Payment Request

The time at which payment is due for Construction Services from the District is as follows:

- a. If an Agent must approve the payment request before it is submitted to the District Manager, payment (whether full or partial) is due twenty-five (25) business days after the payment request is Date Stamped. The Provider may send the District an overdue notice. If the payment request is not rejected within four (4) business days after Date Stamp of the overdue notice, the payment request shall be deemed accepted, except for any portion of the payment request that is fraudulent, misleading or is the subject of dispute.

The agreement between the District and the Provider shall identify the Agent to which the Provider shall submit its payment request, or shall be provided by the District through a separate written notice no later than ten (10) days after contract award or notice to proceed, whichever is later. Provider's submission of a payment request to the Agent shall be Date Stamped, which shall commence the time periods for payment or rejection of a payment request or invoice as provided in this section.

- b. If, pursuant to contract, an Agent is not required to approve the payment request submitted to the District, payment is due twenty (20) business days after the payment request is Date Stamped unless such payment request includes fraudulent or misleading information or is the subject of dispute.

2. Receipt and Rejection of Improper Payment Request

- a. If an Improper Payment Request is received, the District must reject the Improper Payment Request within twenty (20) business days after the date on which the payment request is Date Stamped.
- b. The District's rejection of the Improper Payment Request must:
 - i. Be provided in writing;
 - ii. Specify any and all known deficiencies; and
 - iii. State actions necessary to correct the Improper Invoice.
- c. If a Provider submits a payment request which corrects the deficiency specified in the District's written rejection, the District must pay or reject the corrected submission no later than ten (10) business days after the date the corrected payment request is Date Stamped.

3. Payment of Undisputed Portion of Payment Request

If the District disputes a portion of a payment request, the undisputed portion shall be paid in a timely manner and in accordance with the due dates for payment as specified in this section.

VII. Resolution of Disputes

If a dispute arises between a Provider and the District concerning payment of an invoice or payment request, the dispute shall be resolved as set forth in §218.735, Fla. Stat., for Construction Services, and §218.76, Fla. Stat. for Non-Construction Goods and Services.

A. Dispute between the District and a Provider

If a dispute between the District and a Provider cannot be resolved following resubmission of a payment request by the Provider, the dispute must be resolved in accordance with the dispute resolution procedure prescribed in the construction contract, if any. In the absence of a prescribed procedure in the contract, the dispute must be resolved by the procedures specified below.

B. Dispute Resolution Procedures

1. If an Improper Payment Request or Improper Invoice is submitted, and the Provider refuses or fails to submit a revised payment request or invoice as contemplated by the PPA and these Policies and Procedures, the Provider shall, not later than thirty (30) days after the date on which the last payment request or invoice was Date Stamped, submit a written statement via certified mail to the Agent, copying the District Manager, specifying the basis upon which the Provider contends the last submitted payment request or invoice was proper.

2. Within forty-five (45) days of receipt by the Agent and District Manager of the disputed, last-submitted payment request or invoice, the Agent and/or District Manager shall commence investigation of the dispute and render a final decision on the matter no later than sixty (60) days after the date on which the last-submitted payment request or invoice is Date Stamped.
3. With regard to contracts executed on or after July 1, 2021, if the District does not commence the dispute resolution procedure within the time provided herein, a Provider may give written notice via certified mail to the Agent, copying the District Manager, of the District's failure to timely commence its dispute resolution procedure. If the District fails to commence the dispute resolution procedure within 4 business days after receipt of such notice, any amounts resolved in the Provider's favor shall bear mandatory interest, as set forth in section [218.735](#)(9), Florida Statutes, from the date on which the payment request or invoice containing the disputed amounts was Date Stamped. If the dispute resolution procedure is not commenced within 4 business days after receipt of the notice, the objection to the payment request or invoice shall be deemed waived. The waiver of an objection pursuant to this paragraph does not relieve a Provider of its contractual obligations.
4. Absent a written agreement to the contrary, if the Provider refuses or fails to provide the written statement required above, the Agent and/or District Manager is not required to contact the Provider in the investigation. In addition, and absent a written agreement to the contrary, if such written statement is not provided, the District may immediately contract with third parties to provide the goods and services subject to the dispute and deduct the costs of such third party purchases from amounts owed to the Provider.
5. The Board shall approve any decision of the District Manager to contract with a third party which would result in: 1) an expenditure above what is budgeted for the Construction Services or Non-Construction Services; or 2) an expenditure which exceeds the original contract amount for the Construction Services or Non-Construction Services by more than ten percent (10%) or Ten Thousand Dollars (\$10,000).
6. A written explanation of the final decision shall be sent to the Provider, via certified mail, within five (5) business days from the date on which such final decision is made. A copy of the written explanation of the final decision shall be provided to the Chairperson of the Board simultaneously with the certified mailing to the Provider.

7. If a Provider does not accept in writing the final decision within five (5) days after receipt by the Provider, the District may immediately contract with third parties to provide the goods and services subject to the dispute and deduct the costs of such third party purchases from amounts owed to the Provider. If the costs of the third party purchases exceed the amount the District owes to the Provider, the District may seek to recover such excess from the Provider in a court of law or as otherwise provided in an agreement between the District and the Provider. Nothing contained herein shall limit or affect the District's ability to enforce all of its legal and contractual rights and remedies against the Provider.

VIII. Purchases Involving Federal Funds or Bond Funds

When the District intends to pay for a purchase with federal funds or bond funds, the District shall make such purchases only upon reasonable assurances that federal funds or bond funds sufficient to cover the cost will be received. When payment is contingent upon the receipt of bond funds, federal funds or federal approval, the public procurement documents and any agreement with a Provider shall clearly state such contingency. (§218.77, Fla. Stat.).

IX. Requirements for Construction Services Contracts – Project Completion; Retainage

The District intends to follow the PPA requirements for construction project completion and retainage, including, but not limited to, §218.735 (7) and (8), Fla. Stat.

X. Late Payment Interest Charges

Failure on the part of the District to make timely payments may result in District responsibility for late payment interest charges. No agreement between the District and a Provider may prohibit the collection of late payment interest charges allowable under the PPA as mandatory interest. (§218.75, Fla. Stat.).

A. Related to Non-Construction Goods and Services

All payments due from the District, and not made within the time specified within this policy, will bear interest, from thirty (30) days after the due date, at the rate of one percent (1%) per month on the unpaid balance. The Vendor must submit a Proper Invoice to the District for any interest accrued in order to receive the interest payment. (§218.735(9), Fla. Stat.).

An overdue period of less than one (1) month is considered as one (1) month in computing interest. Unpaid interest is compounded monthly. The term one (1) month means a period beginning on any day of a month and ending on the same day of the following month.

B. Related to Construction Services

All payments for Construction Services that are not made within the time periods specified within the applicable statute, shall bear interest from thirty (30) days after the due date, at the rate of one percent (1%) per month for contracts executed on or before June 30, 2021, and at the rate of two percent (2%) per month for contracts executed on or after July 1, 2021, or the rate specified by agreement, whichever is greater. §218.735(9), Fla. Stat. The Provider must submit a Proper Payment Request to the District for any interest accrued in order to receive the interest payment. An overdue period of less than one (1) month is considered as one (1) month in computing interest. (§218.74 (4), Fla. Stat.).

Unpaid interest is compounded monthly. The term one (1) month means a period beginning on any day of a month and ending on the same day of the following month.

C. Report of Interest

If the total amount of interest paid during the preceding fiscal year exceeds \$250, the District Manager is required to submit a report to the Board during December of each year, stating the number of interest payments made and the total amount of such payments. (§218.78, Fla. Stat.).

SEVENTH ORDER OF BUSINESS

B.

Amelia Walk Community Development District Requisition Summary

<u><i>Date of Requisition</i></u>	<u><i>Req #</i></u>	<u><i>Payee</i></u>	<u><i>Reference</i></u>	<u><i>Invoice Amount</i></u>
Series 2018A Acquisition and Construction Account				
		<u>Approval</u>		
12/21/21	86	Trim All Lawn Service, Inc.	Inv#51266	\$ 25,499.81
			Total to be Approved	\$ 25,499.81

REQUISITION

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

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

- (A) Requisition Number: 86
- (B) Name of Payee: Trim All Lawn Service, Inc.
- (C) Amount Payable: \$25,499.81
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): Inv#52166

See attached invoice.

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

 X Series 2018A Acquisition and Construction Account

 Series 2018A Costs of Issuance Account

The undersigned hereby certifies that:

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

or

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


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

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

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

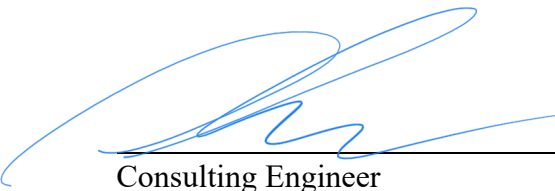
Attached hereto are originals of the invoice(s) from the vendor of the property acquired or the services rendered with respect to which disbursement is hereby requested.

AMELIA WALK COMMUNITY
DEVELOPEMENT DISTRICT

By: 
Responsible Officer

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

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


Consulting Engineer

December 10, 2021

TRIM ALL LAWN SERVICE, INC.

942360 Old Nassauville Road
Fernandina Beach, FL 32034

Date	11/19/2021
Invoice #	52166

E-mail Trimalllawn@gmail.com

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

Project Name / Location	
P.O. #	Service Date: 11/19/2021

	Terms	Due Date
	Net 10	11/29/2021
Description	Amount	
1. Fall River Pkwy./RiverBirch Ct.: 1.24 Acre Hydroseed 1 Live Oak 3" Caliper, Staked, Gator Water Bag	1,557.75 397.50	
2. RiverBirch Ct.: .42 Acre Hydroseed	527.62	
3. Fall River Pkwy./RiverBirch Ct.: .37 Acre Hydroseed 3 Live Oak 3" Caliper, Staked, Gator Water Bag	464.82 1,192.50	
4. N Stonehurst Pkwy./Fall River Pkwy.: .11 Acre Hydroseed 2 Live Oak 3" Caliper, Staked, Gator Water Bag	138.19 795.00	
5. S. Stonehurst Pkwy./Fall River Pkwy.: .04 Acre Hydroseed 3 Live Oak 3" Caliper, Staked, Gator Water Bag	50.25 1,192.50	
6. Fall River Pkwy./E. Poplar St.: .32 Acre Hydroseed	402.00	
7. Poplar St.: .24 Acre Hydroseed	301.50	
Thank you for your business.	Total	
	Payments/Credits	
	Balance Due	

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

Date	11/19/2021
Invoice #	52166

E-mail Trimalllawn@gmail.com

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

Project Name / Location	
P.O. #	Service Date: 11/19/2021

	Terms	Due Date
	Net 10	11/29/2021
Description	Amount	
8. Filmore Ct.:		
.18 Acre Hydroseed	226.12	
Remove silt fence	292.50	
9. JEA Substation-Stonehurst Pkwy./Fall River Pkwy.:		
85 Dw. Fakahatchee Grass 3G	616.25	
24 Wax Myrtle 30G	3,180.00	
7 Crape Myrtle 30G	927.50	
7 Live Oak 3" Caliper, Staked	2,782.50	
90 bales of Pine Straw	326.25	
15 Pallets St. Augustine Sod 'Floritam' (Prep an install)	4,012.50	
Note: Trim All provides no warranty on sod		
Install Rainbird 6 zone Irrigation System (meter by owner)	2,225.00	
10. Muirfield Ct.:		
.07 Acre Hydroseed	87.94	
11. N Stonehurst Pkwy.:		
.07 Acre Hydroseed	87.94	
12. NW Fall River Pkwy.:		
.18 Acre Hydroseed	226.12	
13. Canyon Ct.:		
.18 Acre Hydroseed	226.12	
Thank you for your business.	Total	
	Payments/Credits	
	Balance Due	

**942360 Old Nassauville Road
Fernandina Beach, FL 32034**

Date	11/19/2021
Invoice #	52166

E-mail Trimalllawn@gmail.com

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

Project Name / Location	
P.O. #	Service Date: 11/19/2021

		Terms	Due Date
		Net 10	11/29/2021
Description		Amount	
14. Fallen Leaf Rd.: Remove silt fence		292.50	
15. Fall River Pkwy./N Stonehurst Pkwy. .10 Acre Hydroseed Remove silt fence		125.62 292.50	
16. RiverBirch Ct.: (To be added at later date)			
17. Northfield Ct./Poplar St.: .45 Acre Hydroseed 5 Live Oak 3" Caliper, Staked, Gator Water Bag		565.32 1,987.50	
NOTE: Oaks include filling water bag at time of installation. Subsequent re-filling of water bags to be performed at a cost of \$350.00 per mobilization.			
		Total	\$25,499.81
Thank you for your business.		Payments/Credits	\$0.00
		Balance Due	\$25,499.81

Page 3

D.

1.



MONTHLY MANAGEMENT REPORT

COMMUNITY NAME: Amelia Walk CDD

MANAGEMENT REPORT MONTH OF: January 2022

CAM: Brian Quillen, LCAM

DISTRIBUTION:

Amelia Walk CDD Board, (via Email)

Daniel Laughlin, GMS (via Email)

I. PROJECT UPDATE AND STATUS

Maintenance Items Completed:

Power washing completed in the pool and amenity center.

Tennis court power washing scheduled for February 1.

Pothole on Champlain repaired

Paver repairs at the pool are in process.

Lights in men's room by the pool repaired

Admin, Sandeline Bernardin, hours are M-F 9AM-5 PM

Maintenance Items in Process/to be Completed:

Pond Fishing Regulations

Asphalt Repair on Spruce Run– quotes being sought to repair leak under the pothole and then the asphalt repair can be made

Landscaping issues from HOA annual meeting being worked on by Trim All – This will remain on the report for at least one more month until it is confirmed that these items have been completed.

Replacement of chlorine pump is in process

Crown Pools contacted for pipe leaking in the pump room

BIDS & PROPOSALS-

Proposals to replace fountain included with packet

Proposal for new pond maintenance provider

SCHEDULED EVENTS-

2 pending Amenity Center Private Events

GENERAL COMMENTS/CONCERNS -

Pool Maintenance issues – broken tiles

2.

MASTERS SERIES CRYSTAL GEYSER

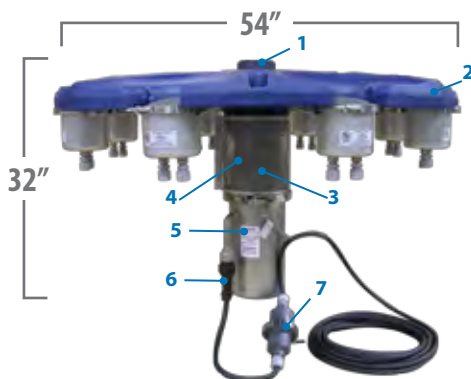
BASIC FLOW PATTERN (BFP)

VERTICAL ONLY

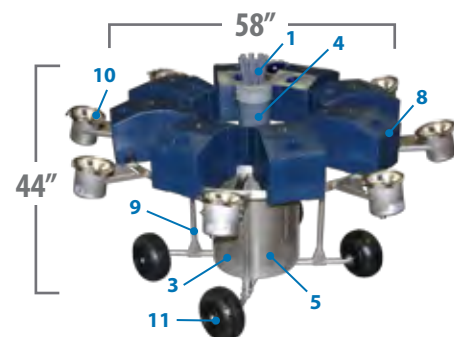
HORSEPOWER	1	2	3 & 3½	5	7½	10
HT x DIA ft	15 x 26	17 x 30	19 x 30	22 x 32	26 x 34	30 x 34
ELECTRICAL RATING Ph | VOLTAGE | AMPS	1 | 120 | 19	1 | 208-240 | 12.6	1 (3½HP) | 208-240 | 15.2	1 | 208-240 | 27.1	1 | 220-240 | 42	1 | 220-240 | 60
	3 | 208-240 | 9.6	3 | 208-240 | 6.3	3 (3HP) | 208-240 | 10.1	3 | 208-240 | 18	3 | 208-240 | 26.4	3 | 208-240 | 36
	3 | 208-240 | 5.4	3 | 440-480 | 3.1	3 (3HP) | 440-480 | 5.1	3 | 440-480 | 9	3 | 440-480 | 13.2	3 | 440-480 | 18
HT x DIA m	4 x 6.4	5.2 x 6.7	5.5 x 7	6.7 x 10.8	7.8 x 10.2	9.6 x 10.2
ELECTRICAL RATING Ph | VOLTAGE | AMPS	1 | 220-230 | 8	1 | 208-230 | 10.5	1 | 220-230 | 19	1 | 208-230 | 24	3 | 380-415 | 12	3 | 380-415 | 18
	3 | 380-415 | 2.6	3 | 380-415 | 3.7	3 | 380-415 | 5	3 | 380-415 | 8		



MASTERS SERIES® DESIGN TYPES



**1 - 5 HP Masters Series
Vertical Design**
 (Min. Operating Depth - 3ft.)



**7.5 - 10 HP Masters Series
Cart Design**
 (Min. Operating Depth - 4ft.)

- 1 -** Interchangeable nozzles
- 2 -** Low profile float design with recessed pockets for LED & RGBW Lighting
- 3 -** Stainless steel intake screen
- 4 -** Patented, high-efficiency molded composite impeller system
- 5 -** Exclusive custom-designed oil-cooled energy efficient motors with stainless steel motor housing and top plate
- 6 -** AquaLock Connector (ALC) electrical quick disconnect
- 7 -** Exclusive underwater cable disconnect
- 8 -** Individual high density polyethylene floats are in-water adjustable
- 9 -** Rugged stainless steel compact cart design
- 10 -** Adjustable Night Glow LED or RGBW Lighting
- 11 -** Oversized floatation type tires for ease of launching

MASTERS SERIES CROWN & GEYSER

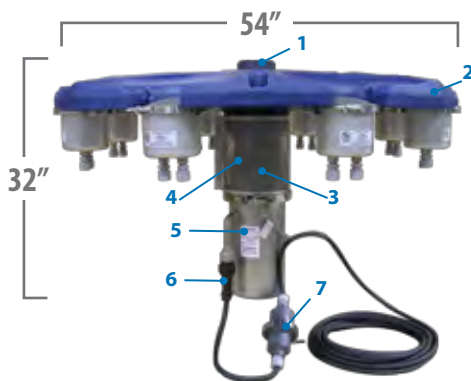
BASIC FLOW PATTERN (BFP)

VERTICAL ONLY

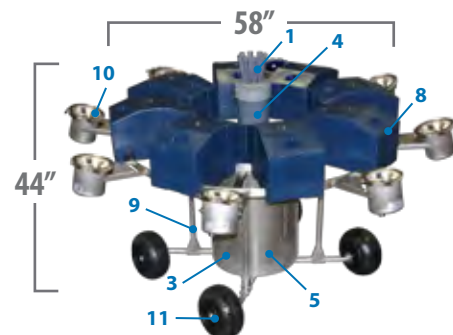
HORSEPOWER	1	2	3 & 3½	5	7½	10
HT ft UPPER	12	15	20	22	27	31
HT x DIA ft LOWER	5 x 35	6 x 40	6 x 42	7 x 50	9 x 52	10 x 54
ELECTRICAL RATING Ph | VOLTAGE | AMPS	1 | 120 | 19	1 | 208-240 | 12.6	1 (3½HP) | 208-240 | 15.2	1 | 208-240 | 27.1	1 | 220-240 | 42	1 | 220-240 | 60
	1 | 208-240 | 9.6	3 | 208-240 | 6.3	3 (3HP) | 208-240 | 10.1	3 | 208-240 | 18	3 | 208-240 | 26.4	3 | 208-240 | 36
	3 | 208-240 | 5.4	3 | 440-480 | 3.1	3 (3HP) | 440-480 | 5.1	3 | 440-480 | 9	3 | 440-480 | 13.2	3 | 440-480 | 18
HT m UPPER	3.5	4.3	5.2	6.7	8.2	10.4
HT x DIA m LOWER	1.8 x 9.1	1.7 x 10.6	2.1 x 9.7	3.1 x 15.2	2.7 x 15.8	3 x 16.5
ELECTRICAL RATING Ph | VOLTAGE | AMPS	1 | 220-230 | 8	1 | 208-230 | 10.5	1 | 220-230 | 19	1 | 208-230 | 24	3 | 380-415 | 12	3 | 380-415 | 18
	3 | 380-415 | 2.6	3 | 380-415 | 3.7	3 | 380-415 | 5	3 | 380-415 | 8		



MASTERS SERIES® DESIGN TYPES



**1 - 5 HP Masters Series
Vertical Design**
 (Min. Operating Depth - 3ft.)



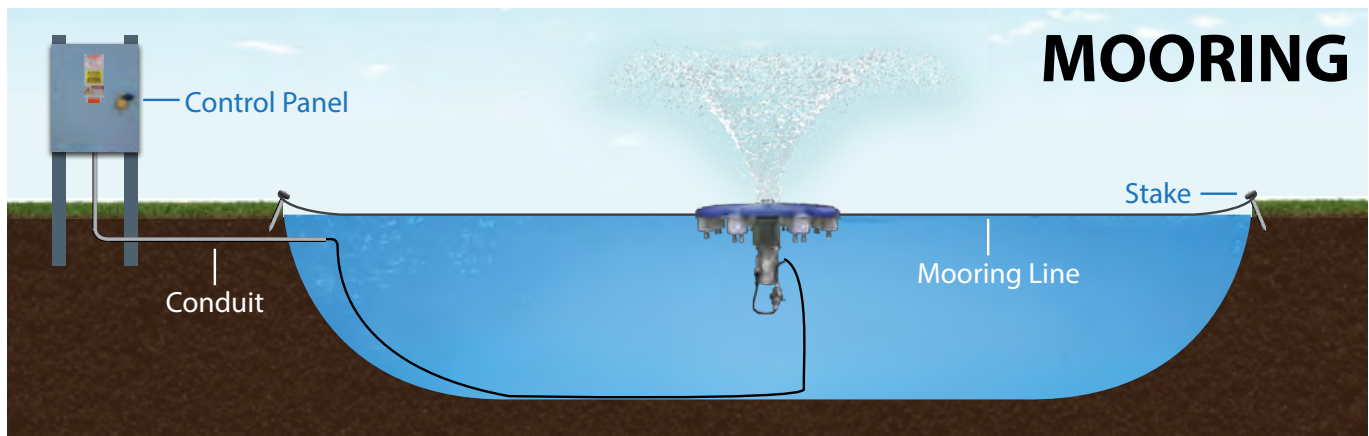
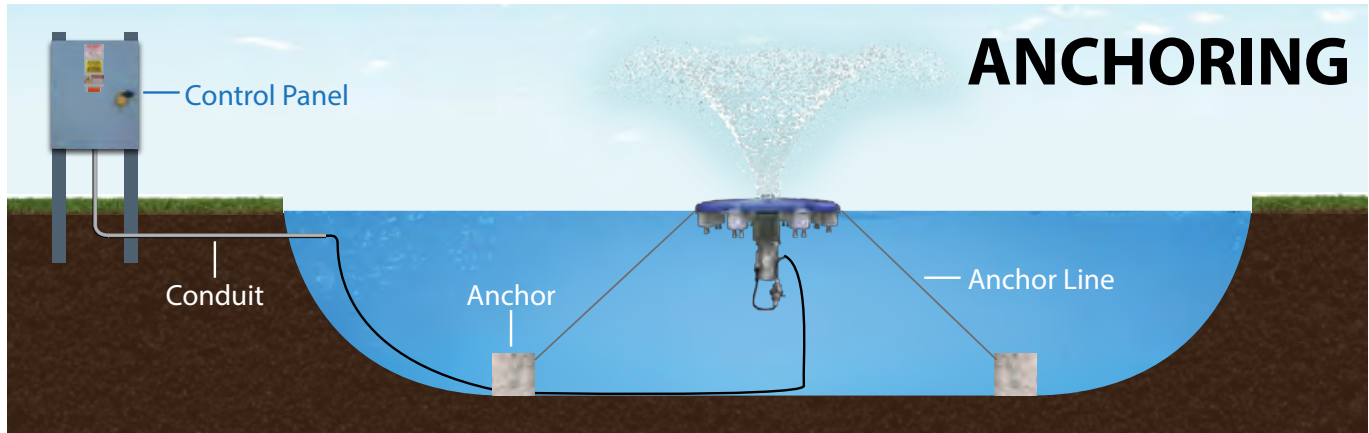
**7.5 - 10 HP Masters Series
Cart Design**
 (Min. Operating Depth - 4ft.)

- 1 -** Interchangeable nozzles
- 2 -** Low profile float design with recessed pockets for LED & RGBW Lighting
- 3 -** Stainless steel intake screen
- 4 -** Patented, high-efficiency molded composite impeller system
- 5 -** Exclusive custom-designed oil-cooled energy efficient motors with stainless steel motor housing and top plate

- 6 -** AquaLock Connector (ALC) electrical quick disconnect
- 7 -** Exclusive underwater cable disconnect
- 8 -** Individual high density polyethylene floats are in-water adjustable
- 9 -** Rugged stainless steel compact cart design
- 10 -** Adjustable Night Glow LED or RGBW Lighting
- 11 -** Oversized floatation type tires for ease of launching

MASTERS SERIES

INSTALLATION



CONTROL PANEL



CONTROL PANEL COMPONENTS

- Outdoor rated, lockable enclosure constructed of galvanized steel powder coated gray
- Standard enclosure size 16" x 16" x 6" for 1-5HP and 24" x 20" x 6" for 7.5-10HP (1Ph) 30" x 24" x 8" for 7.5-10HP (3Ph)
- Overcurrent protection
- Ground fault protection
- Motor contactor and overload
- Capacitors (single phase only)
- Digital timers with battery backup
- LED lighting circuit included in all control panels
- Custom Control Panels for multiple units and options available



SERVICES CONTRACT

CUSTOMER NAME: Amelia Walk CDD
SUBMITTED TO: Attn: Daniel Laughlin
CONTRACT DATE: January 12, 2022
SUBMITTED BY: Katie Cabanillas
SERVICES: Pond 1- 5 HP AquaMaster Crystal Geyser Installation

This agreement (the "Agreement") is made as of the date indicated above, and is by and between SOLitude Lake Management, LLC ("Solitude" or the "Company") and the customer identified above (the "Customer") on the terms and conditions set forth in this Agreement.

1. **The Services.** SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:

2. **PAYMENT TERMS.** The fee for the Fountain Installation Services is **\$12,186.00**. The Customer shall pay 50% of this service fee upon execution of this Agreement. The balance (remaining 50% of fee) will be invoiced to Customer by SOLitude following completion of the Services. For any work completed or materials in storage on the customer's behalf at the end of each month, the company will invoice and the customer will be responsible for paying the percent of the total work completed as of that date, less any previous deposit paid. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, customer will be invoiced and responsible for paying said additional taxes in addition to the fee above. Customer agrees to pay all invoices within thirty (30) days of invoice date. The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Company shall be reimbursed by the Customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on the Company by the Customer that are not covered specifically by the written specifications of this contract.

3. **TERM AND EXPIRATION.** This Agreement is for a one-time service as described in the attached Schedule A. Any additional services will be provided only upon additional terms as agreed to by the parties in writing.

4. **DISCLAIMER.** SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude. Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The customer is responsible for notifying SOLitude in advance of the contract signing and the start of the contract if they utilize any of the water in their lakes or ponds for irrigation purposes. The customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the customer for irrigation without the consent or knowledge of SOLitude.

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain even if no work was performed. The customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of the SOLitude, unless there is willful negligence on the part of SOLitude.

While SOLitude Lake Management LLC makes every effort to thoroughly inspect the site before providing this contract proposal or beginning any work, it is possible, without fault or negligence, that unforeseen circumstances may arise, or that hidden conditions on the site might be found in the course of the performance of the contract work, which would result in additional time or material costs that exceed this contract pricing. Should this occur, the customer will be notified of these unforeseen circumstances or conditions and be responsible for the costs associated with remedying. By signing this agreement, the customer acknowledges that they have informed SOLitude Lake Management® of all known and relevant current site conditions that would be reasonable to expect could affect our ability to successfully complete the contract work.

5. INSURANCE AND LIMITATION OF LIABILITY. Solitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. The Company will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct, and then only to an amount not to exceed the annual value of this Agreement. In no event will any party to this Agreement be liable to the other for incidental, consequential or purely economic damages.

6. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

7. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

8. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.

9. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or

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unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

10. NOTICE. Any written notice provided under this Agreement may be sent via overnight mail, certified mail, hand delivery or electronic mail with delivery confirmation, to the individuals and addresses listed below.

11. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

12. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

AMELIA WALK CDD

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

**1320 Brookwood Drive Suite H
Little Rock AR 72202**

Customer's Address for Notice Purposes:

SCHEDULE A - FOUNTAIN INSTALLATION SERVICES

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Fountain Installation:

1. Company will install the following floating surface aerator:

1 AquaMaster Masters Series 5 HP (240V/1PH)**

Includes: Crystal Geyser Nozzle
Standard Stainless Steel Intake Debris Screen
150 ft. of underwater power cable
Underwater Oil Cooled motor w/ Thermal Protection
Control Panel (UL Listed / NEMA Rated)
GFCI Protection Breaker
Control Breaker
Motor Starter / Contactor
Motor Overload Protection Assembly
Digital Timer*
Control Fuse Protection
Motor Start & Run Capacitors
All labor and parts necessary for proper installation***

**Digital timer includes battery backup, etc. so as to eliminate the need for service calls and adjustments that occur as a result of power outages, sunrise and sunset time changes, daylight savings time, and more.*

*LED power indicator
LCD screen display
Lithium battery for memory backup
Three-way operation manual
Digital Electronics time switch
One touch, multi-functional keys*

***Customer must provide a properly sized power source for the amp load and voltage requirement of the units specified above, and a suitable structure adjacent to the power source to which the control panel will be mounted. Single-phase 208/240V units will require a 2-pole breaker for fountain control panel electrical connection and must be configured with 3 wire (2 hots + 1 neutral) and 1 ground wire for fountain control panel connection. SOLitude Lake Management® is not responsible for electrical permits or inspections that might be required if new electrical service is ordered. Permits and inspections are the sole responsibility of the customer and the customer's electrician who is responsible for providing the necessary electrical service as described above.*

****The cost for installation is based on the assumption that power is available within 30 feet of the pond, and that no obstacles exist between the power source and the pond (i.e., concrete/asphalt walkways, retaining walls, utilities, landscaped areas, trees).*

Lighting Installation:

1. Floating Fountain will include an Underwater **LED** Lighting Package

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Includes: **3 Underwater LED Lights (35 Watt)**
 Lighting Controls mounted in the Fountain Control Panel
 GFCI Protection Breaker
 Control Breaker
 Automatic Digital Timer*
 Control Fuse Protection
 150 ft. of underwater power cable
 All labor and parts necessary for proper installation

Warranty:

1. Company warrants that all installation work will be done in a safe and professional manner.
2. Manufacturer warrants ½ HP fountains for three (3) years, with upgraded panel five (5) years, 1-5 HP fountains for five (5) years, and 7-25 HP fountains for four (4) years from the date of installation against any defects in materials and workmanship.
3. Manufacturer warrants light sets for three (3) years from the date of installation against any defects in materials and workmanship.
4. Manufacturer warrants all other components for three (3) years from the date of installation against any defects in materials and workmanship.
5. Company warrants all labor and parts necessary for installation of the fountain aeration system for a period of one (1) year from the date of installation.
6. The manufacturer's warranty and the SÖLititude Lake Management® warranty will be voided if:
 - a. Any person not specifically authorized by the manufacturer and by SÖLititude Lake Management® performs any service, repair, or other work to the fountain aeration system.
 - b. The fountain aeration system is used in any manner inconsistent with its intended use or in any manner that is not in accordance with the manufacturer's instructions.

Permitting (when applicable):

1. SOLitude staff will be responsible for the following:
 - a. Obtaining any Federal, state, or local permits required to perform any work specified in this contract where applicable.
 - b. Attending any public hearings or meetings with regulators as required in support of the permitting process.
 - c. Filing of any notices or year-end reports with the appropriate agency as required by any related permit.
 - d. Notifying the Customer of any restrictions or special conditions put on the site with respect to any permit received, where applicable.

Customer Responsibilities:

1. Customer will be responsible for the following:
 - a. Providing information required for the permit application process upon request.

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- b. Providing Certified Abutters List for abutter notification where required.
- c. Perform any public filings or recordings with any agency or commission associated with the permitting process, if required.
- d. Compliance with any Order of Conditions or other special requirements or conditions required by the local municipality.
- e. Compliance and enforcement of temporary water-use restrictions where applicable.

General Qualifications:

- 1. Company is a licensed pesticide applicator in the state in which service is to be provided.
- 2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
- 3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
- 4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
- 5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
- 6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.

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SERVICES CONTRACT

CUSTOMER NAME: Amelia Walk CDD
SUBMITTED TO: Attn: Daniel Laughlin
CONTRACT DATE: January 12, 2022
SUBMITTED BY: Katie Cabanillas
SERVICES: Pond 1- 3.5 Hp AquaMaster Crystal Geyser Fountain Installation

This agreement (the "Agreement") is made as of the date indicated above, and is by and between SOLitude Lake Management, LLC ("Solitude" or the "Company") and the customer identified above (the "Customer") on the terms and conditions set forth in this Agreement.

1. **The Services.** SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:
2. **PAYMENT TERMS.** The fee for the Fountain Installation Services is **\$10,598.00**. The Customer shall pay 50% of this service fee upon execution of this Agreement. The balance (remaining 50% of fee) will be invoiced to Customer by SOLitude following completion of the Services. For any work completed or materials in storage on the customer's behalf at the end of each month, the company will invoice and the customer will be responsible for paying the percent of the total work completed as of that date, less any previous deposit paid. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, customer will be invoiced and responsible for paying said additional taxes in addition to the fee above. Customer agrees to pay all invoices within thirty (30) days of invoice date. The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Company shall be reimbursed by the Customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on the Company by the Customer that are not covered specifically by the written specifications of this contract.
3. **TERM AND EXPIRATION.** This Agreement is for a one-time service as described in the attached Schedule A. Any additional services will be provided only upon additional terms as agreed to by the parties in writing.
4. **DISCLAIMER.** SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude.
Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The customer is responsible for notifying SOLitude in advance of the contract signing and the start of the contract if they utilize any of the water in their lakes or ponds for irrigation purposes. The customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the customer for irrigation without the consent or knowledge of SOLitude.

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Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain even if no work was performed. The customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of the SOLitude, unless there is willful negligence on the part of SOLitude.

While SOLitude Lake Management LLC makes every effort to thoroughly inspect the site before providing this contract proposal or beginning any work, it is possible, without fault or negligence, that unforeseen circumstances may arise, or that hidden conditions on the site might be found in the course of the performance of the contract work, which would result in additional time or material costs that exceed this contract pricing. Should this occur, the customer will be notified of these unforeseen circumstances or conditions and be responsible for the costs associated with remedying. By signing this agreement, the customer acknowledges that they have informed SOLitude Lake Management® of all known and relevant current site conditions that would be reasonable to expect could affect our ability to successfully complete the contract work.

5. INSURANCE AND LIMITATION OF LIABILITY. Solitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. The Company will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct, and then only to an amount not to exceed the annual value of this Agreement. In no event will any party to this Agreement be liable to the other for incidental, consequential or purely economic damages.

6. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

7. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

8. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.

9. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or

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unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

10. NOTICE. Any written notice provided under this Agreement may be sent via overnight mail, certified mail, hand delivery or electronic mail with delivery confirmation, to the individuals and addresses listed below.

11. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

12. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

AMELIA WALK CDD

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

**1320 Brookwood Drive Suite H
Little Rock AR 72202**

Customer's Address for Notice Purposes:

SCHEDULE A - FOUNTAIN INSTALLATION SERVICES

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Fountain Installation:

1. Company will install the following floating surface aerator:

1 AquaMaster Masters Series 3.5 HP (240V/1PH)**

Includes: Crystal Geyser Nozzle
Standard Stainless Steel Intake Debris Screen
150 ft. of underwater power cable
Underwater Oil Cooled motor w/ Thermal Protection
Control Panel (UL Listed / NEMA Rated)
GFCI Protection Breaker
Control Breaker
Motor Starter / Contactor
Motor Overload Protection Assembly
Digital Timer*
Control Fuse Protection
Motor Start & Run Capacitors
All labor and parts necessary for proper installation***

**Digital timer includes battery backup, etc. so as to eliminate the need for service calls and adjustments that occur as a result of power outages, sunrise and sunset time changes, daylight savings time, and more.*

LED power indicator

LCD screen display

Lithium battery for memory backup

Three-way operation manual

Digital Electronics time switch

One touch, multi-functional keys

***Customer must provide a properly sized power source for the amp load and voltage requirement of the units specified above, and a suitable structure adjacent to the power source to which the control panel will be mounted. Single-phase 208/240V units will require a 2-pole breaker for fountain control panel electrical connection and must be configured with 3 wire (2 hots + 1 neutral) and 1 ground wire for fountain control panel connection. SOLitude Lake Management® is not responsible for electrical permits or inspections that might be required if new electrical service is ordered. Permits and inspections are the sole responsibility of the customer and the customer's electrician who is responsible for providing the necessary electrical service as described above.*

****The cost for installation is based on the assumption that power is available within 30 feet of the pond, and that no obstacles exist between the power source and the pond (i.e., concrete/asphalt walkways, retaining walls, utilities, landscaped areas, trees).*

Lighting Installation:

1. Floating Fountain will include an Underwater **LED** Lighting Package

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Includes: **3 Underwater LED Lights (35 Watt)**
 Lighting Controls mounted in the Fountain Control Panel
 GFCI Protection Breaker
 Control Breaker
 Automatic Digital Timer*
 Control Fuse Protection
 150 ft. of underwater power cable
 All labor and parts necessary for proper installation

Warranty:

1. Company warrants that all installation work will be done in a safe and professional manner.
2. Manufacturer warrants ½ HP fountains for three (3) years, with upgraded panel five (5) years, 1-5 HP fountains for five (5) years, and 7-25 HP fountains for four (4) years from the date of installation against any defects in materials and workmanship.
3. Manufacturer warrants light sets for three (3) years from the date of installation against any defects in materials and workmanship.
4. Manufacturer warrants all other components for three (3) years from the date of installation against any defects in materials and workmanship.
5. Company warrants all labor and parts necessary for installation of the fountain aeration system for a period of one (1) year from the date of installation.
6. The manufacturer's warranty and the SÖLititude Lake Management® warranty will be voided if:
 - a. Any person not specifically authorized by the manufacturer and by SÖLititude Lake Management® performs any service, repair, or other work to the fountain aeration system.
 - b. The fountain aeration system is used in any manner inconsistent with its intended use or in any manner that is not in accordance with the manufacturer's instructions.

Permitting (when applicable):

1. SOLitude staff will be responsible for the following:
 - a. Obtaining any Federal, state, or local permits required to perform any work specified in this contract where applicable.
 - b. Attending any public hearings or meetings with regulators as required in support of the permitting process.
 - c. Filing of any notices or year-end reports with the appropriate agency as required by any related permit.
 - d. Notifying the Customer of any restrictions or special conditions put on the site with respect to any permit received, where applicable.

Customer Responsibilities:

1. Customer will be responsible for the following:
 - a. Providing information required for the permit application process upon request.

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- b. Providing Certified Abutters List for abutter notification where required.
- c. Perform any public filings or recordings with any agency or commission associated with the permitting process, if required.
- d. Compliance with any Order of Conditions or other special requirements or conditions required by the local municipality.
- e. Compliance and enforcement of temporary water-use restrictions where applicable.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.

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7643 Gate Parkway 104-127
Jacksonville, FL 32256

407-717-5851
www.sitexaquatics.com

Fountain/Aeration Proposal

November 22, 2021

Submitted by: Joe Craig

Amelia Walk

Customer: GreenPointe Developers LLC.
Contact: Mr. Joe Cornelison
Address: 7807 Baymeadows Rd East Ste 205 Jacksonville, FL 32256
Email: jcornelison@GreenPointeLLC.com
Phone: 904.562.1840

The following bid is for 1-Otterbine 5HP Equinox floating fountain w/ LED lights to Amelia Walk community located in Fernandina Beach, Florida.

Service		Cost
1-5hp 230/1ph Comet-motor, float, controls, pigtails	—	\$12,300.00
200' of 8/3 fountain cable	—	Included
1- LED light set w/digital timers	—	Included
200' of 12/5 LED light cable	—	Included
Installation	—	Included
5-year warranty	—	Included
Total	—	\$12,300.00

Terms & Conditions

Payment

A deposit of 50% (\$6,150.00) is due upon execution of this agreement & for equipment to be ordered, with remaining 50% (\$6,150.00) due upon 30 days of fountain installation. Overdue accounts may accrue a service charge.

Sitex agrees to provide all labor, supervision, and equipment necessary to carry out the work. There shall be no variance from these specifications unless expressly stated though an addendum.

Responsibility

Customer is responsible for all electrical services to the control box, Sitex is not an electrical contractor nor claims to be responsible for any electrical responsibilities. Customer agrees to pay separate cost incurred by said electrical contractor.

Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome.

Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.

Scheduling

It is agreed by both Parties that the work performed under this Agreement will be done on a schedule that is sensitive to the overall function of the property. Additionally, it is understood that all work will be performed during the normal business week (Monday-Friday) unless otherwise stipulated.

Insurance

Sitex shall maintain the following insurance coverage and limits:

- (a) Workman's Compensation with statutory limits;
- (b) Automobile Liability;
- (c) Comprehensive General Liability including Property Damage, Completed Operations, and Product Liability.

A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage.

This Agreement shall be governed by the laws of the state of Florida.

Joseph T. Craig

Accepted By

Date

President, Sitex Aquatics, LLC.

Date



EQUINOX AERATING FOUNTAIN

- » Most energy efficient system in the industry.
- » 5 year all-inclusive warranty.
- » Operates in 30in or 75cm of water. (No additional depth needed when adding LED lights; additional 10in or 26cm required if adding high voltage lights.)
- » Complete package includes assembled unit, power control center, and cable. (No PCC for 50HZ.)
- » Power control center comes standard with surge arrestor, timer and GFCI (Exc: optional EPD for 460V.)
- » Cable quick disconnect standard.
- » Safety tested and listed with ETL & ETL-C, conforming to UL standards; and carries a 3rd party listing with CE.
- » Effectively controls algae, aquatic weeds, and foul odors; while deterring insects and insect breeding.
- » Published results from 3rd party testing verify highest oxygen transfer and pumping rates in the industry.

Product specifications and CADs can be found online through
www.otterbine.com or www.caddetails.com.



*We Guarantee that
You'll Love Your Pattern*



PRODUCT ILLUSTRATION

1. High-tech thermal plastic pumping chambers are staged to allow for easy interchange.
2. Rugged low visibility closed cell foam filled float includes handles and protective pockets for lights when applicable.
3. Industrial strength thermal plastic screen helps keep debris out of the unit.
4. Electrical quick disconnect is part of the upper plate to prevent damage.
5. Mixed flow pumping system achieves maximum pumping capacities.
6. Oil cooled, efficient 3450/2875 RPM custom built motor incorporates a g-type seal to ensure dependability and long life.
7. Corrosion resistant, durable 18 gauge/316 grade stainless steel motor housing.

60 HZ	1 HP	2 HP	3 HP	5 HP
Spray Height (ft)	10	13	15	20
Spray Diam. (ft)	35	40	58	72
GPM	150	210	275	400
Volt/Ph/Amp 3450@60hz	115/1/15 230/1/7.5	230/1/11.4	230/1/12 230/3/7.6 460/3/4.1	230/1/20 230/3/11.4 460/3/6



Service Quote

Page 1

Solitude Lake Management

1320 Brookwood Drive
Suite H
Little Rock, AR 72202

Phone No. (888) 480-5253

Fax No. (888) 358-0088

No. SMQT-004492

Status Pending

Order Date 11/02/21

Order Time 1:54:11 PM

Quote Provided to:

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

Phone No. (877) 327-1499

Email mmolineaux@evergreen-lm.com

1 year warranty on the Motor, Pump, and Cable.

90 day warranty on labor.

Service Item No.	Service Item Group Code	Item No.	Serial No.	Description
12909- FOUNTAIN- 1	FOUNTAIN			Fountain 1

Service Line

No.		Quantity	Unit Price Excl. Tax	Amount	Amount Incl. Tax
LABOR-REPAIR	REPAIR LABOR	5	107.00	535.00	535.00
VER-CBL215	8/4ga submersible power cable-motor	150	6.55	982.50	982.50
FOUNT SERV	Shipping	1	110.00	110.00	110.00
FOUNT SERV	Electrical fittings	1	32.50	32.50	32.50
FOUNT SERV	Franklin 200sts Pump end	1	1,412.138	1,412.14	1,412.14
FOUNT SERV	Franklin 5HP 230volt sandfighter motor	1	1,577.35	1,577.35	1,577.35
SERVICE FEE	Service Fee	1	82.00	82.00	82.00
Total				4,731.49	4,731.49

Service quote price expires 90 days following order date.

Quote Approved By: _____

Aquatic Management Agreement

This agreement is between Sitex Aquatics, LLC. Hereafter called Sitex and Amelia Walk CDD hereafter called "customer"

Customer: Amelia Walk CDD
C/O: GreenPointe developers
Contact: Mr. Joe Cornelison
Address: 7807 Baymeadows Rd East set 205 Jacksonville, FL 32256
Email: Jcornelison@GreenPointeLLC.com
Phone: 904.562.1840

Sitex agrees to provide aquatic management services for a period of 12 months In accordance with the terms and conditions of this agreement in the following sites:

Sixteen (16) Waterways (57 acres) located in the Amelia Walk community in Fernandina Beach, FL (see attached map)

Customer agrees to pay Sitex the following amounts during the term of this agreement for the specific service:

- | | |
|--|----------|
| 1. Shoreline Grass and Brush Control | Included |
| 2. Underwater, Floating and Algae Treatment | Included |
| 3. All Services Performed by State Licensed Applicator | Included |
| 4. Treatment Report Issued After Each Visit | Included |
| 5. Use of EPA Regulated Materials Only | Included |
| 6. Algae callback service as needed | Included |
| 7. Non-construction Trash | Included |

Service shall consist of Twelve (12) treatments a year as needed

Customer agrees to pay Sitex the following amount during the term of this agreement which shall be 01/01/22 thru 01/01/23
Agreement will automatically renew as per Term and Conditions:

Monthly Lake Service Amount: \$2,385.00
Total Annual Maintenance Cost: \$28,620.00

Invoice is due and payable within 30 days. Overdue accounts may accrue a service charge.

Customer acknowledges that he/she has read and is familiar with the additional terms and conditions printed on the reverse side, which are incorporated in this agreement.

Joseph T. Craig

11/18/2020

Accepted By

Date

Submitted by: Joe Craig

Date

Terms & Conditions

Sitex agrees to provide all labor, supervision, and equipment necessary to carry out the work. There shall be no variance from these specifications unless expressly stated though an addendum.

The Annual Cost will be paid to Sitex in Twelve (12) equal payments, which are due and payable in advance of each month in which the service will be rendered and will be considered late on the 30th of that month. A surcharge of two percent (2%) per month will be added for delinquent payments. The Customer is responsible for any collection or attorney's fees required to collect on this agreement.

This Agreement will be for a twelve (12) month period. This Agreement shall be automatically renewed at the end of the twelve (12) months. The monthly service amount may be adjusted, as agreed upon by both Parties, and set forth in writing to Customer. Both parties agree that service shall be continuous without interruption.

Additional Services requested by the customer such as trash clean up, physical cutting or paint removal, and other additional services performed will be billed separately at the current hourly equipment and labor rates.

Cancellation by either the Customer or Sitex may terminate the Agreement without cause at any time. Termination shall be by written notice, received by either the customer or Sitex at least thirty (30) days prior to the effective date of the termination.

Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. • Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.

It is agreed by both Parties that the work performed under this Agreement will be done on a schedule that is sensitive to the overall function of the property. Additionally, it is understood that all work will be performed during the normal business week (Monday-Friday) unless otherwise stipulated.

Sitex shall maintain the following insurance coverage and limits;

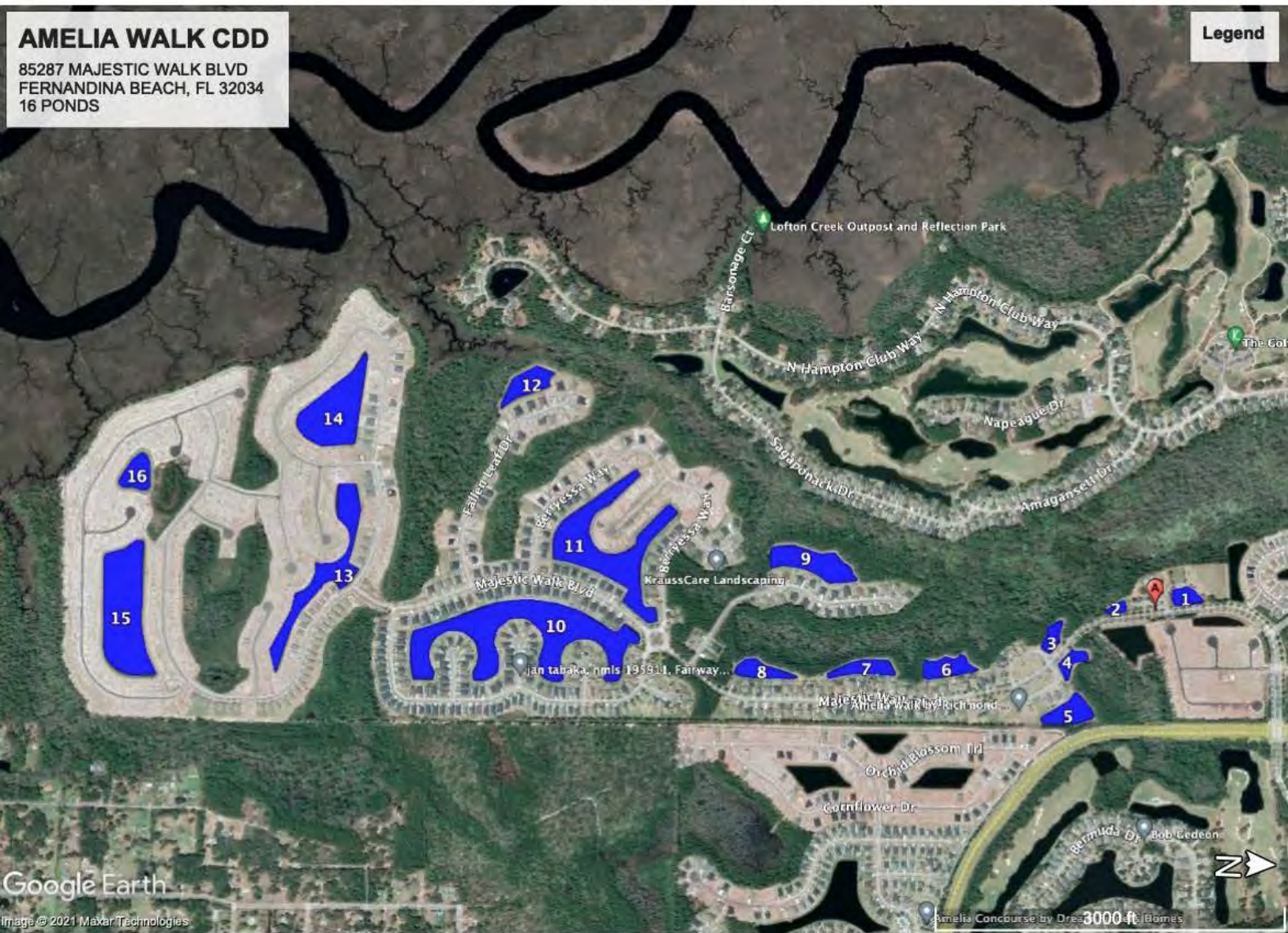
- (a) Workman's Compensation with statutory limits;
- (b) Automobile Liability;
- (c) Comprehensive General Liability including Property Damage, Completed Operations, and Product Liability.

A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage. • This Agreement shall be governed by the laws of the state of Florida.

AMELIA WALK CDD

85287 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034
16 PONDS

Legend



TENTH ORDER OF BUSINESS

A.

Amelia Walk

Community Development District

Unaudited Financial Statements
as of
December 31, 2021

Board of Supervisors Meeting
January 18, 2022

AMELIA WALK
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
December 31, 2021

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
<u>ASSETS:</u>				
Cash	\$92,163	---	---	\$92,163
Due from Other Funds	\$6,034	---	---	\$6,034
Investment - Custody US Bank	\$690,982	---	---	\$690,982
Investments:				
Series 2012				
Reserve 2012A-1	---	\$60,861	---	\$60,861
Revenue 2012A-1	---	\$137,949	---	\$137,949
Series 2016				
Reserve 2016A-2	---	\$189,925	---	\$189,925
Revenue 2016A-2	---	\$199,916	---	\$199,916
Construction	---	---	\$1,384	\$1,384
Series 2018				
Reserve 2018A-3	---	\$343,519	---	\$343,519
Revenue 2018A-3	---	\$422,900	---	\$422,900
Prepayment 2018A-3	---	\$32,284	---	\$32,284
Construction	---	---	\$831	\$831
Series 2018-Area B				
Reserve 2018A	---	\$559,650	---	\$559,650
Revenue 2018A	---	\$498,504	---	\$498,504
Prepayment 2018A	---	\$50,335	---	\$50,335
Construction	---	---	\$2	\$2
Deposits-Electric	\$515	---	---	\$515
TOTAL ASSETS	\$789,694	\$2,495,844	\$2,218	\$3,287,756
<u>LIABILITIES</u>				
Accounts Payable	\$29,500	---	---	\$29,500
Due to other Funds	---	\$6,034	---	\$6,034
Deposits - Office Lease	\$200	---	---	\$200
TOTAL LIABILITIES	\$29,700	\$6,034	\$0	\$35,734
<u>FUND BALANCES:</u>				
Nonspendable	\$515	---	---	\$515
Restricted				
Debt Service	---	\$2,489,810	---	\$2,489,810
Capital Projects	---	---	\$2,218	\$2,218
Unassigned	\$759,479	---	---	\$759,479
TOTAL FUND BALANCES	\$759,994	\$2,489,810	\$2,218	\$3,252,022
TOTAL LIABILITIES AND FUND BALANCES	\$789,694	\$2,495,844	\$2,218	\$3,287,756

AMELIA WALK

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance

For the Period Ended December 31, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/21	ACTUAL THRU 12/31/21	VARIANCE
<u>REVENUES:</u>				
Maintenance Assessments-On Roll (Net)	\$790,124	\$665,688	\$665,688	\$0
Interest Income	\$100	\$25	\$3	(\$22)
Clubhouse Rental Income	\$500	\$125	\$0	(\$125)
TOTAL REVENUES	\$790,724	\$665,838	\$665,690	(\$147)
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
Supervisor Fees	\$12,000	\$3,000	\$1,800	\$1,200
FICA Expense	\$842	\$210	\$138	\$73
Engineering Fees	\$10,000	\$2,500	\$0	\$2,500
Assessment Roll Administration	\$5,000	\$5,000	\$5,000	\$0
Dissemination	\$3,500	\$875	\$875	(\$0)
Dissemination-Amortization Schedules	\$1,000	\$250	\$600	(\$350)
Trustee Fees	\$21,550	\$5,388	\$0	\$5,388
Arbitrage	\$2,400	\$600	\$0	\$600
Attorney Fees	\$22,000	\$5,500	\$9,545	(\$4,045)
Annual Audit	\$3,745	\$936	\$0	\$936
Management Fees	\$48,600	\$12,150	\$12,150	\$0
Information Technology	\$800	\$200	\$200	(\$0)
Website Maintenance	\$400	\$100	\$100	\$0
Travel & Per Diem	\$1,000	\$250	\$0	\$250
Telephone	\$650	\$163	\$118	\$45
Postage	\$1,000	\$250	\$387	(\$137)
Printing & Binding	\$2,500	\$625	\$707	(\$82)
Insurance	\$8,735	\$8,735	\$9,245	(\$510)
Legal Advertising	\$8,500	\$2,125	\$301	\$1,824
Other Current Charges	\$1,200	\$300	\$223	\$77
Office Supplies	\$250	\$63	\$51	\$11
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$155,846	\$49,394	\$41,615	\$7,779
<u>FIELD:</u>				
<u>Contract Services:</u>				
Landscaping & Fertilization Maintenance	\$128,233	\$32,058	\$37,192	(\$5,134)
Fountain Maintenance	\$1,500	\$375	\$0	\$375
Lake Maintenance	\$28,404	\$7,101	\$7,101	\$0
Security	\$7,845	\$1,961	\$2,547	(\$586)
Refuse	\$6,392	\$1,598	\$1,632	(\$34)
Management Company	\$15,120	\$3,780	\$3,780	\$0
Subtotal Contract Services	\$187,494	\$46,873	\$52,252	(\$5,379)
<u>Repairs & Maintenance:</u>				
Repairs & Maintenance	\$30,000	\$7,500	\$304	\$7,197
Landscaping Extras (Flowers & Mulch)	\$23,181	\$5,795	\$700	\$5,095
Irrigation Repairs	\$7,500	\$1,875	\$215	\$1,660
Speed Control	\$12,000	\$3,000	\$0	\$3,000
Subtotal Repairs & Maintenance	\$72,681	\$18,170	\$1,218	\$16,952

AMELIA WALK

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance

For the Period Ended December 31, 2021

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/21	ACTUAL THRU 12/31/21	VARIANCE
<u>Utilities:</u>				
Electric	\$18,000	\$4,500	\$3,869	\$631
Streetlighting	\$18,000	\$4,500	\$6,957	(\$2,457)
Water & Wastewater	\$120,000	\$30,000	\$15,532	\$14,468
Subtotal Utilities	\$156,000	\$39,000	\$26,358	\$12,642
<u>Amenity Center:</u>				
Insurance	\$21,387	\$21,387	\$20,448	\$939
Pool Maintenance	\$14,700	\$3,675	\$3,600	\$75
Pool Permit	\$300	\$75	\$0	\$75
Amenity Attendant	\$35,280	\$8,820	\$8,820	\$0
Cable TV/Internet/Telephone	\$4,000	\$1,000	\$1,199	(\$199)
Janitorial Service	\$11,431	\$2,858	\$1,905	\$953
Special Events	\$10,000	\$2,500	\$734	\$1,766
Decorations-Holiday	\$2,000	\$500	\$1,226	(\$726)
Facility Maintenance (including Fitness Equip)	\$5,000	\$1,250	\$867	\$383
Lease	\$14,604	\$3,651	\$3,651	(\$0)
Subtotal Amenity Center	\$118,703	\$45,716	\$42,450	\$3,266
<u>Reserves:</u>				
Capital Reserves	\$100,000	\$25,000	\$0	\$25,000
Subtotal Reserves	\$100,000	\$25,000	\$0	\$25,000
Total Field Expenditures	\$634,877	\$174,760	\$122,279	\$52,481
TOTAL EXPENDITURES	\$790,724	\$224,154	\$163,894	\$60,260
Excess (deficiency) of revenues over (under) expenditures	\$0	\$441,684	\$501,797	\$60,113
Net change in fund balance	\$0	\$441,684	\$501,797	\$60,113
FUND BALANCE - Beginning	\$0		\$258,197	
FUND BALANCE - Ending	\$0		\$759,994	

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	\$43,277	\$622,411	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$665,688
Interest Income	\$1	\$1	\$1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3
Clubhouse Rental Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$1	\$43,278	\$622,411	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$665,690
Supervisor Fees	\$1,000	\$800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,800
FICA Expense	\$77	\$61	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$138
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	\$292	\$292	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$875
Dissemination-Amortization Schedules	\$350	\$0	\$250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600
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	\$4,815	\$1,028	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,545
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Management Fees	\$4,050	\$4,050	\$4,050	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,150
Information Technology	\$67	\$67	\$67	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$200
Website Maintenance	\$33	\$33	\$33	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100
Travel & Per Diem	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Telephone	\$22	\$19	\$77	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$118
Postage	\$196	\$183	\$8	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$387
Printing & Binding	\$227	\$282	\$199	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$707
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	\$55	\$69	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$223
Office Supplies	\$15	\$21	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$51
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Total Administrative	\$24,850	\$10,677	\$6,087	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$41,615
FIELD:													
Contract Services:													
Landscaping & Fertilization Maintenance	\$12,397	\$12,397	\$12,397	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$37,192
Fountain Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lake Maintenance	\$2,367	\$2,367	\$2,367	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$7,101
Security	\$2,186	\$181	\$181	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,547
Refuse	\$538	\$545	\$549	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,632
Management Company	\$1,260	\$1,260	\$1,260	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,780
Total Contract Services	\$18,748	\$16,750	\$16,754	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$52,252

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
Repairs & Maintenance:													
Repairs & Maintenance	\$304	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$304
Landscaping Extras (Flowers & Mulch)	\$0	\$700	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$700
Irrigation Repairs	\$0	\$0	\$215	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$215
Speed Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total R&M	\$0	\$700	\$215	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,218
Utilities:													
Electric	\$1,545	\$1,152	\$1,172	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,869
Streetlighting	\$1,946	\$2,506	\$2,506	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,957
Water & Wastewater	\$3,528	\$6,839	\$5,166	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,532
Total Utilities	\$7,019	\$10,496	\$8,843	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,358
Amenity Center:													
Insurance	\$20,448	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,448
Pool Maintenance	\$1,200	\$1,200	\$1,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,600
Pool Permit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Amenity Attendant	\$2,940	\$2,940	\$2,940	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,820
Cable TV/Internet/Telephone	\$411	\$411	\$377	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,199
Janitorial Service	\$953	\$953	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,905
Special Events	\$734	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$734
Decorations-Holiday	\$0	\$0	\$1,226	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,226
Facility Maintenance (including Fitness Equip)	\$275	\$592	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$867
Lease	\$1,217	\$1,217	\$1,217	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,651
Total Amenity Center	\$28,178	\$7,312	\$6,960	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$42,450
Reserves:													
Capital Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Field Expenses	\$53,945	\$35,259	\$32,772	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$122,279
Subtotal Operating Expenses	\$78,795	\$45,936	\$38,859	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$163,894
Interfund Transfers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Excess Revenues (Expenditures)	(\$78,794)	(\$2,658)	\$583,552	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$501,797

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

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

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 12/31/21	ACTUAL THRU 12/31/21	VARIANCE
<u>REVENUES:</u>				
Special Assessments	\$114,900	\$95,212	\$95,212	\$0
Special Assessments - A Prepayments	\$0	\$0	\$0	\$0
Interest Income	\$0	\$0	\$3	\$3
TOTAL REVENUES	<u>\$114,900</u>	<u>\$95,212</u>	<u>\$95,215</u>	<u>\$3</u>
<u>EXPENDITURES:</u>				
<u>Series 2012A-1</u>				
Interest - 11/01	\$33,138	\$32,588	\$32,588	\$0
Interest - 5/01	\$33,138	\$0	\$0	\$0
Principal - 5/01	\$50,000	\$0	\$0	\$0
Special Call - 11/01	\$0	\$0	\$10,000	(\$10,000)
TOTAL EXPENDITURES	<u>\$116,275</u>	<u>\$32,588</u>	<u>\$42,588</u>	<u>(\$10,000)</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(\$1,375)</u>	<u>\$62,624</u>	<u>\$52,627</u>	<u>(\$9,997)</u>
Net change in fund balance	<u>(\$1,375)</u>	<u>\$62,624</u>	<u>\$52,627</u>	<u>(\$9,997)</u>
FUND BALANCE - Beginning	\$83,766		\$145,622	
FUND BALANCE - Ending	<u>\$82,391</u>		<u>\$198,249</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 December 31, 2021

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED THRU 12/31/21</u>	<u>ACTUAL THRU 12/31/21</u>	<u>VARIANCE</u>
<u>REVENUES:</u>				
Special Assessments	\$190,350	\$160,511	\$160,511	\$0
Interest Income	\$0	\$0	\$6	\$6
TOTAL REVENUES	<u>\$190,350</u>	<u>\$160,511</u>	<u>\$160,518</u>	<u>\$6</u>
<u>EXPENDITURES:</u>				
<u>Series 2016A-2</u>				
Interest - 11/01	\$72,438	\$73,394	\$73,394	\$0
Interest - 5/01	\$72,438	\$0	\$0	\$0
Principal - 11/01	\$45,000	\$45,000	\$45,000	\$0
Special Call - 11/01	\$20,000	\$20,000	\$35,000	(\$15,000)
TOTAL EXPENDITURES	<u>\$209,875</u>	<u>\$138,394</u>	<u>\$153,394</u>	<u>(\$15,000)</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(\$19,525)</u>	<u>\$22,117</u>	<u>\$7,124</u>	<u>(\$14,994)</u>
Net change in fund balance	<u>(\$19,525)</u>	<u>\$22,117</u>	<u>\$7,124</u>	<u>(\$14,994)</u>
FUND BALANCE - Beginning	\$179,133		\$381,902	
FUND BALANCE - Ending	<u>\$159,608</u>		<u>\$389,026</u>	

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

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

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 12/31/21	ACTUAL THRU 12/31/21	VARIANCE
<u>REVENUES:</u>				
Special Assessments-On Roll (Net)	\$461,806	\$386,509	\$386,509	\$0
Special Assessments-Prepayments	\$0	\$0	\$32,083	\$32,083
Interest Income	\$0	\$0	\$11	\$11
<u>TOTAL REVENUES</u>	<u>\$461,806</u>	<u>\$386,509</u>	<u>\$418,603</u>	<u>\$32,094</u>
<u>EXPENDITURES:</u>				
<u>Series 2018A-3</u>				
Interest - 11/01	\$171,275	\$171,275	\$170,088	\$1,188
Interest - 5/01	\$168,975	\$0	\$0	\$0
Principal Expense - 11/01	\$115,000	\$115,000	\$115,000	\$0
<u>TOTAL EXPENDITURES</u>	<u>\$455,250</u>	<u>\$286,275</u>	<u>\$285,088</u>	<u>\$1,188</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$6,556</u>	<u>\$100,234</u>	<u>\$133,515</u>	<u>\$33,281</u>
Net change in fund balance	<u>\$6,556</u>	<u><u>\$100,234</u></u>	<u>\$133,515</u>	<u><u>\$33,281</u></u>
FUND BALANCE - Beginning	\$315,502		\$661,452	
FUND BALANCE - Ending	<u><u>\$322,058</u></u>		<u><u>\$794,968</u></u>	

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

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

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 12/31/21	ACTUAL THRU 12/31/21	VARIANCE
<u>REVENUES:</u>				
Special Assessments-On Roll	\$559,650	\$468,484	\$468,484	\$0
Special Assessments-Off Roll	\$0	\$0	\$691	\$691
Special Assessments-Ppmt	\$0	\$0	\$50,335	\$50,335
Interest Income	\$0	\$0	\$15	\$15
TOTAL REVENUES	\$559,650	\$468,484	\$519,526	\$51,042
<u>EXPENDITURES:</u>				
<u>Series 2018</u>				
Interest - 11/01	\$212,609	\$212,609	\$212,609	(\$0)
Interest - 5/01	\$209,766	\$0	\$0	\$0
Principal Expense - 11/01	\$130,000	\$130,000	\$130,000	\$0
TOTAL EXPENDITURES	\$552,375	\$342,609	\$342,609	(\$0)
Excess (deficiency) of revenues over (under) expenditures	\$7,275	\$125,875	\$176,916	\$51,042
Net change in fund balance	\$7,275	\$125,875	\$176,916	\$51,042
FUND BALANCE - Beginning	\$370,428		\$930,651	
FUND BALANCE - Ending	<u>\$377,703</u>		<u>\$1,107,568</u>	

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

Series 2012A-1, Special Assessment Bonds		
Interest Rate;	5.50%	
Maturity Date:	5/1/37	
Reserve Fund Requirement:	Max Annual Debt Service	
Bonds outstanding - 9/30/2021		\$1,185,000.00
Less:	May 1, 2022 (Mandatory)	\$0.00
Current Bonds Outstanding		\$1,175,000.00

Series 2016A-2, Special Assessment Bonds		
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)	(\$45,000.00)
Current Bonds Outstanding		\$2,420,000.00

Series 2018A-3, Special Assessment Bond		
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)	(\$115,000.00)
Current Bonds Outstanding		\$6,400,000.00

Series 2018A Area B, Special Assessment Bond		
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)	(\$130,000.00)
Current Bonds Outstanding		\$7,480,000.00

Total Current Bonds Outstanding		\$17,475,000.00
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AMELIA WALK
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2016A-2
CAPITAL PROJECTS FUND

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

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED THRU 12/31/21</u>	<u>ACTUAL THRU 12/31/21</u>	<u>VARIANCE</u>
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$0	\$0
TOTAL REVENUES	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
<u>EXPENDITURES:</u>				
Capital Outlay	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Net change in fund balance	<u>\$0</u>	<u><u>\$0</u></u>	<u>\$0</u>	<u><u>\$0</u></u>
FUND BALANCE - Beginning	\$0		\$1,384	
FUND BALANCE - Ending	<u><u>\$0</u></u>		<u><u>\$1,384</u></u>	

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

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

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED THRU 12/31/21</u>	<u>ACTUAL THRU 12/31/21</u>	<u>VARIANCE</u>
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$0	\$0
Developer Contributions	\$0	\$0	\$0	\$0
TOTAL REVENUES	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
<u>EXPENDITURES:</u>				
Capital Outlay	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Net change in fund balance	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
FUND BALANCE - Beginning	\$0		\$831	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$831</u>	

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

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

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 12/31/21	ACTUAL THRU 12/31/21	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$0	\$0
TOTAL REVENUES	\$0	\$0	\$0	\$0
<u>EXPENDITURES:</u>				
Capital Outlay	\$0	\$0	\$25,500	(\$25,500)
TOTAL EXPENDITURES	\$0	\$0	\$25,500	(\$25,500)
Excess (deficiency) of revenues over (under) expenditures	\$0	\$0	(\$25,500)	(\$25,500)
<u>OTHER FINANCING SOURCES/(USES)</u>				
Developer Proceeds	\$0	\$0	\$25,500	\$25,500
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
TOTAL OTHER FINANCING SOURCES/(USES)	\$0	\$0	\$25,500	\$25,500
Net change in fund balance	\$0	\$0	\$0	\$0
FUND BALANCE - Beginning	\$0		\$2	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$2</u>	

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

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

Opening Balance in Construction Account		\$3,052,509.87
Source of Funds:	Interest Earned	\$992.49
Use of Funds:		
Disbursements:	Clearing, Grading & Earthwork	(\$568,190.87)
	Roadway	(\$727,841.07)
	Stormwater	(\$303,222.68)
	Water System	(\$262,281.11)
	Sewer System	(\$378,929.54)
	Landscaping, Entry Monuments & Signs	(\$319,933.53)
	Engineering & Permitting	(\$72,695.00)
	Electrical	(\$131,315.29)
	Professional Fees (Contingencies)	(\$37,459.36)
	Cost Of Issuance	(\$250,250.00)
Adjusted Balance in Construction Account at December 31, 2021		<u>\$1,383.90</u>

2. Funds Available For Construction at December 31, 2021

Book Balance of Construction Fund at December 31, 2021		\$1,383.90
A.	A.J. Johns, Inc. - Phase 2	
	Contract Amount	\$2,244,928.40
	Paid to Date	(\$2,244,928.40)
	Balance on Contract	(\$0.00)
		<u>\$0.00</u>
B.	First Coast Electric, LLC - FPL Conduit Installation	
	Contract Amount	\$102,205.00
	Paid to Date	(\$102,205.00)
	Balance on Contract	\$0.00
		<u>\$0.00</u>
Construction Funds available at December 31, 2021		<u>\$1,383.91</u>

3. Investments - US Bank

December 31, 2021	Type	Yield	Due	Maturity	Principal
Construction Fund:	Overnight	1.50%		\$1,383.90	\$1,383.90
				Contracts/Retainage Payable	\$0.00
				Balance at 12/31/2021	<u>\$1,383.90</u>

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

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

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

2. Funds Available For Construction at December 31, 2021

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

3. Investments - US Bank

December 31, 2021	Type	Yield	Due	Maturity	Principal
Construction Fund:	Overnight	1.50%		\$831.45	\$831.45
				Contracts/Retainage Payable	\$0.00
				Due from Developer	\$0.00
				Balance at 12/31/2021	<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 December 31, 2021

Opening Balance in Construction Account		\$7,368,283.85
Source of Funds:		
	Interest Earned	\$121,479.34
	Developer Proceeds	\$766,759.33
	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	(\$324,773.15)
	Engineering & Permitting	(\$201,027.53)
	Electrical	(\$4,470.00)
	Amenity Center Expansion	(\$67,077.50)
	Professional Fees/Contingencies	(\$70,293.73)
	Cost Of Issuance	(\$491,481.50)
Adjusted Balance in Construction Account at December 31, 2021		<u><u>\$2.41</u></u>

2. Funds Available For Construction at December 31, 2021

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

3. Investments - US Bank

December 31, 2021	Type	Yield	Due	Maturity	Principal
Construction Fund:	Overnight	1.50%		\$2.41	\$2.41
				Contracts/Transfers	\$0.00
				Balance at 12/31/2021	<u><u>\$2.41</u></u>

B.

AMELIA WALK
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2022

ASSESSMENTS - TAX COLLECTOR							\$790,126.32	\$113,010.11	\$190,515.96	\$458,759.59	\$556,059.10	\$2,108,471.08
							ON ROLL ASSESSMENTS (NET)					
							37.47%	5.36%	9.04%	21.76%	26.37%	100.00%
							001.36300.10000	022.36300.10000	025.36300.10000	026.36300.1000	027.36300.1000	
DATE	DESCRIPTION	Collection Period	AMOUNT	COMMISSIONS	INTEREST	Net Amount	O&M Portion	2012 DSF Portion	2016 DSF Portion	2018 DSF Portion	2018 DSF Portion	Total
10/29/21	Distribution #1	06/01/21-10/23/21	\$2,670.85	\$53.42	\$0.00	\$2,617.43	\$980.86	\$140.29	\$236.50	\$569.50	\$690.28	\$2,617.43
11/18/21	Distribution #2	09/01/21-11/15/21	\$115,171.65	\$2,303.43	\$0.00	\$112,868.22	\$42,296.12	\$6,049.53	\$10,198.48	\$24,557.78	\$29,766.31	\$112,868.22
12/06/21	Distribution #3	11/16/21-11/30/21	\$1,364,607.73	\$27,292.15	\$0.00	\$1,337,315.58	\$501,144.29	\$71,677.62	\$120,836.36	\$290,972.14	\$352,685.18	\$1,337,315.58
12/22/21	Distribution #4	12/01/21-12/15/21	\$330,206.55	\$6,604.14	\$0.00	\$323,602.41	\$121,266.44	\$17,344.48	\$29,239.87	\$70,409.17	\$85,342.44	\$323,602.41
TOTAL			\$1,812,656.78	\$36,253.14	\$0.00	\$1,776,403.64	\$665,687.71	\$95,211.92	\$160,511.21	\$386,508.60	\$468,484.21	\$1,776,403.64

Assessed on Roll:

	NET AMOUNT		ASSESSMENTS	ASSESSMENTS	AMOUNT
	ASSESSED	PERCENTAGE	COLLECTED	TRANSFERRED	TO BE TFR.
O & M	\$790,126.32	37.47%	\$665,687.71	(\$665,687.71)	\$0.00
DEBT SERVICE-12	\$113,010.11	5.36%	\$95,211.92	(\$95,211.92)	\$0.00
DEBT SERVICE-16	\$190,515.96	9.04%	\$160,511.21	(\$160,511.21)	\$0.00
DEBT SERVICE-18	\$458,759.59	21.76%	\$386,508.60	(\$386,508.60)	\$0.00
DEBT SERVICE-18	\$556,059.10	26.37%	\$468,484.21	(\$468,484.21)	\$0.00
TOTAL	\$2,108,471.08	100.00%	\$1,776,403.64	(\$1,776,403.64)	\$0.00

C.

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

January 18, 2022

<i>Date</i>	<i>Check Numbers</i>	<i>Amount</i>
11/22/21	3267-3270	\$29,601.91
12/3/21	3271-3276	\$10,260.28
12/13/21	3277-3281	\$51,440.82
1/7/22	3282-3290	\$31,012.03
<i>Total</i>		<u><u>\$122,315.04</u></u>

*Copies of Fedex invoices provided upon request

AP300R
*** CHECK NOS. 003267-050000

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

RUN 1/11/22

PAGE 1

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
11/22/21	00102	10/31/21	AWCDD102 202110 320-57200-34700 OCT 21 MGMT FEE		*	4,200.00	
		10/31/21	AWCDD102 202110 320-57200-41000 OCT 21 TELEPHONE/IPAD		*	34.02	
		10/31/21	AWCDD102 202110 320-57200-49400 OCT 21 SPECIAL EVENT PURC		*	733.82	
		10/31/21	AWCDD102 202110 300-20200-10100 REIMBURSE TRIM ALL INVOIC		*	22,850.24	
				EVERGREEN LIFESTYLES MANAGEMENT, LLC			27,818.08 003267
11/22/21	00021	11/05/21	16194-11 202110 320-57200-43000 SERVICE THRU 11/05/21		*	7.88	
		11/05/21	72449-11 202110 320-57200-43000 SERVICE THRU 11/05/21		*	9.72	
				FPL			17.60 003268
11/22/21	00191	11/01/21	0618290 202112 320-57200-44000 FITNESS LEASE EQUIPMENT		*	1,217.01	
				MUNICIPAL ASSET MANAGEMENT, INC.			1,217.01 003269
11/22/21	00028	11/16/21	0687-001 202112 320-57200-43300 DEC 21 REFUSE SERVICES		*	549.22	
				REPUBLIC SERVICES #687			549.22 003270
12/03/21	00156	11/21/21	0350808- 202112 320-57200-41050 SERVICE THRU 12/24/2021		*	376.75	
				COMCAST			376.75 003271
12/03/21	00160	12/01/21	709619 202201 320-57200-34500 CCTV MONITORING & MAINT.		*	1,200.00	
				ENVERA SYSTEMS			1,200.00 003272
12/03/21	00003	11/16/21	75678276 202111 310-51300-42000 DELIVERIES THRU 11/16/21		*	133.02	
				FEDEX			133.02 003273
12/03/21	00021	11/17/21	NOVEMBER 202111 320-57200-43000 SERVICE THRU 11/17/2021		*	1,133.97	
		11/17/21	NOVEMBER 202111 320-57200-43001 SERVICE THRU 11/17/2021		*	2,505.54	
				FPL			3,639.51 003274
12/03/21	00177	11/11/21	44200695 202111 320-57200-34000 PEST CONTROL SERVICES		*	88.00	
				NADER'S PEST RAIDERS			88.00 003275

AWLK -AMELIA WALK - SHENNING

AP300R
*** CHECK NOS. 003267-050000

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

RUN 1/11/22

PAGE 2

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
12/03/21	00203	7/01/21 5998	202112 300-20200-10100		*	952.60	
		JULY 21 CLEANING SVCS.					
		7/15/21 7093	202107 320-57200-34200		*	60.00	
		RETURN TRIP-MOP WATER					
		8/01/21 6305	202112 300-20200-10100		*	952.60	
		AUG 21 CLEANING SVCS.					
		9/01/21 6728	202112 300-20200-10100		*	952.60	
		SEPT 21 CLEANING SVCS.					
		10/01/21 7463	202110 320-57200-34200		*	952.60	
		OCT 21 CLEANING SVCS.					
		11/01/21 8004	202111 320-57200-34200		*	952.60	
		NOV 21 CLEANING SVCS.					
SUMMIT FACILITY SOLUTIONS							4,823.00 003276
12/13/21	00021	12/07/21 16194-12	202111 320-57200-43000		*	9.04	
		SERVICE THRU 12/07/21					
		12/07/21 72449-12	202111 320-57200-43000		*	8.83	
		SERVICE THRU 12/07/21					
FPL							17.87 003277
12/13/21	00001	12/01/21 274	202112 310-51300-34000		*	4,050.00	
		DEC 21 MGMT FEES					
		12/01/21 274	202112 310-51300-35101		*	33.33	
		DEC 21 WEBSITE ADMIN					
		12/01/21 274	202112 310-51300-35100		*	66.67	
		DEC 21 INFO TECHNOLOGY					
		12/01/21 274	202112 310-51300-31200		*	291.67	
		DEC 21 DISSEMINATION					
		12/01/21 274	202112 310-51300-51000		*	15.06	
		DEC 21 OFFICE SUPPLIES					
		12/01/21 274	202112 310-51300-42000		*	7.99	
		DEC 21 POSTAGE					
		12/01/21 274	202112 310-51300-42500		*	198.75	
		DEC 21 COPIES					
		12/01/21 274	202112 310-51300-41000		*	77.03	
		DEC 21 TELEPHONE					
GOVERNMENTAL MANAGEMENT SERVICES							4,740.50 003278
12/13/21	00215	12/05/21 842	202111 310-51300-31500		*	4,815.29	
		NOV 21 GENERAL COUNSEL					
KE LAW GROUP, PLLC							4,815.29 003279
12/13/21	00187	10/01/21 51711	202110 320-57200-46200		*	12,397.41	
		OCT 21 LANDSCAPE MAINT.					
		11/01/21 52055	202111 320-57200-46200		*	12,397.41	
		NOV 21 LANDSCAPE MAINT.					

AWLK -AMELIA WALK - SHENNING

AP300R
*** CHECK NOS. 003267-050000

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

RUN 1/11/22

PAGE 3

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		12/01/21 52377	202112 320-57200-46200		*	12,397.41	
		DEC 21	LANDSCAPE MAINT.	TRIM ALL LAWN SERVICE, INC.			37,192.23 003280
12/13/21	00036	10/27/21 31240504	202110 320-57200-43100		*	3,527.62	
			SERVICE THRU 10/27/2021				
		10/27/21 31240504	202110 300-15500-10000		*	5,691.69-	
			SERVICE THRU 10/27/2021				
		12/01/21 31240504	202111 320-57200-43100		*	6,839.00	
			SERVICE THRU 12/01/2021				
			JEA				4,674.93 003281
12/21/21	00215	10/03/21 321	202109 310-51300-31500		*	3,284.73	
		SEPT 21	LEGAL FEES	KE LAW GROUP, PLLC			3,284.73 003282
1/07/22	00172	10/06/21 1111069	202110 320-57200-34503		*	550.00	
			SVCS 10/21				
		10/19/21 1118177	202110 320-57200-34503		*	255.00	
			SVCS 10/21				
		11/01/21 1111571	202111 320-57200-34500		*	180.64	
			SVCS 11/21				
		11/09/21 1120039	202111 320-57200-34000		*	504.02	
			SVCS 11/21				
		12/01/21 1123153	202112 320-57200-34500		*	180.64	
			SVCS 12/21				
		1/01/22 1129346	202201 320-57200-34500		*	180.64	
			SVCS 01/22				
			BATES SECURITY LLC				1,850.94 003283
1/07/22	00175	12/29/21 20	202112 310-51300-31200		*	250.00	
			AMORTIZATION SCHEDULE	DISCLOSURE SERVICES LLC			250.00 003284
1/07/22	00021	12/17/21 122021	202112 320-57200-43001		*	2,505.54	
			SVCS 12/21				
		12/17/21 1221	202112 320-57200-43000		*	1,171.67	
			SVCS 12/21				
			FPL				3,677.21 003285
1/07/22	00036	12/30/21 4050420-	202112 320-57200-43100		*	5,165.74	
			SVCS 12/21				
			JEA				5,165.74 003286
1/07/22	00215	10/03/21 321-0921	202109 310-51300-31500		*	3,284.73	
			SVCS 09/21				

AWLK -AMELIA WALK - SHENNING

AP300R
*** CHECK NOS. 003267-050000

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

RUN 1/11/22

PAGE 4

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		1/03/22 895	202112 310-51300-31500		*	1,028.00	
		SVCS 12/21					
		10/03/21 321-0921	202109 310-51300-31500		V	3,284.73-	
		SVCS 09/21					
		1/03/22 895	202112 310-51300-31500		V	1,028.00-	
		SVCS 12/21					
				KE LAW GROUP, PLLC			.00 003287
1/07/22 00191		12/01/21 0618323	202112 320-57200-44000		*	1,217.01	
		LEASE FITNESS EQUIPMENT					
				MUNICIPAL ASSET MANAGEMENT, INC.			1,217.01 003288
1/07/22 00187		12/07/21 52508	202111 320-57200-46201		*	700.00	
		SVCS 11/21					
		12/15/21 52547	202112 320-57200-46202		*	180.65	
		SVCS 12/21					
		12/27/21 52568	202112 320-57200-52005		*	1,226.14	
		SVCS 12/21					
		12/29/21 52573	202112 320-57200-46202		*	34.20	
		SVCS 12/21					
		1/01/22 52680	202201 320-57200-46200		*	12,397.41	
		MAINT 01/2022					
				TRIM ALL LAWN SERVICE, INC.			14,538.40 003289
1/07/22 00215		1/03/22 895	202112 310-51300-31500		*	1,028.00	
		SVCS 12/21					
				KE LAW GROUP, PLLC			1,028.00 003290
				TOTAL FOR BANK A		122,315.04	
				TOTAL FOR REGISTER		122,315.04	

AWLK -AMELIA WALK - SHENNING

TRIM ALL LAWN SERVICE, INC.

942360 Old Nassauville Road
Fernandina Beach, FL 32034

Date	8/1/2021
Invoice #	51106

(904) 491-3232 Trimalllawn@gmail.com

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

Property Address
85287 Majestic Walk Blvd Fernandina Beach, FL 32034

AUGUST MONTHLY MAINTENANCE	PO #	Terms
		Net 30
Description	Amount	
Monthly Maintenance	8,631.00	
Treatment of Turf & Shrubs - Included in Contract	671.75	
Monthly Irrigation Inspection	458.33	
Seasonal Flower Rotation- three times per year	769.86	
Installation of Mulch and Pine Straw- one time per year	894.18	
<div>August</div> <div>Please contact our office if you are interested in setting up recurring credit card payments.</div> <div>Thank you for your business.</div>	Total \$11,425.12	
	Payments/Credits \$0.00	
	Balance Due \$11,425.12	

**942360 Old Nassauville Road
Fernandina Beach, FL 32034**

Date	7/1/2021
Invoice #	50818

(904) 491-3232 Trimalllawn@gmail.com

Bill To	Property Address
Amelia Walk C/o Evergreen Lifestyles Management 10401 Deerwood Park, Suite 2130 Jacksonville, FL 32256	85287 Majestic Walk Blvd Fernandina Beach, FL 32034

JULY MONTHLY MAINTENANCE	PO #	Terms
		Net 30
Description	Amount	
Monthly Maintenance	8,631.00	
Treatment of Turf & Shrubs - Included in Contract	671.75	
Monthly Irrigation Inspection	458.33	
Seasonal Flower Rotation- three times per year	769.86	
Installation of Mulch and Pine Straw- one time per year	894.18	
<p><i>July 2007</i></p> <p>Please contact our office if you are interested in setting up recurring credit card payments.</p>	Total \$11,425.12	
	Payments/Credits \$0.00	
	Balance Due \$11,425.12	
Thank you for your business.		

CHECK REQUEST INVOICE

DATE: 10.29.2021
 INVOICE # 10.29.2021
 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		
2020 - 2021 Budget Season		
WURSTBUSTERS Fernandina Beach FL Oktoberfest Minimum	Special Events	74.40
GATE 1214 Q YULEE FL Oktoberfest Ice	Special Events	17.08
TARGET YULEE 2155 FL Oktoberfest Drinks	Special Events	40.33
TOTAL WINE & MORE 90 Oktoberfest Drinks	Special Events	491.04
Amazon Marketplace Oktoberfest	Special Events	110.97

Please remember to attach all receipts!

Lynzi Chambers

Authorized by:

TOTAL DUE \$ 733.82

Approved by:

AW - Oktoberfest



Yulee - 904-548-1240
463737 State Rd 200
Yulee, Florida 32097-8652
09/24/2021 01:43 PM



GROCERY			
203600096	GG WATER	NF	\$8.97
	3 @ \$2.99 ea		
203161501	KOOL-AID	TF	\$1.99
203161509	KOOL-AID	TF	\$5.97
	3 @ \$1.99 ea		
203161500	KOOL-AID	TF	\$3.98
	2 @ \$1.99 ea		
271100169	COKE CLASSIC	TF	\$5.79
271100269	COKE DIET	TF	\$5.79
271101269	SPRITE	TF	\$5.79

	SUBTOTAL	\$38.28
T = FL TAX 7.00000	on \$29.31	\$2.05
	TOTAL	\$40.33
*1007 AMEX CHARGE		\$40.33
AID: A000000025010801		
	AMERICAN EXPRESS	
	AUTH CODE: 815993	

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

REC#2-1267-2155-0080-6998-5 VCD#750-251-649

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

Informtarget.com
User ID: 7873 2784 5991
Password: 930 015

CUENTENOS EN ESPAÑOL

Please take this survey within 7 days

AW - Oktoberfest

Serving Up More.



GATE Petroleum # 1214
463779 S.R. 200
Yulee, FL 32097
904-225-5606

9/24/21 13:54:31
Reg:2 Cashier:OLIVIA
GATE Petroleum # 1214
Receipt 2154838
Type SALE

Qty	Name	Price	Total
4	20 LB BAG ICE [T]	15.96	15.96
SubTotal			15.96
State and local tax			1.12
Total			17.08

Received
American Express 17.08
ACC XXXXXXXXXXXX1007 INSERT
APPROVEDAPP 882846
REF 00000088
SALE
American Express
Card Num : (C) XXXXXXXXXXXX1007
Chip Read
Terminal : 500
Approval : 882846

USD\$ 17.08

AMERICAN EXPRESS
AID: A000000025010801
TVR: 0000008000
IAD: XXXXXXXXXXXXXXXX
TSI: E800
ARC: 00

Thank You for
Choosing GATE!

[Home](#) / [Account Home](#) / [Orders](#)

Page 3 of 9

Online order history

Your account

[Account home](#)[Profile and settings](#)

Orders

[Online order history](#)[In-store purchase history](#)

Your shopping lists

[MY FAVORITES](#)Welcome back,
LynziOrders placed within:
Last 3 monthsSort by:
Most RecentShow:
10

Date	Type	Status	Order number	Total
09/23/2021	Curbside Pickup	Picked Up	142369909	\$654.72

Status: Picked UpJacksonvilleSt. John's Town Center North
4413 Town Center
Parkway 300
Jacksonville, FL 32246
(904) 998-1740[Directions to Store](#)

Payment information



AMEX_1007
AMEX XXXX-XXXX-XXXX-1007

Subtotal \$609.04

Sales tax \$45.68

Service fee FREE

Total \$ 654.72

Item	Unit price	Quantity	Item total
<u>Beck's</u>			
12pk-12oz Btls 80127-2	\$11.49	5	\$57.45
 <div> <div>Save to list</div> <div>Reorder</div> </div>			
<u>St Pauli Girl</u>			
12pk-12oz Btls 176127-2	\$10.99	6	\$65.94
 <div> <div>Save to list</div> <div>Reorder</div> </div>			
<u>Orange Blossom Pilsner</u>			
12pk-12oz Cans 14363122-2	\$20.99	6	\$125.94

[Save to list](#)[Reorder](#)Samuel AdamsOctoberFest

\$17.99

5

\$89.95

12pk-12oz Btls 3412127-

[Save to list](#)[Reorder](#)

WINERY DIRECT

Blue Vin Riesling

\$9.99

4

\$39.96

750ml 104093750-1

[Save to list](#)[Reorder](#)

WINERY DIRECT

Dr. Heidemanns Pinot

\$17.99

5

\$89.95

Noir

750ml 113794750-1

[Save to list](#)[Reorder](#)

WINERY DIRECT

Red Vin Sweet Red

\$8.99

10

\$89.90

750ml 107338750-1

[Save to list](#)[Reorder](#)

WINERY DIRECT

Dr. Heidemanns Blitz

\$9.99

5

\$49.95

Riesling

750ml 100463750-1

[Save to list](#)[Reorder](#)

Your order history reflects item details at time of purchase. Pricing and availability are subject to change at any time.



Contact Customer Care

+ 1 (855) 328-9463

Mon.-Fri.: 9 a.m. - 12 a.m. ET

Sat.-Sun.: 10:30 a.m. - 12 a.m. ET

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Spirit sales where allowed by law

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Visit ID: 109 533 323

**Final Details for Order #111-8157810-3854623**

Page 6 of 9

[Print this page for your records.](#)

Order Placed: September 23, 2021
Amazon.com order number: 111-8157810-3854623
Order Total: \$221.94

Shipped on September 23, 2021**Items Ordered****Price**

1 of: *Oktoberfest Decorations, Laminated Bavarian Oktoberfest Banner German Beer Festival Signs Oktoberfest Party Decorations Supply Decor Paper Cutouts with 2 Ropes and Glue Point Dots (Style 2)* \$12.99
 Sold by: Kaize Network Technology ([seller profile](#)) | Product question? [Ask Seller](#)

Condition: New

1 of: *FANKUTOYS Oktoberfest Photo Prop Set, 6x3ft Oktoberfest Photo Door Banner Backdrop Props and 32ft Bavarian Pennant Flag Banner, Funny Oktoberfest Games Supplies for Bavarian Festival Decorations* \$11.99
 Sold by: Sandalas ([seller profile](#))

Condition: New

1 of: *9 Sheets Oktoberfest Window Stickers Beer Festival Window Decals Beer Wheat Ears German Flag Pennant Beer Barrel Sausage Windows Clings for German Beer Home Oktoberfest Party Decorations* \$8.99
 Sold by: Huntuejo ([seller profile](#)) | Product question? [Ask Seller](#)

Condition: New

1 of: *Oktoberfest Party Decoration Photo Banner Backdrop Props Oktoberfest Party Supply* \$8.99
 Sold by: fancy land ([seller profile](#))

Condition: New

1 of: *Konsait German Beer Photo Booth Pops (35Count), Oktoberfest Photo Props Funny German Beer Festival Photo Booth with Sticks for Oktoberfest Party Favors Supplies Decorations* \$10.99
 Sold by: Konsait ([seller profile](#)) | Product question? [Ask Seller](#)

Condition: New

1 of: *Oktoberfest Waitress Party Dress Bavarian German Beer Girl Dirndl Costume Maid Outfit Blue Pink Floral L* \$54.99
 Sold by: Fancy Shop US ([seller profile](#))

Condition: New

1 of: *Oktoberfest Yard Signs Welcome Prost Wurst Pretzel Garden Street Outdoor Lawn Decorations Plastic Laser Cut Yard Art Ornaments for Germany Beer Festival Party Set of 8* \$24.99
 Sold by: Huray Rayho Party ([seller profile](#))

Condition: New

1 of: *Decorations for Oktoberfest, Pennants Flag Banner & Hanging Swirl for Oktoberfest, Outdoor Indoor Lovely Beer Festival Decorations for Oktoberfest Party Supplies Decorations Favor(31)* \$13.99
 Sold by: DmHirmg ([seller profile](#)) | Product question? [Ask Seller](#)

Condition: New

1 of: *Fun Express Oktoberfest Hanging Paper Lanterns Decorations (Set of 6) Oktoberfest Party Supplies* \$21.99
 Sold by: 4Es Novelty ([seller profile](#))

Condition: New

1 of: *Allenjoy 5x3ft Oktoberfest Party Backdrop Supplies for Bavarian Beer Festival Props* \$9.99

*October Autumn Harvest Season Decorations Banners Studio Newborn Kids Baby Shower
Pictures Shoot Favors Background*

Sold by: Allen Vision ([seller profile](#)) | Product question? [Ask Seller](#)

Condition: New

4 of: *Beer Stickers - 100pcs Oktoberfest Stickers Vinyl Waterproof Stickers for Adults for* \$6.99

Journaling Water Bottle Hydroflask Laptop Decor

Sold by: GUISHENG ([seller profile](#))

Condition: New

Shipping Address:

Lynzi Chambers
85287 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034-3785
United States

Shipping Speed:

FREE Prime Delivery

Payment information**Payment Method:**

American Express | Last digits: 1007

Billing address

Lynzi Chambers
2100 S Hiawassee Rd
Orlando, FL 32835
United States

Item(s) Subtotal: \$207.86

Shipping & Handling: \$0.00

Your Coupon Savings: -\$0.45

Total before tax: \$207.41

Estimated tax to be collected: \$14.53

Grand Total: \$221.94

Credit Card transactions

AmericanExpress ending in 1007: September 23, 2021: \$221.94

To view the status of your order, return to [Order Summary](#).

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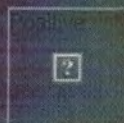
From: Wurstbusters via Square
To: Lynzi Chambers
Subject: Receipt from Wurstbusters
Date: Friday, September 24, 2021 8:37:07 PM

Square automatically sends receipts to the email address you used at any Square seller. [Learn more](#)



Wurstbusters

How was your experience?



\$74.40

Schnitzel with 1 side × 2 (\$10.00 ea.)	\$20.00
Currywurst with 1 side × 4 (\$9.50 ea.)	\$38.00
+ Spaetzle (Vegetarian)	
Pretzel (Small)	\$4.00
Purchase Subtotal	\$62.00
Sales Tax - included, \$4.33	
Tip	\$12.40
Total	\$74.40



Wurstbusters
904-999-9033



AMEX 1007 (Swipe)

Sep 24 2021 at 8:36 PM



#RYqD

Auth code: 580963



Receipt Settings

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1455 Market Street, Suite 600
San Francisco, CA 94103

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.

942360 Old Nassauville Road
Fernandina Beach, FL 32034

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

Date	7/19/2021
Invoice #	50958

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

Terms	Due Date
Net 30	8/18/2021

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

Amelia walk CBD
paid this invoice on 9/10/21
CR# 3230

**Electric Bill Statement**

For: Oct 7, 2021 to Nov 5, 2021 (29 days)

Statement Date: Nov 5, 2021

Account Number: 64677-16194

Service Address:85254 FALL RIVER PKWY # IRR
FERNANDINA BEACH, FL 32034

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

CURRENT BILL**\$7.88**

TOTAL AMOUNT YOU OWE

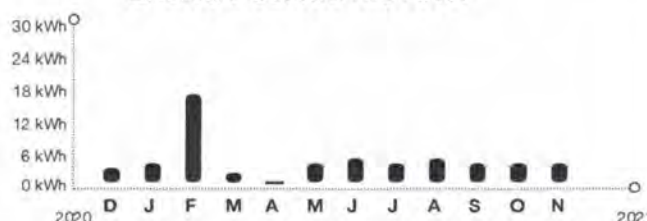
Nov 29, 2021

NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	-1.06
Balance before new charges	-1.06
Total new charges	8.94
Total amount you owe	\$7.88

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

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

Customer Service:
Outside Florida:(386) 252-1541
1-800-226-3545Report Power Outages:
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)
711 (Relay Service)

/ 27

106 3405646771619418870000000

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1 7

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

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit **FPL.com/PayBill**
for ways to pay.

64677-16194

ACCOUNT NUMBER

\$7.88

TOTAL AMOUNT YOU OWE

Nov 29, 2021

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:
Amelia Walk Cdd

Account Number:
64677-16194

FPL.com Page 2

0002 0004 063880

E001

BILL DETAILS

Amount of your last bill	-1.06
Balance before new charges	-\$1.06
New Charges	
Rate: RS-1 RESIDENTIAL SERVICE	
Customer charge:	
Non-fuel:	\$8.34
<small>(First 1000 kWh at \$0.067000)</small>	
<small>(Over 1000 kWh at \$0.077620)</small>	
Fuel:	\$0.28
<small>(First 1000 kWh at \$0.025100)</small>	
<small>(Over 1000 kWh at \$0.035100)</small>	
Electric service amount	\$0.10
Gross receipts tax	8.72
Taxes and charges	0.22
Total new charges	\$8.94
Total amount you owe	\$7.88

METER SUMMARY

Meter reading - Meter ACD5703. Next meter reading Dec 7, 2021.

Usage Type	Current	-	Previous	=	Usage
kWh used	00057		00053		4

ENERGY USAGE COMPARISON

	This Month	Last Month
Service to	Nov 5, 2021	Oct 7, 2021
kWh Used	4	4
Service days	29	29
kWh/day	0	0
Amount	\$8.94	\$8.94

Watch savings add up

Receive a monthly bill credit by allowing FPL On Call® to cycle off selected appliances when absolutely necessary.

FPL.com/OnCall

We're here to help

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

FPL.com/Help

Help families in hardship

It's easier than ever to donate monthly to FPL Care To Share® through a round-up option on your FPL bill.

FPL.com/CareToShare

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



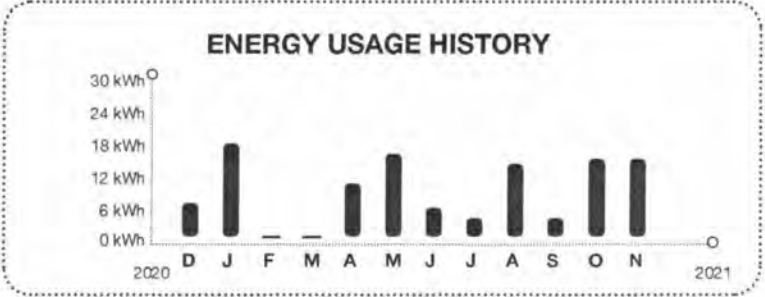
Electric Bill Statement
For: Oct 7, 2021 to Nov 5, 2021 (29 days)
Statement Date: Nov 5, 2021
Account Number: 81986-72449
Service Address:
85633 FALL RIVER PKWY # IRR
FERNANDINA BEACH, FL 32034

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

CURRENT BILL

\$9.72
TOTAL AMOUNT YOU OWE

Nov 29, 2021
NEW CHARGES DUE BY



BILL SUMMARY	
Amount of your last bill	-0.33
Balance before new charges	-0.33
Total new charges	10.05
Total amount you owe	\$9.72

(See page 2 for bill details.)

KEEP IN MIND

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



Customer Service:	(386) 252-1541	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)



/ 27 33 3405819867244942790000000

0003 0004 063880

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

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001





Customer Name:
Amelia Walk Cdd

Account Number:
81986-72449

FPL.com Page 2

0004 0004 063880

E001

BILL DETAILS

Amount of your last bill	-0.33
Balance before new charges	-\$0.33
New Charges	
Rate: RS-1 RESIDENTIAL SERVICE	
Customer charge:	\$8.34
Non-fuel: (First 1000 kWh at \$0.067000) (Over 1000 kWh at \$0.077620)	\$1.06
Fuel: (First 1000 kWh at \$0.025100) (Over 1000 kWh at \$0.035100)	\$0.40
Electric service amount	9.80
Gross receipts tax	0.25
Taxes and charges	0.25
Total new charges	\$10.05
Total amount you owe	\$9.72

METER SUMMARY

Meter reading - Meter ACD0023. Next meter reading Dec 7, 2021.

Usage Type	Current	-	Previous	=	Usage
kWh used	00115		00099		16

ENERGY USAGE COMPARISON

	This Month	Last Month
Service to	Nov 5, 2021	Oct 7, 2021
kWh Used	16	16
Service days	29	29
kWh/day	1	1
Amount	\$10.05	\$10.05

Watch savings add up

Receive a monthly bill credit by allowing FPL On Call® to cycle off selected appliances when absolutely necessary.

[FPL.com/OnCall](#)

We're here to help

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

[FPL.com/Help](#)

Help families in hardship

It's easier than ever to donate monthly to FPL Care To Share® through a round-up option on your FPL bill.

[FPL.com/CareToShare](#)

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

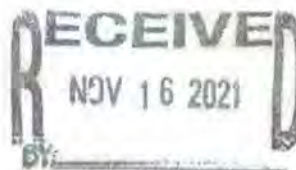
Municipal Asset Management, Inc.

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

INVOICE

INVOICE NO: 0618290
DATE: 11/1/2021

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



DUE DATE	RENTAL PERIOD
12/8/2021	

PMT NUMBER	DESCRIPTION	AMOUNT
29	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
0618290	12/8/2021	\$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



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

Important Information
Your next invoice may reflect a rate adjustment. Please
contact us with any questions.

Account Number 3-0687-3534401
Invoice Number 0687-001185006
Invoice Date November 16, 2021
Previous Balance \$1,083.09
Payments/Adjustments -\$1,083.09
Current Invoice Charges \$549.22

Total Amount Due \$549.22	Payment Due Date December 06, 2021
-------------------------------------	--

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 11/05	5555555	-\$1,083.09

CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
Amelia Walk 85287 Majestic Walk Blvd Fernandina Beach, FL 1 Waste Container 2 Cu Yd, 1 Lift Per Week Pickup Service 12/01-12/31			\$397.93	\$397.93
Total Fuel/Environmental Recovery Fee				\$151.29
CURRENT INVOICE CHARGES				\$549.22

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RepublicServices.com today.



8619 Western Way
Jacksonville FL 32256-036060

Thank You For Choosing Paperless

Total Enclosed

Return Service Requested

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

Total Amount Due \$549.22
Payment Due Date December 06, 2021
Account Number 3-0687-3534401
Invoice Number 0687-001185006



For Billing Address Changes,
Check Box and Complete Reverse

Make Checks Payable To:

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



UNDERSTANDING YOUR BILL

Visit RepublicServices.com/MyBill

Check Processing

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

Cancellation & Payment Policy

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

Understanding Our Rates, Charges and Fees

If you are receiving service from Republic Services without a written contract, please visit RepublicServices.com/Fees 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 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.

IMPORTANT INFORMATION

(Continued from Page 1)

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.

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	

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		\$376.75
EFT Payment - thank you	Nov 13	-\$376.75
Balance forward		\$0.00
Regular monthly charges	Page 3	\$356.20
Taxes, fees and other charges	Page 3	\$20.55
New charges		\$376.75

Amount due \$376.75

! Thanks for paying by Automatic Payment

Your electronic payment of \$376.75 will be applied on Dec 12, 2021.

Need help?

Visit business.comcast.com/help or see page 2 for other ways to contact us.

Your bill explained

- Please see the Important Information enclosed with this bill about price changes to services in your area, effective January 01, 2022.
- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.



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

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST
BUSINESS

141 NW 16TH ST
POMPANO BEACH FL 33060-5250
96330310 NO RP 21 20211121 NNNNNNNN 0000590 0004

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

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

Electronic payment will be applied Dec 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



Call us anytime

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

Useful information

Moving?

We can help ensure it's a smooth transition.
Visit **business.comcast.com/learn/moving** to learn more.

Accessibility:

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



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**



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 cut down on clutter. Visit **business.comcast.com/myaccount** to get started.

Additional billing information

More ways to pay:



Online

Visit My Account at **business.comcast.com/myaccount**



By App

Download the Comcast Business App



In-Store

Visit **business.comcast.com/servicecenter** to find a store near you



Regular monthly charges

\$356.20

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

Equipment & services

\$28.40

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

Service fees

\$32.90

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

Taxes, fees and other charges

\$20.55

Other charges

\$2.32

Federal Universal Service Fund	\$0.95
Regulatory Cost Recovery	\$1.37

Taxes & government fees

\$18.23

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)225-3199Visit 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.

Effective December 31, 2021, NBC Sports Network (NBCSN) will cease operations.

Account Number
8495 74 170 0350808

Billing Date
Nov 21, 2021

Services From
Nov 25, 2021 to Dec 24, 2021

Page
4 of 6

TV Programming Update: Effective November 16, 2021, G4 HD will be added to Extra and Entertainment. An X1 TV Box or compatible customer-owned equipment and HD Technology Fee are required to view G4 HD.

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.



Important information regarding Comcast Business services and pricing

Effective January 1, 2022

Dear Comcast Business customer:

At Comcast Business, we are proud of our investments in our network, technology, and people to provide services to help keep your business prepared for what's next. As we continue to make these investments to bring you exceptional performance and reliability, we continue to make efforts to control costs in this challenging economic environment. Even so, our costs have increased for programming, technology, and service improvements. From time to time, we must pass along cost increases to our customers.



We are writing to inform you of upcoming price changes. The following changes will occur on January 1, 2022. Your Broadcast TV Fee and Regional Sports Fee will increase from \$27.90 to \$34.90 per month. Prices do not include applicable taxes and other fees.

COMCAST BUSINESS



Important information regarding Comcast Business services and pricing

Effective January 1, 2022

Comcast Business Voice and Comcast Business TV

Service	Current Monthly Service Charge		New Monthly Service Charge Effective 1/1/2022:
Comcast Business Voice Full Featured line 1	\$59.95	>	\$64.45
Comcast Business Voice Full Featured lines 2 and 3	\$39.95	>	\$44.45
Comcast Business Voice Full Featured lines 4 and higher	\$24.95	>	\$29.45
Directory Listing Management Fee	\$2.00	>	\$3.00
TV Basic	\$29.95	>	\$37.95

The monthly lease fee for Internet and Voice equipment will increase to \$19.95.

To learn more about Comcast Business fees, please visit business.comcast.com/understand-your-bill or call us at **800-391-3000**.

Thank you for being a valued Comcast Business customer.

Sincerely,

Comcast Business

Envera

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

Invoice

Invoice Number 709619	Date 12/01/2021
Customer Number 400311	Due Date 01/01/2022

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Amelia Walk CDD	400311		12/01/2021	01/01/2022

Quantity	Description	Months	Rate	Amount
1476 - CCTV - Amelia Walk CDD - Clubhouse, 85287 Majestic Walk Blvd., Fernandina Beach, FL				
1.00	Cctv Monitoring & Maintenance 01/01/2022 - 03/31/2022	3.00	\$400.00	\$1,200.00
Subtotal:				\$1200.00
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				\$1200.00

Date	Invoice #	Description	Amount	Balance Due
12/1/2021	709619	Alarm Monitoring Services	\$1200.00	\$1200.00

Envera

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

Invoice

Invoice Number 709619	Date 12/01/2021
Customer Number 400311	Due Date 01/01/2022

Net Due: \$1,200.00

Amount Enclosed: _____

Amelia Walk CDD
C/O Evergreen Mgmt
270 W. Plant St., #340
Winter Garden, FL 34787

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Amelia Walk CDD

FPL Electric

November-21

73913-05054	85057 MAJESTIC WALK BLVD.#LS	\$	192.41
76801-07336	85359 MAJESTIC WALK BLVD.	\$	32.17
79966-25336	85287 MAJESTIC WALK BLVD. CLUB	\$	508.92
90653-46331	85257 MAJESTIC WALK BLVD. FTN	\$	389.20
14381-88177	85108 MAJESTIC WALK BLVD. # IRR	\$	11.27
		\$	<u>1,133.97</u>

V#21

001.320.57200.43000

78458-32232	000 AMELIA CONCOURSE	\$	<u>2,505.54</u>
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V#21

001.320.57200.43001

**Electric Bill Statement**

For: Oct 19, 2021 to Nov 17, 2021 (29 days)

Statement Date: Nov 17, 2021**Account Number:** 90653-46331**Service Address:**85257 MAJESTIC WALK BLVD # FTN
FERNANDINA BEACH, FL 32034**AMELIA WALK CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$389.20**

TOTAL AMOUNT YOU OWE

Dec 8, 2021

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	384.28
Payments received	-384.28
Balance before new charges	0.00
Total new charges	389.20
Total amount you owe	\$389.20

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after February 09, 2022 is considered LATE; a late payment charge of 1% will apply.

Customer Service: (386) 255-3020
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

/ 27

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AMELIA WALK CDD
C/O GMS-SF, LLC
5385 N NOB HILL RD
SUNRISE FL 33351-4761The amount enclosed includes
the following donation:
FPL Care To Share: _____Make check payable to FPL
in U.S. funds and mail along with
this coupon to:FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit **FPL.com/PayBill**
for ways to pay.

90653-46331

ACCOUNT NUMBER

\$389.20

TOTAL AMOUNT YOU OWE

Dec 8, 2021

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:
AMELIA WALK CDD

Account Number:
90653-46331

FPL.com Page 2

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E001

BILL DETAILS

Amount of your last bill	384.28
Payment received - Thank you	-384.28
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) \$257.49

Fuel: (\$0.028360 per kWh) \$111.37

Electric service amount 379.47

Gross receipts tax 9.73

Taxes and charges 9.73

Total new charges \$389.20

Total amount you owe \$389.20

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	20873		16946		3927

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 17, 2021	Oct 19, 2021	Nov 17, 2020
kWh Used	3927	3876	3871
Service days	29	29	29
kWh/day	135	134	133
Amount	\$389.20	\$384.28	\$358.00

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Help families in hardship

It's easier than ever to donate monthly to FPL Care To Share® through a round-up option on your FPL bill.

[FPL.com/CareToShare](https://www.fpl.com/careto share)

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

**Electric Bill Statement**

For: Oct 19, 2021 to Nov 17, 2021 (29 days)

Statement Date: Nov 17, 2021**Account Number:** 14381-88177**Service Address:**85108 MAJESTIC WALK BLVD # IRRIGATION
FERNANDINA BEACH, FL 32034**AMELIA WALK CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$11.27**

TOTAL AMOUNT YOU OWE

Dec 8, 2021

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	10.88
Payments received	-10.88
Balance before new charges	0.00
Total new charges	11.27
Total amount you owe	\$11.27

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after February 09, 2022 is considered LATE; a late payment charge of 1% will apply.

Customer Service: (386) 255-3020
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

/ 27

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0001 0026 450108
#BWNDJNQ ***
#1864143LQ778881#
AMELIA WALK CDD
C/O GMS-SF-LLC
5385 N NOB HILL RD
SUNRISE FL 33351-4761

1 7

The amount enclosed includes
the following donation:
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for ways to pay.

14381-88177

ACCOUNT NUMBER

\$11.27

TOTAL AMOUNT YOU OWE

Dec 8, 2021

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:
AMELIA WALK CDD

Account Number:
76801-07336

FPL.com Page 2

0006 0026 450108

E001

BILL DETAILS

Amount of your last bill	32.07
Payment received - Thank you	-32.07
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) \$14.49

Fuel: (\$0.028360 per kWh) \$6.27

Electric service amount 31.37

Gross receipts tax 0.80

Taxes and charges 0.80

Total new charges \$32.17

Total amount you owe \$32.17

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	19430		19209		221

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 17, 2021	Oct 19, 2021	Nov 17, 2020
kWh Used	221	220	132
Service days	29	29	29
kWh/day	8	8	5
Amount	\$32.17	\$32.07	\$22.74

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

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

**Electric Bill Statement**

For: Oct 19, 2021 to Nov 17, 2021 (29 days)

Statement Date: Nov 17, 2021**Account Number:** 78458-32232**Service Address:**100 MAJESTIC WALK BLVD # SL
FERNANDINA BEACH, FL 32034**AMELIA WALK CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$2,505.54**

TOTAL AMOUNT YOU OWE

Dec 8, 2021

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	1,945.98
Payments received	-1,945.98
Balance before new charges	0.00
Total new charges	2,505.54
Total amount you owe	\$2,505.54

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after February 09, 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.

Customer Service: (386) 255-3020
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

/ 27

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0007 0026 450108

AMELIA WALK CDD
5385 N NOB HILL RD
SUNRISE FL 33351-4761The amount enclosed includes
the following donation:
FPL Care To Share: _____Make check payable to FPL
in U.S. funds and mail along with
this coupon to:FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit **FPL.com/PayBill**
for ways to pay.

78458-32232

ACCOUNT NUMBER

\$2,505.54

TOTAL AMOUNT YOU OWE

Dec 8, 2021

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED





Customer Name:
AMELIA WALK CDD

Account Number:
78458-32232

FPL.com Page 2

0008 0026 450108

E001

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 **	2,499.99
Gross receipts tax	5.55
Taxes and charges	5.55
Total new charges	\$2,505.54
Total amount you owe	\$2,505.54

** Your electric service amount includes the following charges:

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

METER SUMMARY

Next bill date Dec 17, 2021.

Usage Type

Total kWh used

Usage

3598

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 17, 2021	Oct 19, 2021	Nov 17, 2020
kWh Used	3598	2723	1898
Service days	29	29	29
kWh/day	124	94	65
Amount	\$2,505.54	\$1,945.98	\$1,412.16

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Customer Name:
AMELIA WALK CDD

Account Number:
78458-32232

FPL.com Page 1

0009 0026 450108 ESLA

For: 10-19-2021 to 11-17-2021 (29 days)

kWh/Day: 124

Service Address:

100 MAJESTIC WALK BLVD # SL
FERNANDINA BEACH, FL 32034

Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
C861207	74	6746	F	57		1,482	
Energy					0.800000		45.60
Non-energy							
Fixtures					6.370000		363.09
Maintenance					1.290000		73.53
F861207	74	6746	F	16		416	
Energy					0.800000		12.80
Non-energy							
Fixtures					4.500000		72.00
Maintenance					1.290000		20.64
F861227	73	6750	F	68		1,700	
Energy					0.800000		54.40
Non-energy							
Fixtures					4.500000		306.00
Maintenance					1.290000		87.72
PMF0001				141			
Non-energy							
Fixtures					8.470000		1,194.27
UCNP				4,102			
Non-energy							
Maintenance					0.040510		166.17

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



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





Customer Name:
AMELIA WALK CDD

Account Number:
78458-32232

FPL.com Page 2

0010 0026 450108 ESLA

For: 10-19-2021 to 11-17-2021 (29 days)

kWh/Day: 124

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							112.80
Non-energy sub total							2,283.42
Sub total						3,598	2,396.22
Energy conservation cost recovery							1.51
Capacity payment recovery charge							0.58
Environmental cost recovery charge							0.97
Storm protection recovery charge							1.73
Fuel charge							98.98
Electric service amount							2,499.99
Gross receipts tax incr							5.55
Total						3,598	2,505.54

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



Customer Name:
AMELIA WALK CDD

Account Number:
78458-32232

FPL.com Page 3

0011 0026 450108 ESLA

For: 10-19-2021 to 11-17-2021

Service Address:

100 MAJESTIC WALK BLVD # SL
FERNANDINA BEACH, FL 32034

Summary of Changes to Total Number of Facilities By Locations

Service Location	Component Removed	Component Installed	Owner/ Maint *	Quantity	Install/ Remove Date
84577 GREYLOCK CT PM		PMF0001		1	10-26-2021
84582 GREYLOCK CT RIGHT FRONT		PMF0001		1	10-26-2021
84622 BALSAM CT PM		PMF0001		1	10-27-2021
84651 BALSAM CT PM		PMF0001		1	10-27-2021
84727 FALL RIVER PKWY TX		PMF0001		1	10-26-2021
84759 FALL RIVER PKWY PM		PMF0001		1	10-26-2021
84767 FALL RIVER PKWY HH RF		PMF0001		1	10-26-2021
84807 SAGAMORE CT HH RF		PMF0001		1	10-26-2021
84831 FALL RIVER PKWY HH LF		PMF0001		1	10-27-2021
84850 FALL RIVER PKWY HH LF		PMF0001		1	10-27-2021
84887 FALL RIVER PKWY PM		PMF0001		1	10-27-2021
84911 FALL RIVER PKWY PM		PMF0001		1	10-27-2021
84951 FALL RIVER PKWY		PMF0001		1	10-27-2021



**Electric Bill Statement**

For: Oct 19, 2021 to Nov 17, 2021 (29 days)

Statement Date: Nov 17, 2021

Account Number: 79966-25336

Service Address:85287 MAJESTIC WALK BLVD # CLUB
FERNANDINA BEACH, FL 32034**AMELIA WALK CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$508.92**

TOTAL AMOUNT YOU OWE

Dec 8, 2021

NEW CHARGES DUE BY

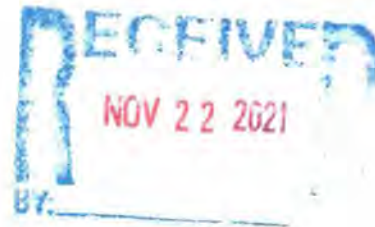
ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	700.53
Payments received	-700.53
Balance before new charges	0.00
Total new charges	508.92
Total amount you owe	\$508.92

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after February 09, 2022 is considered LATE; a late payment charge of 1% will apply.

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

/ 27

3413799662533632980500000

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AMELIA WALK CDD
C/O GMS-SF, LLC
5385 N NOB HILL RD
SUNRISE FL 33351-4761The amount enclosed includes
the following donation:
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this coupon to:FPL
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MIAMI FL 33188-0001Visit **FPL.com/PayBill**
for ways to pay.

79966-25336

ACCOUNT NUMBER

\$508.92

TOTAL AMOUNT YOU OWE

Dec 8, 2021

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED





Customer Name:
AMELIA WALK CDD

Account Number:
79966-25336

FPL.com Page 2

0020 0026 450108

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BILL DETAILS

Amount of your last bill	700.53
Payment received - Thank you	-700.53
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Customer charge:	\$26.48
Non-fuel: (\$0.023540 per kWh)	\$131.04
Fuel: (\$0.028360 per kWh)	\$157.88
Demand: (\$11.30 per KW)	\$180.80

Electric service amount 496.20

Gross receipts tax 12.72

Taxes and charges 12.72

Total new charges \$508.92

Total amount you owe \$508.92

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	62450		56883		5567
Demand KW	16.39				16

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 17, 2021	Oct 19, 2021	Nov 17, 2020
kWh Used	5567	8078	7244
Service days	29	29	29
kWh/day	191	278	249
Amount	\$508.92	\$700.53	\$608.47

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Fernandina Office 904-225-9425

PO Box 1330

Yulee, FL 32041-1330

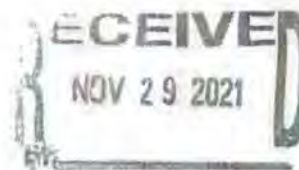
www.naderspestraiders.com**IS YOUR HOME PROTECTED FROM TERMITES?**

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

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

Customer Number: 1473482 Statement Date: 11/16/21 Payment Due Upon Receipt

Date	Invoice #	Description	Amount	Tax	Balance
Service Address: 85287 Majestic Walk, Fernandina Beach, FL 32034					
11/11/21	44200695	Pest Control Service	\$88.00	\$0.00	\$88.00

**Current: \$88.00****Past Due: \$0.00****Total Amount Due: \$88.00**

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

GA22349F

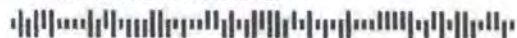


PO Box 1330 • Yulee, FL 32041-1330

Temp-Return Service Requested

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

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



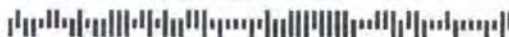
AMELIA WALK CDD 4
475 W TOWN PL STE 114 856
SAINT AUGUSTINE FL 32092-3649

Please check Invoice(s) paid below.			
<input type="checkbox"/>	Invoice #	Amount	<input type="checkbox"/>
<input type="checkbox"/>	44200695	\$88.00	<input type="checkbox"/>
<input type="checkbox"/>			<input type="checkbox"/>
<input type="checkbox"/>			<input type="checkbox"/>
<input type="checkbox"/>			<input type="checkbox"/>
<input type="checkbox"/>			<input type="checkbox"/>
<input type="checkbox"/>			<input type="checkbox"/>

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

Please make checks payable and remit to:

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



Statement Date: 11/16/21
Customer Number: 1473482

Balance Forward: \$0.00
Amount: _____

Amount Due: \$88.00
Check # _____



21 Janet Drive
Plainview NY 11803

Invoice Date
07/01/2021

Invoice Number
5998

Michael Molineaux
Evergreen Lifestyles Management
10401 Deerwood Park Blvd., Suite 2130
Jacksonville, FL 32256

To ensure proper credit, please
reference this invoice number on your
remittance advice.

PLEASE REMIT PAYMENT TO:

Summit Facility Solutions
21 Janet Drive
Plainview, NY 11803

Total Amount Due:

\$952.60

Terms:

Net 30 Days

Service Location: 100123 Customer: 400017 Billing Period: 07/01/2021 - 07/31/2021

Amelia Walk CDD
85207 Majestic Walk Blvd
Fernandina Beach, FL 32034-3785

Description	Quantity	UOM	Price	Amount
July Recurring Services				
General Cleaning Services - 2x/week	1.00	each	952.60	952.60
Subtotal				952.60
Sales Tax Subtotal				0.00
Total for - Amelia Walk CDD				952.60

Subtotal	
	\$952.60
Sales Tax	
	\$0.00
Total Amount Due:	
	\$952.60



21 Janet Drive
Plainview NY 11803

Invoice Date
08/01/2021

Invoice Number
6305

Michael Molineaux
Evergreen Lifestyles Management
10401 Deerwood Park Blvd., Suite 2130
Jacksonville, FL 32256

To ensure proper credit, please
reference this invoice number on your
remittance advice.

PLEASE REMIT PAYMENT TO:

Summit Facility Solutions
21 Janet Drive
Plainview, NY 11803

Total Amount Due:

\$952.60

Terms:

Net 30 Days

Service Location: 100123 Customer: 400017 Billing Period: 08/01/2021 - 08/31/2021

Amelia Walk CDD
85207 Majestic Walk Blvd
Fernandina Beach, FL 32034-3785

Description	Quantity	UOM	Price	Amount
August Recurring Services				
General Cleaning Services - 2x/week	1.00	each	952.60	952.60
Subtotal				952.60
Sales Tax Subtotal				0.00
Total for - Amelia Walk CDD				952.60

Subtotal	
	\$952.60
Sales Tax	
	\$0.00
Total Amount Due:	
	\$952.60



21 Janet Drive
Plainview NY 11803

Invoice Date
09/01/2021

Invoice Number
6728

Michael Molineaux
Evergreen Lifestyles Management
10401 Deerwood Park Blvd., Suite 2130
Jacksonville, FL 32256

To ensure proper credit, please
reference this invoice number on your
remittance advice.

PLEASE REMIT PAYMENT TO:

Summit Facility Solutions
21 Janet Drive
Plainview, NY 11803

Total Amount Due:

\$952.60

Terms:

Net 30 Days

Service Location: 100123 Customer: 400017 Billing Period: 09/01/2021 - 09/30/2021

Amelia Walk CDD
85207 Majestic Walk Blvd
Fernandina Beach, FL 32034-3785

Description	Quantity	UOM	Price	Amount
September Recurring Services				
General Cleaning Services - 2x/week	1.00	each	952.60	952.60
Subtotal				952.60
Sales Tax Subtotal				0.00
Total for - Amelia Walk CDD				952.60

Subtotal	
	\$952.60
Sales Tax	
	\$0.00
Total Amount Due:	
	\$952.60



21 Janet Drive
Plainview NY 11803

Invoice Date
10/01/2021

Invoice Number
7463

Michael Molineaux
Evergreen Lifestyles Management
10401 Deerwood Park Blvd., Suite 2130
Jacksonville, FL 32256

To ensure proper credit, please
reference this invoice number on your
remittance advice.

PLEASE REMIT PAYMENT TO:

Summit Facility Solutions
21 Janet Drive
Plainview, NY 11803

Total Amount Due:

\$952.60

Terms:

Net 30 Days

Service Location: 100123 Customer: 400017 Billing Period: 10/01/2021 - 10/31/2021

Amelia Walk CDD
85207 Majestic Walk Blvd
Fernandina Beach, FL 32034-3785

Description	Quantity	UOM	Price	Amount
October Recurring Services				
General Cleaning Services - 2x/week	1.00	each	952.60	952.60
Subtotal				952.60
Sales Tax Subtotal				0.00
Total for - Amelia Walk CDD				952.60

Subtotal	
	\$952.60
Sales Tax	
	\$0.00
Total Amount Due:	
	\$952.60



21 Janet Drive
Plainview NY 11803

Invoice Date
11/01/2021

Invoice Number
8004

Michael Molineaux
Evergreen Lifestyles Management
10301 Deerwood Park Blvd., Suite 3200
Jacksonville, FL 32256

To ensure proper credit, please
reference this invoice number on your
remittance advice.

PLEASE REMIT PAYMENT TO:

Summit Facility Solutions
21 Janet Drive
Plainview, NY 11803

Total Amount Due:

\$952.60

Terms:

Net 30 Days

Service Location: 100123 Customer: 400017 Billing Period: 11/01/2021 - 11/30/2021

Amelia Walk CDD

85207 Majestic Walk Blvd

Fernandina Beach, FL 32034-3785

Description	Quantity	UOM	Price	Amount
November Recurring Services				
General Cleaning Services - 2x/week	1.00	each	952.60	952.60
Subtotal				952.60
Sales Tax Subtotal				0.00
Total for - Amelia Walk CDD				952.60

Subtotal	
	\$952.60
Sales Tax	
	\$0.00
Total Amount Due:	
	\$952.60



21 Janet Drive
Plainview NY 11803

Invoice Date
07/15/2021

Invoice Number
7093

Michael Molineaux
Evergreen Lifestyles Management
10401 Deerwood Park Blvd., Suite 2130
Jacksonville, FL 32256

To ensure proper credit, please
reference this invoice number on your
remittance advice.

PLEASE REMIT PAYMENT TO:

Summit Facility Solutions
21 Janet Drive
Plainview, NY 11803

Total Amount Due:

\$64.20

Terms:

Net 30 Days

Service Location: 100123 Customer: 400017 Billing Period: 07/01/2021 - 07/31/2021

Amelia Walk CDD
85207 Majestic Walk Blvd
Fernandina Beach, FL 32034-3785

Description	Quantity	UOM	Price	Amount
2 additional Return Trips to Mop Water / Soap Spill	2.00	each	30.00	60.00
Subtotal				60.00
Sales Tax Subtotal				4.20
Total for - Amelia Walk CDD				64.20

Subtotal	
	\$60.00
Sales Tax	
	\$4.20
Total Amount Due:	
	\$64.20

**Electric Bill Statement**

For: Nov 5, 2021 to Dec 7, 2021 (32 days)

Statement Date: Dec 7, 2021**Account Number:** 64677-16194**Service Address:**85254 FALL RIVER PKWY # IRR
FERNANDINA BEACH, FL 32034

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

CURRENT BILL**\$9.04**

TOTAL AMOUNT YOU OWE

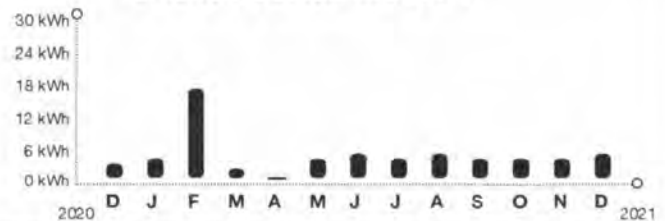
Dec 28, 2021

NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	7.88
Payments received	-7.88
Balance before new charges	0.00
Total new charges	9.04
Total amount you owe	\$9.04

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

- Payments received after December 28, 2021 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.

Changes to your rates

Rates are increasing, effective Jan. 1, 2022. Learn more:
FPL.com/Rates



Customer Service:
Outside Florida:

(386) 252-1541
1-800-226-3545

Report Power Outages:
Hearing/Speech Impaired:

1-800-4OUTAGE (468-8243)
711 (Relay Service)



/ 27

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1 6

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



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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit **FPL.com/PayBill**
for ways to pay.

64677-16194

ACCOUNT NUMBER

\$9.04

TOTAL AMOUNT YOU OWE

Dec 28, 2021

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:
Amelia Walk Cdd

Account Number:
64677-16194

FPL.com Page 2

0002 0004 062139

E001

BILL DETAILS

Amount of your last bill	7.88
Payment received - Thank you	-7.88
Balance before new charges	\$0.00

New Charges

Rate: RS-1 RESIDENTIAL SERVICE

Customer charge: \$8.34

Non-fuel: (First 1000 kWh at \$0.067000) \$0.34
(Over 1000 kWh at \$0.077620)

Fuel: (First 1000 kWh at \$0.025100) \$0.13
(Over 1000 kWh at \$0.035100)

Electric service amount 8.81

Gross receipts tax 0.23

Taxes and charges 0.23

Total new charges \$9.04

Total amount you owe \$9.04

METER SUMMARY

Meter reading - Meter ACD5703. Next meter reading Jan 7, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	00062		00057		5

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 7, 2021	Nov 5, 2021	Dec 7, 2020
kWh Used	5	4	3
Service days	32	29	25
kWh/day	0	0	0
Amount	\$9.04	\$8.94	\$7.38

Stay connected

The FPL Mobile App is the easiest way to stay connected with us when a disaster strikes. Stay ready - get the app today!

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

We're here to help

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

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

Beware of scams this holiday

Look out for scammers knocking on your door to sell a product or service. Always ask to see a photo identification badge.

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

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



Electric Bill Statement

For: Nov 5, 2021 to Dec 7, 2021 (32 days)

Statement Date: Dec 7, 2021

Account Number: 81986-72449

Service Address:

85633 FALL RIVER PKWY # IRR
FERNANDINA BEACH, FL 32034

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

CURRENT BILL

\$8.83

TOTAL AMOUNT YOU OWE

Dec 28, 2021

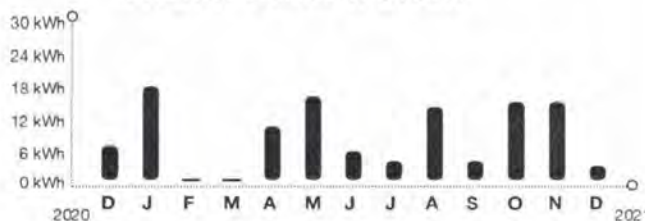
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	9.72
Payments received	-9.72
Balance before new charges	0.00
Total new charges	8.83
Total amount you owe	\$8.83

(See page 2 for bill details.)

ENERGY USAGE HISTORY



KEEP IN MIND

- Payments received after December 28, 2021 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.

Changes to your rates

Rates are increasing, effective Jan. 1, 2022. Learn more:
FPL.com/Rates



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

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



/ 27

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

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit **FPL.com/PayBill**
for ways to pay.

81986-72449
ACCOUNT NUMBER

\$8.83
TOTAL AMOUNT YOU OWE

Dec 28, 2021
NEW CHARGES DUE BY

\$
AMOUNT ENCLOSED





Customer Name:
Amelia Walk Cdd

Account Number:
81986-72449

FPL.com Page 2

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E001

BILL DETAILS

Amount of your last bill	9.72
Payment received - Thank you	-9.72
Balance before new charges	\$0.00

New Charges

Rate: RS-1 RESIDENTIAL SERVICE

Customer charge: \$8.34

Non-fuel: (First 1000 kWh at \$0.067000) \$0.19
(Over 1000 kWh at \$0.077620)

Fuel: (First 1000 kWh at \$0.025100) \$0.08
(Over 1000 kWh at \$0.035100)

Electric service amount 8.61

Gross receipts tax 0.22

Taxes and charges 0.22

Total new charges \$8.83

Total amount you owe \$8.83

METER SUMMARY

Meter reading - Meter ACD0023. Next meter reading Jan 7, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	00118		00115		3

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 7, 2021	Nov 5, 2021	Dec 7, 2020
kWh Used	3	16	7
Service days	32	29	19
kWh/day	0	1	0
Amount	\$8.83	\$10.05	\$6.03

Stay connected

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

We're here to help

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

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Beware of scams this holiday

Look out for scammers knocking on your door to sell a product or service. Always ask to see a photo identification badge.

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

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.

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice**Invoice #:** 274**Invoice Date:** 12/1/21**Due Date:** 12/1/21**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 - December 2021		4,050.00	4,050.00
Website Administration - December 2021		33.33	33.33
Information Technology - December 2021		66.67	66.67
Dissemination Agent Services - December 2021		291.67	291.67
Office Supplies		15.06	15.06
Postage		7.99	7.99
Copies		198.75	198.75
Telephone		77.03	77.03
		Total	\$4,740.50
		Payments/Credits	\$0.00
		Balance Due	\$4,740.50



P.O. Box 6386
Tallahassee, Florida 32314

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

INVOICE

Invoice # 842
Date: 12/05/2021
Due On: 01/04/2022

AWCDD-01

Amelia Walk CDD - General Coun

Type	Date	Notes	Quantity	Rate	Total
Service	11/02/2021	Conference call with Board member and District Manager on various amenity management contract and related document updates; review contract on same and begin updating RFP on same; review budget	1.30	\$280.00	\$364.00
Service	11/03/2021	Review draft agenda and provide edits; review meeting minutes and provide edits; confer with staff re: RFP documents; review/edit and disseminate fountain agreement and confer with DM on same	1.00	\$280.00	\$280.00
Service	11/04/2021	Confirm publication of master meeting notice.	0.10	\$250.00	\$25.00
Service	11/04/2021	Prepare CDD 101 presentation.	1.40	\$250.00	\$350.00
Service	11/04/2021	Review HOA-CDD presentation materials and transmit to staff for agenda inclusion; update RFP documents with Board summary	0.20	\$280.00	\$56.00
Service	11/04/2021	Review correspondence with chart of HOA vs. CDD responsibilities; confer regarding amenity management scope of services for the RFP.	0.30	\$225.00	\$67.50
Service	11/05/2021	Confer re: pond maintenance agreement amendments and additional ponds - transmit documentation on same; review correspondence from Board member re: presentation and begin updates to same	0.40	\$280.00	\$112.00
Service	11/07/2021	Prepare addendum to Lake Management Services Agreement adding new ponds; confer regarding acquisition of same.	0.50	\$225.00	\$112.50
Service	11/08/2021	Begin review of RFP scope and services updates; confer with staff re: back up materials and presentation for same	0.40	\$280.00	\$112.00
Service	11/08/2021	Prepare scope of services for amenity center; update	2.30	\$225.00	\$517.50

RFP scope; update RFP form of agreement.					
Service	11/09/2021	Finalize RFP package and draft amenity management contract; transmit to District Manager and confer on agenda items for same	0.70	\$280.00	\$196.00
Service	11/09/2021	Analyze FY2017-2022 budgets for expenses that should have fallen under Evergreen's contract and confer with staff regarding same; review redlines to lake management addendum; review redlines to RFP package and correspondence about same.	1.10	\$225.00	\$247.50
Service	11/10/2021	Confer with Board member re: HOA agreement; confer with DM re: transmission of supplemental information on same	0.10	\$280.00	\$28.00
Service	11/15/2021	Review agenda package and prepare for Board meeting; confer re: status of pond turnover and fountain agreement	0.70	\$280.00	\$196.00
Service	11/16/2021	Travel to/from and attend Board meeting; post meeting wrap up on same	4.70	\$280.00	\$1,316.00
Expense	11/16/2021	Rental Car Expenses: JK - Travel monthly meeting	1.00	\$26.93	\$26.93
Service	11/18/2021	Begin compiling deficiencies for transmittal to EverGreen; confer with DM and Board member re: outline for same	0.30	\$280.00	\$84.00
Expense	11/18/2021	Hotel: JK - Lodging monthly meeting	1.00	\$60.08	\$60.08
Expense	11/18/2021	Gas: JK - Travel monthly meeting	1.00	\$10.48	\$10.48
Expense	11/18/2021	Meals: JK - Meals monthly meeting	1.00	\$7.77	\$7.77
Service	11/18/2021	Review meeting follow up tasks; correspondence regarding amenity RFP.	0.20	\$225.00	\$45.00
Expense	11/18/2021	Tolls: JK - travel monthly meeting	1.00	\$1.03	\$1.03
Service	11/23/2021	Prepare deficiency letter to Evergreen; confer with District Manager regarding payment for janitorial services; update addendum to lake maintenance agreement.	1.80	\$250.00	\$450.00
Service	11/30/2021	Confer with District Manager regarding amenity management services and deficiencies; update deficiency letter based on conversation.	0.60	\$250.00	\$150.00
Total				\$4,815.29	

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

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
842	01/04/2022	\$4,815.29	\$0.00	\$4,815.29

Outstanding Balance	\$8,100.02
Total Amount Outstanding	\$8,100.02

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

Please pay within 30 days.

TRIM ALL LAWN SERVICE, INC.

942360 Old Nassauville Road

Fernandina Beach, FL 32034

Date	10/1/2021
Invoice #	51711

Trimalllawn@gmail.com

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

Property Address
85287 Majestic Walk Blvd Fernandina Beach, FL 32034

MONTHLY MAINTENANCE	PO #	Terms
		Net 30
Description	Amount	
Monthly Maintenance	9,457.88	
Treatment of Turf & Shrubs - Included in Contract	735.08	
Monthly Irrigation Inspection	483.33	
Seasonal Flower Rotation- three times per year	769.86	
Installation of Mulch and Pine Straw- one time per year	951.26	
Thank you for your business.	Total	\$12,397.41
	Payments/Credits	\$0.00
	Balance Due	\$12,397.41

TRIM ALL LAWN SERVICE, INC.

942360 Old Nassauville Road
Fernandina Beach, FL 32034

Date	11/1/2021
Invoice #	52055

Trimalllawn@gmail.com

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

Property Address
85287 Majestic Walk Blvd Fernandina Beach, FL 32034

MONTHLY MAINTENANCE	PO #	Terms
		Net 30
Description	Amount	
Monthly Maintenance	9,457.88	
Treatment of Turf & Shrubs - Included in Contract	735.08	
Monthly Irrigation Inspection	483.33	
Seasonal Flower Rotation- three times per year	769.86	
Installation of Mulch and Pine Straw- one time per year	951.26	
Thank you for your business.	Total	\$12,397.41
	Payments/Credits	\$0.00
	Balance Due	\$12,397.41

TRIM ALL LAWN SERVICE, INC.

942360 Old Nassauville Road

Fernandina Beach, FL 32034

Date	12/1/2021
Invoice #	52377

(904) 491-3232 Trimallawn@gmail.com

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

Property Address
85287 Majestic Walk Blvd Fernandina Beach, FL 32034

DECEMBER MONTHLY MAINTENANCE	PO #	Terms
		Net 30
Description	Amount	
Monthly Maintenance	9,457.88	
Treatment of Turf & Shrubs - Included in Contract	735.08	
Monthly Irrigation Inspection	483.33	
Seasonal Flower Rotation- three times per year	769.86	
Installation of Mulch and Pine Straw- one time per year	951.26	
<div>Please contact our office if you are interested in setting up recurring credit card payments.</div> Thank you for your business.	Total	\$12,397.41
	Payments/Credits	\$0.00
	Balance Due	\$12,397.41

Customer Name: AMELIA WALK COMMUNITY DEV DISTRICT

TOTAL SUMMARY OF CHARGES

STATEMENT INFORMATION

ADDRESS CORRECTION

Tel:

Address:

City:

E-mail:



Customer Name: AMELIA WALK COMMUNITY DEV DISTRICT

Account #: 3124050420

Cycle: 03

Bill Date: 12/01/21

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 84703 FALL RIVER PY APT IR01

Service Period: 10/26/21 - 11/30/21 Reading Date: 11/30/2021

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
76553197	35	85	Regular	1	76000 GAL
Basic Monthly Charge					\$ 31.50
Tier 1 Consumption (1-14 kgal @ \$3.44)					48.17
Tier 2 Consumption (> 14 kgal @ \$3.96)					245.51
Environmental Charge					28.12
TOTAL CURRENT IRRIGATION CHARGES					\$ 353.30

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 85059 MAJESTIC WALK BV APT IR01

Service Period: 10/26/21 - 11/29/21 Reading Date: 11/29/2021

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
82157379	34	550	Regular	1	53000 GAL
Basic Monthly Charge					\$ 31.50
Tier 1 Consumption (1-14 kgal @ \$3.44)					48.17
Tier 2 Consumption (> 14 kgal @ \$3.96)					154.43
Environmental Charge					19.61
TOTAL CURRENT IRRIGATION CHARGES					\$ 253.71

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 85108 MAJESTIC WALK BLVD

Service Period: 10/26/21 - 11/29/21 Reading Date: 11/29/2021

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
66898811	34	4439	Regular	1	270000 GAL
Basic Monthly Charge					\$ 31.50
Tier 1 Consumption (1-14 kgal @ \$3.44)					48.17
Tier 2 Consumption (> 14 kgal @ \$3.96)					1,013.75
Environmental Charge					99.90
TOTAL CURRENT IRRIGATION CHARGES					\$ 1,193.32

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 85254 FALL RIVER PY APT IR01

Service Period: 10/27/21 - 11/29/21 Reading Date: 11/29/2021

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
89140510	33	912	Regular	1	92000 GAL
Basic Monthly Charge					\$ 31.50
Tier 1 Consumption (1-14 kgal @ \$3.44)					48.17
Tier 2 Consumption (> 14 kgal @ \$3.96)					308.87
Environmental Charge					34.04
TOTAL CURRENT IRRIGATION CHARGES					\$ 422.58

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 85287 MAJESTIC WALK BLVD

Service Period: 10/27/21 - 12/01/21 Reading Date: 12/01/2021

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
86638079	35	22815	Regular	2	264000 GAL
Basic Monthly Charge					\$ 100.80
Tier 1 Consumption (1-14 kgal @ \$3.44)					48.17
Tier 2 Consumption (> 14 kgal @ \$3.96)					989.99
Environmental Charge					97.68
TOTAL CURRENT IRRIGATION CHARGES					\$ 1,236.64

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 85287 MAJESTIC WALK BLVD

Service Period: 10/26/21 - 11/29/21 Reading Date: 11/29/2021

Service Point: Irrigation 2 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
67133220	34	85031	Regular	1 1/2	500000 GAL
Basic Monthly Charge					\$ 63.00
Tier 1 Consumption (1-14 kgal @ \$3.44)					48.17
Tier 2 Consumption (> 14 kgal @ \$3.96)					1,924.55
Environmental Charge					185.00
TOTAL CURRENT IRRIGATION CHARGES					\$ 2,220.72



Customer Name: AMELIA WALK COMMUNITY DEV DISTRICT

Account #: 3124050420

Cycle: 03

Bill Date: 12/01/21

SEWER SERVICE

Billing Rate: Commercial Sewer Service

Service Address: 85287 MAJESTIC WALK BLVD

Service Period: 10/26/21 - 11/29/21 Reading Date: 11/29/2021

Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
67579885	34	3665	Regular	2	56000 GAL
Basic Monthly Charge				\$	169.20
Sewer Usage Charge					337.12
Environmental Charge					20.72
TOTAL CURRENT SEWER CHARGES				\$	527.04

WATER SERVICE

Billing Rate: Commercial Water Service

Service Address: 85287 MAJESTIC WALK BLVD

Service Period: 10/26/21 - 11/29/21 Reading Date: 11/29/2021

Service Point: Commercial - Water

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
77677281	34	0	Regular	3/4	0 GAL
Basic Monthly Charge				\$	18.90
TOTAL CURRENT WATER CHARGES				\$	18.90

WATER SERVICE

Billing Rate: Commercial Water Service

Service Address: 85287 MAJESTIC WALK BLVD

Service Period: 10/26/21 - 11/29/21 Reading Date: 11/29/2021

Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
67579885	34	3665	Regular	2	56000 GAL
Basic Monthly Charge				\$	100.80
Water Consumption Charge					83.44
Environmental Charge					20.72
TOTAL CURRENT WATER CHARGES				\$	204.96

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 85377 MAJESTIC WALK BV APT IR01

Service Period: 10/26/21 - 12/01/21 Reading Date: 12/01/2021

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
82157504	36	697	Regular	1	58000 GAL
Basic Monthly Charge				\$	31.50
Tier 1 Consumption (1-14 kgal @ \$3.44)					48.17
Tier 2 Consumption (> 14 kgal @ \$3.96)					174.23
Environmental Charge					21.46
TOTAL CURRENT IRRIGATION CHARGES				\$	275.36

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

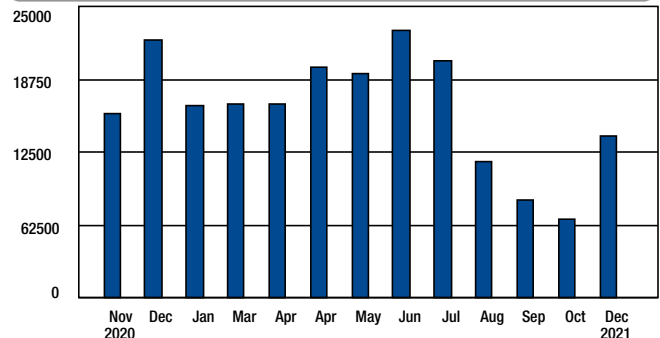
Service Address: 85633 FALL RIVER PY APT IR01

Service Period: 10/26/21 - 11/29/21 Reading Date: 11/29/2021

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
89240294	34	362	Regular	1	25000 GAL
Basic Monthly Charge				\$	31.50
Tier 1 Consumption (1-14 kgal @ \$3.44)					48.17
Tier 2 Consumption (> 14 kgal @ \$3.96)					43.55
Environmental Charge					9.25
TOTAL CURRENT IRRIGATION CHARGES				\$	132.47

CONSUMPTION HISTORY



	1 year ago	Last Month	This Month	Average Daily
Total Kwh used				
Total Gallons used	1,580,001	670,000	1,394,001	41,000



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

Customer Name: AMELIA WALK COMMUNITY DEV DISTRICT

Account #: 3124050420

Cycle: 03

Bill Date: 10/27/21

TOTAL SUMMARY OF CHARGES

Irrigation \$ 3,131.47
Sewer 252.27
Water 143.88

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

Total New Charges: \$ 3,527.62



Please note your account has a credit balance, which will be subtracted from your next bill. There is NO NEED to pay. Thank you.



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

No payment due

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$9,914.34	-\$15,606.03	-\$5,691.69	\$3,527.62	-\$2,164.07

**WE APPRECIATE
YOUR BUSINESS**

Additional information on reverse side. ➔

☐

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

☐

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

Acct#: 3124050420

Bill Date: 10/27/21

No payment due.

0005793

I=00000000



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



Customer Name: AMELIA WALK COMMUNITY DEV DISTRICT

Account #: 3124050420

Cycle: 03

Bill Date: 10/27/21

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 84703 FALL RIVER PY APT IR01

Service Period: 10/06/21 - 10/26/21 Reading Date: 10/26/2021

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
76553197	20	9	Regular	1	9000 GAL
Basic Monthly Charge					\$ 21.00
Tier 1 Consumption (1-14 kgal @ \$3.44)					30.96
Environmental Charge					3.33
TOTAL CURRENT IRRIGATION CHARGES					\$ 55.29

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 85059 MAJESTIC WALK BV APT IR01

Service Period: 09/27/21 - 10/26/21 Reading Date: 10/26/2021

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
82157379	29	497	Regular	1	43000 GAL
Basic Monthly Charge					\$ 31.50
Tier 1 Consumption (1-14 kgal @ \$3.44)					48.17
Tier 2 Consumption (> 14 kgal @ \$3.96)					114.83
Environmental Charge					15.91
TOTAL CURRENT IRRIGATION CHARGES					\$ 210.41

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 85108 MAJESTIC WALK BLVD

Service Period: 09/27/21 - 10/26/21 Reading Date: 10/26/2021

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
66898811	29	4169	Regular	1	113000 GAL
Basic Monthly Charge					\$ 31.50
Tier 1 Consumption (1-14 kgal @ \$3.44)					48.17
Tier 2 Consumption (> 14 kgal @ \$3.96)					392.03
Environmental Charge					41.81
TOTAL CURRENT IRRIGATION CHARGES					\$ 513.51

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 85254 FALL RIVER PY APT IR01

Service Period: 09/28/21 - 10/27/21 Reading Date: 10/27/2021

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
89140510	29	820	Regular	1	78000 GAL
Basic Monthly Charge					\$ 31.50
Tier 1 Consumption (1-14 kgal @ \$3.44)					48.17
Tier 2 Consumption (> 14 kgal @ \$3.96)					253.43
Environmental Charge					28.86
TOTAL CURRENT IRRIGATION CHARGES					\$ 361.96

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 85287 MAJESTIC WALK BLVD

Service Period: 09/28/21 - 10/27/21 Reading Date: 10/27/2021

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
86638079	29	22551	Regular	2	110000 GAL
Basic Monthly Charge					\$ 100.80
Tier 1 Consumption (1-14 kgal @ \$3.44)					48.17
Tier 2 Consumption (> 14 kgal @ \$3.96)					380.15
Environmental Charge					40.70
TOTAL CURRENT IRRIGATION CHARGES					\$ 569.82

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 85287 MAJESTIC WALK BLVD

Service Period: 09/27/21 - 10/26/21 Reading Date: 10/26/2021

Service Point: Irrigation 2 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
67133220	29	84531	Regular	1 1/2	232000 GAL
Basic Monthly Charge					\$ 63.00
Tier 1 Consumption (1-14 kgal @ \$3.44)					48.17
Tier 2 Consumption (> 14 kgal @ \$3.96)					863.27
Environmental Charge					85.84
TOTAL CURRENT IRRIGATION CHARGES					\$ 1,060.28



Customer Name: AMELIA WALK COMMUNITY DEV DISTRICT

Account #: 3124050420

Cycle: 03

Bill Date: 10/27/21

SEWER SERVICE

Billing Rate: Commercial Sewer Service

Service Address: 85287 MAJESTIC WALK BLVD

Service Period: 09/27/21 - 10/26/21 Reading Date: 10/26/2021

Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
67579885	29	3609	Regular	2	13000 GAL
Basic Monthly Charge					\$ 169.20
Sewer Usage Charge					78.26
Environmental Charge					4.81
TOTAL CURRENT SEWER CHARGES					\$ 252.27

WATER SERVICE

Billing Rate: Commercial Water Service

Service Address: 85287 MAJESTIC WALK BLVD

Service Period: 09/27/21 - 10/26/21 Reading Date: 10/26/2021

Service Point: Commercial - Water

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
77677281	29	0	Regular	3/4	0 GAL
Basic Monthly Charge					\$ 18.90
TOTAL CURRENT WATER CHARGES					\$ 18.90

WATER SERVICE

Billing Rate: Commercial Water Service

Service Address: 85287 MAJESTIC WALK BLVD

Service Period: 09/27/21 - 10/26/21 Reading Date: 10/26/2021

Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
67579885	29	3609	Regular	2	13000 GAL
Basic Monthly Charge					\$ 100.80
Water Consumption Charge					19.37
Environmental Charge					4.81
TOTAL CURRENT WATER CHARGES					\$ 124.98

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 85377 MAJESTIC WALK BV APT IR01

Service Period: 09/27/21 - 10/26/21 Reading Date: 10/26/2021

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
82157504	29	639	Regular	1	52000 GAL
Basic Monthly Charge					\$ 31.50
Tier 1 Consumption (1-14 kgal @ \$3.44)					48.17
Tier 2 Consumption (> 14 kgal @ \$3.96)					150.47
Environmental Charge					19.24
TOTAL CURRENT IRRIGATION CHARGES					\$ 249.38

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

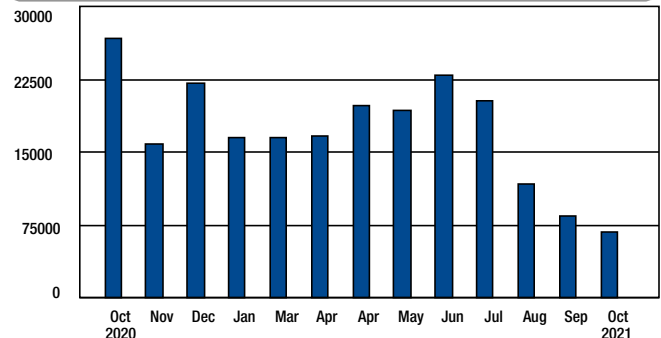
Service Address: 85633 FALL RIVER PY APT IR01

Service Period: 09/27/21 - 10/26/21 Reading Date: 10/26/2021

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
89240294	29	337	Regular	1	20000 GAL
Basic Monthly Charge					\$ 31.50
Tier 1 Consumption (1-14 kgal @ \$3.44)					48.17
Tier 2 Consumption (> 14 kgal @ \$3.96)					23.75
Environmental Charge					7.40
TOTAL CURRENT IRRIGATION CHARGES					\$ 110.82

CONSUMPTION HISTORY



	1 year ago	Last Month	This Month	Average Daily
Total Kwh used				
Total Gallons used	2,678,003	837,001	670,000	23,103



INVOICE

P.O. Box 6386
Tallahassee, Florida 32314

Invoice # 321
Date: 10/03/2021
Due On: 11/02/2021

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	09/02/2021	Review Phase 4 & 5 landscape addendum and confer with district manager regarding same.	0.30	\$250.00	\$75.00
Service	09/03/2021	Add new scope to landscape maintenance addendum and confirm with staff.	0.30	\$250.00	\$75.00
Service	09/07/2021	Update HOA maintenance agreement.	0.30	\$250.00	\$75.00
Service	09/07/2021	Review draft agenda; confer with staff re: back up documentation for same; review updated HOA agreement and confer with Gentry	0.30	\$280.00	\$84.00
Service	09/08/2021	Update Trim-All agreement and send to district manager for signatures; prepare new supervisor Guide to Relevant State Law for Supervisor Thomas; send draft of HOA agreement for review and comment.	1.20	\$250.00	\$300.00
Service	09/08/2021	Correspondence with staff regarding meeting follow-up tasks.	0.20	\$225.00	\$45.00
Service	09/13/2021	Verify recording status of cost-share agreement.	0.20	\$250.00	\$50.00
Service	09/13/2021	Prepare recording of cost share agreement.	0.50	\$170.00	\$85.00
Service	09/15/2021	Update HOA maintenance agreement and send for comments.	0.30	\$250.00	\$75.00
Service	09/16/2021	Add corrected map to HOA agreement.	0.20	\$250.00	\$50.00
Expense	09/16/2021	Simplifile Recording: Phase 1 Cost Share Agreement	1.00	\$100.25	\$100.25
Service	09/16/2021	Review correspondence re: CDD roadways and repairs related to same; confer re: capital reserve and options for same	0.30	\$280.00	\$84.00
Service	09/21/2021	Travel to/from Board meeting; confer with engineer re:	7.00	\$280.00	\$1,960.00

roadways and DM re: resident correspondence on
firearms; draft rule 1.3 resolution waiver

Expense	09/24/2021	Meals: meals - meeting	1.00	\$12.56	\$12.56
Expense	09/24/2021	Mileage: Travel to meeting	382.00	\$0.56	\$213.92

Total **\$3,284.73**

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
842	01/04/2022	\$4,815.29	\$0.00	\$4,815.29

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
321	11/02/2021	\$3,284.73	\$0.00	\$3,284.73
Outstanding Balance				\$8,100.02
Total Amount Outstanding				\$8,100.02

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

Please pay within 30 days.

NOTE: CHECK 3248 VOIDED

Bates Security LLC

9700 Philips Hwy
Suite 108
Jacksonville, FL 32256
(859) 244-4000

Invoice

1111069

10/6/2021

21054

10/6/2021



Amelia Walk Cdd
5385 N Nob Hill Road
Sunrise Beach, FL 33351

Bates Security LLC
PO Box 747049
Atlanta, GA 30374-7049

\$550.00

Amelia Walk Cdd

21054

10/6/2021

10/6/2021

Amelia Walk CDD, 85287 Majestic Walk Blvd., Fernandina Beach, FL

100.00

Key Tag for key ring

5.50

550.00

Subtotal:

\$550.00

Tax

0.00

Payments/Credits Applied

0.00

Invoice Balance Due:

\$550.00

572. 34503

*Please note the change of the
remittance address*

10/6/2021

1111069

System (152948)

\$550.00

\$550.00

Delivered fobs to client. We appreciate your business!

Bates Security LLC

9700 Philips Hwy
Suite 108
Jacksonville, FL 32256
(859) 244-4000

Invoice

1111571

11/1/2021

21054

11/5/2021



Amelia Walk Cdd
5385 N Nob Hill Road
Sunrise Beach, FL 33351

Bates Security LLC
PO Box 747049
Atlanta, GA 30374-7049

\$180.64

Amelia Walk Cdd

21054

11/1/2021

11/5/2021

Amelia Walk CDD, 85287 Majestic Walk Blvd., Fernandina Beach, FL

1.00 Monthly Service-Access

180.64

180.64

Subtotal:

\$180.64

Tax

0.00

Payments/Credits Applied

0.00

Invoice Balance Due:

\$180.64

572.34500

*Please note the change of the
remittance address*

11/1/2021

1111571

System

\$180.64

\$180.64

Bates Security LLC

9700 Philips Hwy
Suite 108
Jacksonville, FL 32256
(859) 244-4000

Invoice

1118177 10/19/2021

21054 10/19/2021



Amelia Walk Cdd
5385 N Nob Hill Road
Sunrise Beach, FL 33351

Bates Security LLC
PO Box 747049
Atlanta, GA 30374-7049

\$255.00

Amelia Walk Cdd

21054

10/19/2021

10/19/2021

Amelia Walk CDD, 85287 Majestic Walk Blvd., Fernandina Beach, FL

50.00 Key Tag for key ring

5.10

255.00

Subtotal:

\$255.00

Tax

0.00

Payments/Credits Applied

0.00

Invoice Balance Due:

\$255.00

572.34503

*Please note the change of the
remittance address*

10/19/2021

1118177

System (151370)

\$255.00

\$255.00

Bates Security LLC

9700 Philips Hwy
Suite 108
Jacksonville, FL 32256
(859) 244-4000

Invoice

1120039

11/9/2021

21054

11/9/2021



Amelia Walk Cdd
5385 N Nob Hill Road
Sunrise Beach, FL 33351

Bates Security LLC
PO Box 747049
Atlanta, GA 30374-7049

\$504.02

Amelia Walk Cdd

21054

11/9/2021

11/9/2021

Amelia Walk CDD, 85287 Majestic Walk Blvd., Fernandina Beach, FL

1.00	Service Labor Minimum	115.00	115.00
2.50	Service Labor	120.00	300.00
1.00	Proximity Card Reader SR-2400 Access Device, Gray	0.00	0.00
1.00	Proximity Card Reader SR-2400 Access Device, Gray	89.02	89.02
	Subtotal:		\$504.02
	Tax		0.00
	Payments/Credits Applied		0.00
	Invoice Balance Due:		\$504.02

572.340

*Please note the change of the
remittance address*

11/9/2021

1120039

System (154254)

\$504.02

\$504.02

Found Front Entry Reader and wiring had been damaged,
replaced reader and reran new wire to social room. We
appreciate your business!

Bates Security LLC

9700 Philips Hwy
Suite 108
Jacksonville, FL 32256
(859) 244-4000

Invoice

1123153

12/1/2021

21054

12/5/2021



Amelia Walk Cdd
5385 N Nob Hill Road
Sunrise Beach, FL 33351

Bates Security LLC
PO Box 747049
Atlanta, GA 30374-7049

\$180.64

Amelia Walk Cdd

21054

12/1/2021

12/5/2021

Amelia Walk CDD, 85287 Majestic Walk Blvd., Fernandina Beach, FL

1.00 Monthly Service-Access

180.64

180.64

Subtotal:

\$180.64

Tax

0.00

Payments/Credits Applied

0.00

Invoice Balance Due:

\$180.64

870.34500

*Please note the change of the
remittance address*

12/1/2021

1123153

System

\$180.64

\$180.64

Bates Security LLC

9700 Philips Hwy
Suite 108
Jacksonville, FL 32256
(859) 244-4000

Invoice

1129346

1/1/2022

21054

1/5/2022



Amelia Walk Cdd
5385 N Nob Hill Road
Sunrise Beach, FL 33351

Bates Security LLC
PO Box 747049
Atlanta, GA 30374-7049

\$180.64

Amelia Walk Cdd

21054

1/1/2022

1/5/2022

Amelia Walk CDD, 85287 Majestic Walk Blvd., Fernandina Beach, FL

1.00 Monthly Service-Access

180.64

180.64

Subtotal:

\$180.64

Tax

0.00

Payments/Credits Applied

0.00

Invoice Balance Due:

\$180.64

572.34500

*Please note the change of the
remittance address*

1/1/2022

1129346

System

\$180.64

\$180.64

Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
12/29/2021	20

Bill To
Amelia Walk CDD c/o GMS, LLC

Terms	Due Date
Net 30	1/28/2022

Description	Amount
Amortization Schedule Series 2018 2-1-22 Prepay \$35,000	250.00
<p style="font-size: 2em; color: blue; transform: rotate(-15deg);">513.31200</p>	

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

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

Amelia Walk CDD

FPL Electric

December-21

73913-05054	85057 MAJESTIC WALK BLVD.#LS	\$	186.58
76801-07336	85359 MAJESTIC WALK BLVD.	\$	35.84
79966-25336	85287 MAJESTIC WALK BLVD. CLUB	\$	533.36
90653-46331	85257 MAJESTIC WALK BLVD. FTN	\$	404.72
14381-88177	85108 MAJESTIC WALK BLVD. # IRR	\$	11.17
		<u>\$</u>	<u>1,171.67</u>

V#21

001.320.57200.43000

78458-32232	000 AMELIA CONCOURSE	<u>\$</u>	<u>2,505.54</u>
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V#21

001.320.57200.43001

**Electric Bill Statement**

For: Nov 17, 2021 to Dec 17, 2021 (30 days)

Statement Date: Dec 17, 2021

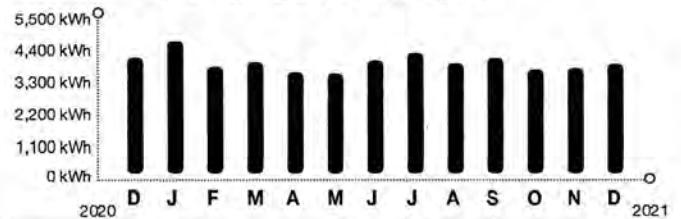
Account Number: 90653-46331

Service Address:85257 MAJESTIC WALK BLVD # FTN
FERNANDINA BEACH, FL 32034**AMELIA WALK CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$404.72**

TOTAL AMOUNT YOU OWE

Jan 7, 2022

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**KEEP IN MIND**

- Payment received after March 10, 2022 is considered LATE; a late payment charge of 1% will apply.

BILL SUMMARY

Amount of your last bill	389.20
Payments received	-389.20
Balance before new charges	0.00
Total new charges	404.72
Total amount you owe	\$404.72

(See page 2 for bill details.)

Changes to your ratesRates are increasing, effective Jan. 1, 2022. Learn more:
FPL.com/RatesCustomer Service: (386) 255-3020
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

/ 27

3413906534633142740400000

0017 0018 450021

AMELIA WALK CDD
C/O GMS-SF, LLC
5385 N NOB HILL RD
SUNRISE FL 33351-4761The amount enclosed includes
the following donation:
FPL Care To Share: _____Make check payable to FPL
in U.S. funds and mail along with
this coupon to:FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit **FPL.com/PayBill**
for ways to pay.

90653-46331

ACCOUNT NUMBER

\$404.72

TOTAL AMOUNT YOU OWE

Jan 7, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED





Customer Name:
AMELIA WALK CDD

Account Number:
90653-46331

FPL.com Page 2

0018 0018 450021

E001

BILL DETAILS

Amount of your last bill	389.20
Payment received - Thank you	-389.20
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) \$268.05

Fuel: (\$0.028360 per kWh) \$115.94

Electric service amount 394.60

Gross receipts tax 10.12

Taxes and charges 10.12

Total new charges \$404.72

Total amount you owe \$404.72

METER SUMMARY

Meter reading - Meter ACD7475. Next meter reading Jan 19, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	24961		20873		4088

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 17, 2021	Nov 17, 2021	Dec 17, 2020
kWh Used	4088	3927	4327
Service days	30	29	30
kWh/day	136	135	144
Amount	\$404.72	\$389.20	\$398.91

Stay connected

The FPL Mobile App is the easiest way to stay connected with us when a disaster strikes. Stay ready - get the app today!

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**Electric Bill Statement**

For: Nov 17, 2021 to Dec 17, 2021 (30 days)

Statement Date: Dec 17, 2021

Account Number: 79966-25336

Service Address:85287 MAJESTIC WALK BLVD # CLUB
FERNANDINA BEACH, FL 32034**AMELIA WALK CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$533.36**

TOTAL AMOUNT YOU OWE

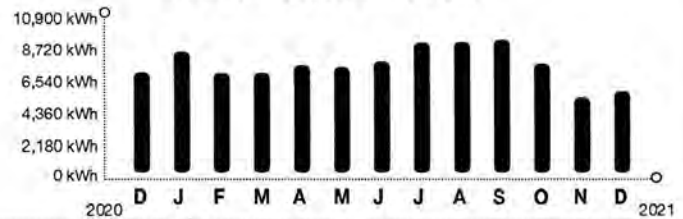
Jan 7, 2022

NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	508.92
Payments received	-508.92
Balance before new charges	0.00
Total new charges	533.36
Total amount you owe	\$533.36

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

- Payment received after March 10, 2022 is considered LATE; a late payment charge of 1% will apply.

Changes to your ratesRates are increasing, effective Jan. 1, 2022. Learn more:
FPL.com/RatesCustomer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

/ 27

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AMELIA WALK CDD
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for ways to pay.

79966-25336

ACCOUNT NUMBER

\$533.36

TOTAL AMOUNT YOU OWE

Jan 7, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:
AMELIA WALK CDD

Account Number:
79966-25336

FPL.com Page 2

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BILL DETAILS

Amount of your last bill	508.92
Payment received - Thank you	-508.92
Balance before new charges	\$0.00
New Charges	
Rate: GSD-1 GENERAL SERVICE DEMAND	
Customer charge:	\$26.48
Non-fuel: (\$0.023540 per kWh)	\$141.85
Fuel: (\$0.028360 per kWh)	\$170.90
Demand: (\$11.30 per KW)	\$180.80
Electric service amount	520.03
Gross receipts tax	13.33
Taxes and charges	13.33
Total new charges	\$533.36
Total amount you owe	\$533.36

METER SUMMARY

Meter reading - Meter KLL2800. Next meter reading Jan 19, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	68476		62450		6026
Demand KW	15.68				16

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 17, 2021	Nov 17, 2021	Dec 17, 2020
kWh Used	6026	5567	7434
Service days	30	29	30
kWh/day	200	191	247
Amount	\$533.36	\$508.92	\$605.90

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Customer Name:
AMELIA WALK CDD

Account Number:
78458-32232

FPL.com Page 1

0009 0018 450021 ESLA

For: 11-17-2021 to 12-17-2021 (30 days)

kWh/Day: 120

Service Address:

100 MAJESTIC WALK BLVD # SL
FERNANDINA BEACH, FL 32034

Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
C861207	74	6746	F	57		1,482	
Energy					0.800000		45.60
Non-energy							
Fixtures					6.370000		363.09
Maintenance					1.290000		73.53
F861207	74	6746	F	16		416	
Energy					0.800000		12.80
Non-energy							
Fixtures					4.500000		72.00
Maintenance					1.290000		20.64
F861227	73	6750	F	68		1,700	
Energy					0.800000		54.40
Non-energy							
Fixtures					4.500000		306.00
Maintenance					1.290000		87.72
PMF0001				141			
Non-energy							
Fixtures					8.470000		1,194.27
UCNP				4,102			
Non-energy							
Maintenance					0.040510		166.17

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



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





Customer Name:
AMELIA WALK CDD

Account Number:
78458-32232

FPL.com Page 2

0010 0018 450021 ESLA

For: 11-17-2021 to 12-17-2021 (30 days)

kWh/Day: 120

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							112.80
Non-energy sub total							2,283.42
Sub total						3,598	2,396.22
Energy conservation cost recovery							1.51
Capacity payment recovery charge							0.58
Environmental cost recovery charge							0.97
Storm protection recovery charge							1.73
Fuel charge							98.98
Electric service amount							2,499.99
Gross receipts tax incr							5.55
Total						3,598	2,505.54

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

**Electric Bill Statement**

For: Nov 17, 2021 to Dec 17, 2021 (30 days)

Statement Date: Dec 17, 2021**Account Number:** 78458-32232**Service Address:**100 MAJESTIC WALK BLVD # SL
FERNANDINA BEACH, FL 32034**AMELIA WALK CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$2,505.54**

TOTAL AMOUNT YOU OWE

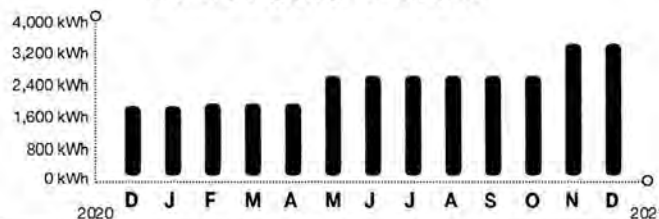
Jan 7, 2022

NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	2,505.54
Payments received	-2,505.54
Balance before new charges	0.00
Total new charges	2,505.54
Total amount you owe	\$2,505.54

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

- Payment received after March 10, 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.

Changes to your ratesRates are increasing, effective Jan. 1, 2022. Learn more:
FPL.com/RatesCustomer Service: (386) 255-3020
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

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AMELIA WALK CDD
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for ways to pay.

78458-32232

ACCOUNT NUMBER

\$2,505.54

TOTAL AMOUNT YOU OWE

Jan 7, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:
AMELIA WALK CDD

Account Number:
78458-32232

FPL.com Page 2

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E001

BILL DETAILS

Amount of your last bill	2,505.54
Payment received - Thank you	-2,505.54
Balance before new charges	\$0.00

New Charges

Rate: SL-1 STREET LIGHTING SERVICE

Electric service amount **	2,499.99
Gross receipts tax	5.55
Taxes and charges	5.55
Total new charges	\$2,505.54
Total amount you owe	\$2,505.54

** Your electric service amount includes the following charges:

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

METER SUMMARY

Next bill date Jan 19, 2022.

Usage Type	Usage
Total kWh used	3598

ENERGY USAGE COMPARISON

	This Month Dec 17, 2021	Last Month Nov 17, 2021	Last Year Dec 17, 2020
Service to			
kWh Used	3598	3598	1898
Service days	30	29	30
kWh/day	120	124	63
Amount	\$2,505.54	\$2,505.54	\$1,412.16

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**Electric Bill Statement**

For: Nov 17, 2021 to Dec 17, 2021 (30 days)

Statement Date: Dec 17, 2021

Account Number: 76801-07336

Service Address:85359 MAJESTIC WALK BLVD #ENTRANCE
FERNANDINA BEACH, FL 32034**AMELIA WALK CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$35.84**

TOTAL AMOUNT YOU OWE

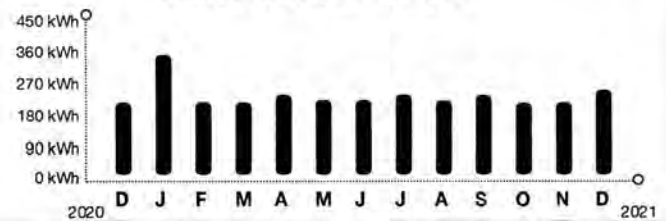
Jan 7, 2022

NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	32.17
Payments received	-32.17
Balance before new charges	0.00
Total new charges	35.84
Total amount you owe	\$35.84

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

- Payment received after March 10, 2022 is considered LATE; a late payment charge of 1% will apply.

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FPL.com/RatesCustomer Service: (386) 255-3020
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

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76801-07336

ACCOUNT NUMBER

\$35.84

TOTAL AMOUNT YOU OWE

Jan 7, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:
AMELIA WALK CDD

Account Number:
76801-07336

FPL.com Page 2

0006 0018 450021

E001

BILL DETAILS

Amount of your last bill	32.17
Payment received - Thank you	-32.17
Balance before new charges	\$0.00

New Charges

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

Customer charge: \$10.61

Non-fuel: (\$0.065570 per kWh) \$16.98

Fuel: (\$0.028360 per kWh) \$7.35

Electric service amount 34.94

Gross receipts tax 0.90

Taxes and charges 0.90

Total new charges \$35.84

Total amount you owe \$35.84

METER SUMMARY

Meter reading - Meter ACD4413. Next meter reading Jan 19, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	19689		19430		259

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 17, 2021	Nov 17, 2021	Dec 17, 2020
kWh Used	259	221	221
Service days	30	29	30
kWh/day	9	8	7
Amount	\$35.84	\$32.17	\$30.72

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**Electric Bill Statement**

For: Nov 17, 2021 to Dec 17, 2021 (30 days)

Statement Date: Dec 17, 2021

Account Number: 73913-05054

Service Address:85057 MAJESTIC WALK BLVD # LIFT
FERNANDINA BEACH, FL 32034**AMELIA WALK CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$186.58**

TOTAL AMOUNT YOU OWE

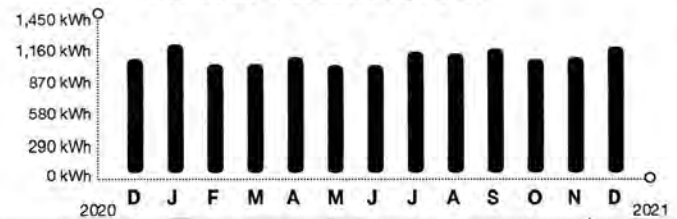
Jan 7, 2022

NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	192.41
Payments received	-192.41
Balance before new charges	0.00
Total new charges	186.58
Total amount you owe	\$186.58

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

- Payment received after March 10, 2022 is considered LATE; a late payment charge of 1% will apply.

Changes to your ratesRates are increasing, effective Jan. 1, 2022. Learn more:
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Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

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73913-05054

ACCOUNT NUMBER

\$186.58

TOTAL AMOUNT YOU OWE

Jan 7, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:
AMELIA WALK CDD

Account Number:
73913-05054

FPL.com Page 2

0004 0018 450021

E001

BILL DETAILS

Amount of your last bill	192.41
Payment received - Thank you	-192.41
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Customer charge: \$26.48

Non-fuel: (\$0.023540 per kWh) \$29.50

Fuel: (\$0.028360 per kWh) \$35.54

Demand: (\$11.30 per KW) \$90.40

Electric service amount 181.92

Gross receipts tax 4.66

Taxes and charges 4.66

Total new charges \$186.58

Total amount you owe \$186.58

METER SUMMARY

Meter reading - Meter KN20453. Next meter reading Jan 19, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	58497		57244		1253
Demand KW	8.20				8

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 17, 2021	Nov 17, 2021	Dec 17, 2020
kWh Used	1253	1145	1128
Service days	30	29	30
kWh/day	41	39	37
Amount	\$186.58	\$192.41	\$149.06

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**Electric Bill Statement**

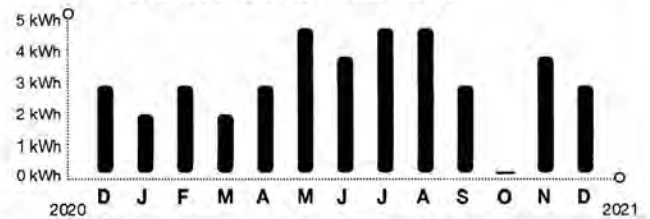
For: Nov 17, 2021 to Dec 17, 2021 (30 days)

Statement Date: Dec 17, 2021**Account Number:** 14381-88177**Service Address:**85108 MAJESTIC WALK BLVD # IRRIGATION
FERNANDINA BEACH, FL 32034**AMELIA WALK CDD,**
Here's what you owe for this billing period.**CURRENT BILL****\$11.17**

TOTAL AMOUNT YOU OWE

Jan 7, 2022

NEW CHARGES DUE BY

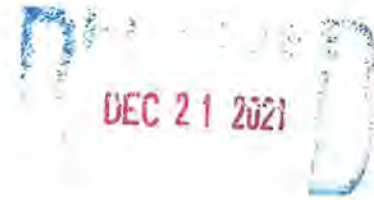
ENERGY USAGE HISTORY**KEEP IN MIND**

- Payment received after March 10, 2022 is considered LATE; a late payment charge of 1% will apply.

BILL SUMMARY

Amount of your last bill	11.27
Payments received	-11.27
Balance before new charges	0.00
Total new charges	11.17
Total amount you owe	\$11.17

(See page 2 for bill details.)

Changes to your ratesRates are increasing, effective Jan. 1, 2022. Learn more:
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1-800-226-3545Report Power Outages:
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)
711 (Relay Service)

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#1864143LQ778881#
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C/O GMS-SF-LLC
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for ways to pay.

14381-88177

ACCOUNT NUMBER

\$11.17

TOTAL AMOUNT YOU OWE

Jan 7, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED





Customer Name:
AMELIA WALK CDD

Account Number:
14381-88177

FPL.com Page 2

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E001

BILL DETAILS

Amount of your last bill	11.27
Payment received - Thank you	-11.27
Balance before new charges	\$0.00
New Charges	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Customer charge:	\$10.61
Non-fuel: (\$0.065570 per kWh)	\$0.19
Fuel: (\$0.028360 per kWh)	\$0.09
Electric service amount	10.89
Gross receipts tax	0.28
Taxes and charges	0.28
Total new charges	\$11.17
Total amount you owe	\$11.17

METER SUMMARY

Meter reading - Meter AC94981. Next meter reading Jan 19, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	00155		00152		3

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 17, 2021	Nov 17, 2021	Dec 17, 2020
kWh Used	3	4	3
Service days	30	29	30
kWh/day	0	0	0
Amount	\$11.17	\$11.27	\$11.16

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

Page 1 of 4

Customer Name: AMELIA WALK COMMUNITY DEV DISTRICT

Account #: 3124050420

Cycle: 03

Bill Date: 12/30/21

TOTAL SUMMARY OF CHARGES

Irrigation \$ 3,952.84
Sewer 884.88
Water 328.02

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

Total New Charges: \$ 5,165.74



Please pay \$5,165.74 by 01/21/22 to avoid 1.5% late payment fee and service disconnections.



By turning off the faucet, following irrigation restrictions and checking for leaks, you can help preserve our most valuable natural resource.

572.431
Dec. 2021

JAN 03 2022

A late payment fee will be assessed for unpaid balance.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$4,674.93	-\$4,674.93	\$0.00	\$5,165.74	\$5,165.74

**WE APPRECIATE
YOUR BUSINESS**

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

Additional information on reverse side. →



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



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

Acct#: 3124050420		Bill Date: 12/30/21		Please pay by 01/21/22 to avoid 1.5% late Payment Fee.	
Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay	TOTAL AMOUNT PAID
\$4,674.93	-\$4,674.93	\$0.00	\$5,165.74	\$5,165.74	

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I=10010000



199 1 MB 0.482
AMELIA WALK CDD C/O GMS-SF LLC
5385 N NOB HILL RD
SUNRISE FL 33351-4761



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

42643124050420000000000004000516574010100000000300014



0/002 343471/3955063 0000199 1 I=1001000000



Customer Name: AMELIA WALK COMMUNITY DEV DISTRICT

Account #: 3124050420

Cycle: 03

Bill Date: 12/30/21

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 84703 FALL RIVER PY APT IR01

Service Period: 11/30/21 - 12/29/21 Reading Date: 12/29/2021

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
76553197	29	125	Regular	1	40000 GAL
Basic Monthly Charge					\$ 31.50
Tier 1 Consumption (1-14 kgal @ \$3.44)					48.17
Tier 2 Consumption (> 14 kgal @ \$3.96)					102.95
Environmental Charge					14.80
TOTAL CURRENT IRRIGATION CHARGES					\$ 197.42

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 85059 MAJESTIC WALK BV APT IR01

Service Period: 11/29/21 - 12/23/21 Reading Date: 12/23/2021

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
82157379	24	584	Regular	1	34000 GAL
Basic Monthly Charge					\$ 31.50
Tier 1 Consumption (1-14 kgal @ \$3.44)					48.17
Tier 2 Consumption (> 14 kgal @ \$3.96)					79.19
Environmental Charge					12.58
TOTAL CURRENT IRRIGATION CHARGES					\$ 171.44

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 85108 MAJESTIC WALK BLVD

Service Period: 11/29/21 - 12/23/21 Reading Date: 12/23/2021

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
66898811	24	4607	Regular	1	168000 GAL
Basic Monthly Charge					\$ 31.50
Tier 1 Consumption (1-14 kgal @ \$3.44)					48.17
Tier 2 Consumption (> 14 kgal @ \$3.96)					609.83
Environmental Charge					62.16
TOTAL CURRENT IRRIGATION CHARGES					\$ 751.66

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 85254 FALL RIVER PY APT IR01

Service Period: 11/29/21 - 12/23/21 Reading Date: 12/23/2021

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
89140510	24	972	Regular	1	60000 GAL
Basic Monthly Charge					\$ 31.50
Tier 1 Consumption (1-14 kgal @ \$3.44)					48.17
Tier 2 Consumption (> 14 kgal @ \$3.96)					182.15
Environmental Charge					22.20
TOTAL CURRENT IRRIGATION CHARGES					\$ 284.02

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 85287 MAJESTIC WALK BLVD

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

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
86638079	27	22995	Regular	2	180000 GAL
Basic Monthly Charge					\$ 100.80
Tier 1 Consumption (1-14 kgal @ \$3.44)					48.17
Tier 2 Consumption (> 14 kgal @ \$3.96)					657.35
Environmental Charge					66.60
TOTAL CURRENT IRRIGATION CHARGES					\$ 872.92

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 85287 MAJESTIC WALK BLVD

Service Period: 11/29/21 - 12/28/21 Reading Date: 12/28/2021

Service Point: Irrigation 2 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
67133220	29	85351	Regular	1 1/2	320000 GAL
Basic Monthly Charge					\$ 63.00
Tier 1 Consumption (1-14 kgal @ \$3.44)					48.17
Tier 2 Consumption (> 14 kgal @ \$3.96)					1,211.75
Environmental Charge					118.40
TOTAL CURRENT IRRIGATION CHARGES					\$ 1,441.32



Customer Name: AMELIA WALK COMMUNITY DEV DISTRICT

Account #: 3124050420

Cycle: 03

Bill Date: 12/30/21

SEWER SERVICE

Billing Rate: Commercial Sewer Service

Service Address: 85287 MAJESTIC WALK BLVD

Service Period: 11/29/21 - 12/28/21 Reading Date: 12/28/2021

Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
67579885	29	3777	Regular	2	112000 GAL
Basic Monthly Charge					\$ 169.20
Sewer Usage Charge					674.24
Environmental Charge					41.44
TOTAL CURRENT SEWER CHARGES					\$ 884.88

WATER SERVICE

Billing Rate: Commercial Water Service

Service Address: 85287 MAJESTIC WALK BLVD

Service Period: 11/29/21 - 12/24/21 Reading Date: 12/24/2021

Service Point: Commercial - Water

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
77677281	25	0	Regular	3/4	0 GAL
Basic Monthly Charge					\$ 18.90
TOTAL CURRENT WATER CHARGES					\$ 18.90

WATER SERVICE

Billing Rate: Commercial Water Service

Service Address: 85287 MAJESTIC WALK BLVD

Service Period: 11/29/21 - 12/28/21 Reading Date: 12/28/2021

Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
67579885	29	3777	Regular	2	112000 GAL
Basic Monthly Charge					\$ 100.80
Water Consumption Charge					166.88
Environmental Charge					41.44
TOTAL CURRENT WATER CHARGES					\$ 309.12

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 85377 MAJESTIC WALK BV APT IR01

Service Period: 12/01/21 - 12/23/21 Reading Date: 12/23/2021

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
82157504	22	730	Regular	1	33000 GAL
Basic Monthly Charge					\$ 23.10
Tier 1 Consumption (1-14 kgal @ \$3.44)					35.32
Tier 2 Consumption (> 14 kgal @ \$3.96)					90.02
Environmental Charge					12.21
TOTAL CURRENT IRRIGATION CHARGES					\$ 160.65

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

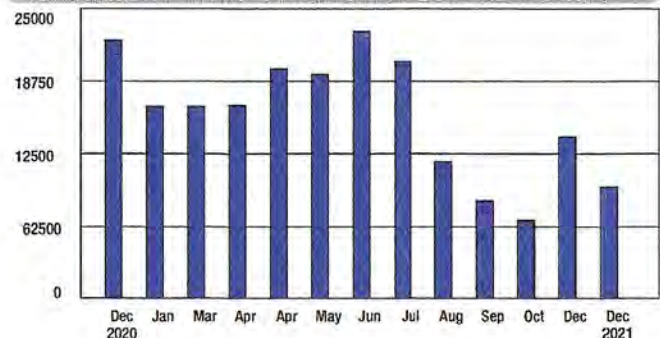
Service Address: 85633 FALL RIVER PY APT IR01

Service Period: 11/29/21 - 12/23/21 Reading Date: 12/23/2021

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
89240294	24	373	Regular	1	11000 GAL
Basic Monthly Charge					\$ 31.50
Tier 1 Consumption (1-14 kgal @ \$3.44)					37.84
Environmental Charge					4.07
TOTAL CURRENT IRRIGATION CHARGES					\$ 73.41

CONSUMPTION HISTORY



	1 year ago	Last Month	This Month	Average Daily
Total Kwh used				
Total Gallons used	2,221,002	1,394,001	958,001	33,034



INVOICE

P.O. Box 6386
Tallahassee, Florida 32314

Invoice # 321
Date: 10/03/2021
Due On: 11/02/2021

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	09/02/2021	Review Phase 4 & 5 landscape addendum and confer with district manager regarding same.	0.30	\$250.00	\$75.00
Service	09/03/2021	Add new scope to landscape maintenance addendum and confirm with staff.	0.30	\$250.00	\$75.00
Service	09/07/2021	Update HOA maintenance agreement.	0.30	\$250.00	\$75.00
Service	09/07/2021	Review draft agenda; confer with staff re: back up documentation for same; review updated HOA agreement and confer with Gentry	0.30	\$280.00	\$84.00
Service	09/08/2021	Update Trim-All agreement and send to district manager for signatures; prepare new supervisor Guide to Relevant State Law for Supervisor Thomas; send draft of HOA agreement for review and comment.	1.20	\$250.00	\$300.00
Service	09/08/2021	Correspondence with staff regarding meeting follow-up tasks.	0.20	\$225.00	\$45.00
Service	09/13/2021	Verify recording status of cost-share agreement.	0.20	\$250.00	\$50.00
Service	09/13/2021	Prepare recording of cost share agreement.	0.50	\$170.00	\$85.00
Service	09/15/2021	Update HOA maintenance agreement and send for comments.	0.30	\$250.00	\$75.00
Service	09/16/2021	Add corrected map to HOA agreement.	0.20	\$250.00	\$50.00
Expense	09/16/2021	Simplifile Recording: Phase 1 Cost Share Agreement	1.00	\$100.25	\$100.25
Service	09/16/2021	Review correspondence re: CDD roadways and repairs related to same; confer re: capital reserve and options for same	0.30	\$280.00	\$84.00
Service	09/21/2021	Travel to/from Board meeting; confer with engineer re:	7.00	\$280.00	\$1,960.00

roadways and DM re: resident correspondence on
firearms; draft rule 1.3 resolution waiver

Expense	09/24/2021	Meals: meals - meeting	1.00	\$12.56	\$12.56
Expense	09/24/2021	Mileage: Travel to meeting	382.00	\$0.56	\$213.92

Total **\$3,284.73**

513.31500

Detailed Statement of Account

Other Invoices

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
842	01/04/2022	\$4,815.29	\$0.00	\$4,815.29

Current Invoice

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

Outstanding Balance **\$8,100.02**
Total Amount Outstanding **\$8,100.02**

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

Please pay within 30 days.



P.O. Box 6386
Tallahassee, Florida 32314

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

INVOICE

Invoice # 895
Date: 01/03/2022
Due On: 02/02/2022

AWCDD-01

Amelia Walk CDD - General Coun

Type	Date	Notes	Quantity	Rate	Total
Service	12/01/2021	Add contractor feedback to list of Evergreen deficiencies; add map to lake maintenance addendum.	0.20	\$250.00	\$50.00
Service	12/01/2021	Confer re: pond proposal; confer re: deficiency notice status and transmit information on same	0.30	\$280.00	\$84.00
Service	12/01/2021	Review spreadsheet outlining recommendations for amenity management RFP; incorporate same into the draft RFP scope of services and transmit to staff.	1.40	\$225.00	\$315.00
Service	12/06/2021	Review janitorial invoices; confer with Kilinski and District Manager regarding same; update deficiency letter to incorporate information regarding same.	0.50	\$250.00	\$125.00
Service	12/06/2021	Confer with Gentry and DM re: deficiency letter, outstanding Evergreen invoices and billing history and related information; confer re: status of research on preserve impacts and options related to same	0.50	\$280.00	\$140.00
Service	12/09/2021	Draft resolution for amended prompt payment policies, updated with legislative changes	0.20	\$170.00	\$34.00
Service	12/16/2021	Confer re: status of deficiency letter; confer re: pond proposal and location for contract	0.20	\$280.00	\$56.00
Service	12/19/2021	Review thirty pages of meeting minutes; confer re: status of deficiency notice	0.60	\$280.00	\$168.00
Service	12/31/2021	Monitor legislation and prepare newsletter for same	0.20	\$280.00	\$56.00
				Total	\$1,028.00

Detailed Statement of Account**Current Invoice**

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
895	02/02/2022	\$1,028.00	\$0.00	\$1,028.00
Outstanding Balance				\$1,028.00
Total Amount Outstanding				\$1,028.00

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

Please pay within 30 days.

513.31500

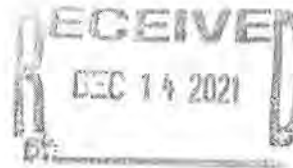
Municipal Asset Management, Inc.

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

INVOICE

INVOICE NO: 0618323**DATE: 12/1/2021**

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



DUE DATE	RENTAL PERIOD
1/8/2022	

PMT NUMBER	DESCRIPTION	AMOUNT
30	Lease payment on Tax-Exempt Lease Purchase Agreement dated May 8, 2019 for the acquisition of fitness equipment. <i>572.44000 Jan 2022</i>	1,217.01

TOTAL DUE**\$1,217.01**

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

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

THANK YOU FOR YOUR BUSINESS!

Invoice #	Due Date	Total Due	Amount Enclosed
0618323	1/8/2022	\$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

**942360 Old Nassauville Road
Fernandina Beach, FL 32034**

Date	12/7/2021
Invoice #	52508

E-mail Trimalllawn@gmail.com

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

Project Name / Location	
Amelia Walk	
P.O. #	Service Date: 12/3/2021

Terms	Due Date
Net 10	12/17/2021

Description	Amount
<p>Scope Of Work: (Amelia Walk)</p> <p>Filled Gator watering bags on 14 Planted Live Oak trees 1x per week at \$350/mobilization starting week of 11/1/21 to be invoiced monthly for actual mobilizations. This work is for a 60 day period with prior approval to continue past the 60 days if required.</p> <p>November - 2x</p> <p>572.46201</p>	700.00
	Total \$700.00
	Payments/Credits \$0.00
	Balance Due \$700.00
Thank you for your business.	

TRIM ALL LAWN SERVICE, INC.

942360 Old Nassauville Road
Fernandina Beach, FL 32034


Date	12/15/2021
Invoice #	52547

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: 12/13/2021

Terms	Due Date
Net 30	1/14/2022

Description	Amount
Irrigation Repair required after inspection: Zone 2: Replacement of (1) regular rotor. Zone 6: Replacement of (2) 6" spray heads. Zone 16: Replacement of (2) regular rotors. Zone 22: Replacement of (1) regular rotor. Zone 24: Replacement of (1) regular rotor. 	180.65
Thank you for your business.	Total \$180.65
	Payments/Credits \$0.00
	Balance Due \$180.65

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


Date	12/27/2021
Invoice #	52568

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: 12/8/2021

Terms	Due Date
Net 30	1/26/2022

Description	Amount
Picked up and delivery of 6 Poinsettias 3g.	59.00
One time install/ purchase of Christmas lights at entrance/ pool house.	1,167.14
	
Thank you for your business.	Total \$1,226.14
	Payments/Credits \$0.00
	Balance Due \$1,226.14

TRIM ALL LAWN SERVICE, INC.

942360 Old Nassauville Road
Fernandina Beach, FL 32034


Date	12/29/2021
Invoice #	52573

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: 12/1/2021

Terms	Due Date
Net 30	1/28/2022

Description	Amount
Irrigation Repair required after inspection: Repaired zone line break just past the Amelia Walk Amenity Center on the right side of road. 	34.20
Thank you for your business.	Total \$34.20
	Payments/Credits \$0.00
	Balance Due \$34.20


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

Date	1/1/2022
Invoice #	52680

(904) 491-3232 Trimalllawn@gmail.com

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

Property Address
85287 Majestic Walk Blvd Fernandina Beach, FL 32034

JANUARY MONTHLY MAINTENANCE	PO #	Terms
		Net 30
Description	Amount	
Monthly Maintenance	9,457.88	
Treatment of Turf & Shrubs - Included in Contract	735.08	
Monthly Irrigation Inspection	483.33	
Seasonal Flower Rotation- three times per year	769.86	
Installation of Mulch and Pine Straw- one time per year	951.26	
<div style="text-align: center;">  </div> <div style="border: 1px solid black; border-radius: 10px; padding: 5px; margin-top: 20px;"> Please contact our office if you are interested in setting up recurring credit card payments. </div>	Total	
	\$12,397.41	
	Payments/Credits	
	\$0.00	
Balance Due		\$12,397.41
Thank you for your business.		



P.O. Box 6386
Tallahassee, Florida 32314

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

INVOICE

Invoice # 895
Date: 01/03/2022
Due On: 02/02/2022

AWCDD-01

Amelia Walk CDD - General Coun

Type	Date	Notes	Quantity	Rate	Total
Service	12/01/2021	Add contractor feedback to list of Evergreen deficiencies; add map to lake maintenance addendum.	0.20	\$250.00	\$50.00
Service	12/01/2021	Confer re: pond proposal; confer re: deficiency notice status and transmit information on same	0.30	\$280.00	\$84.00
Service	12/01/2021	Review spreadsheet outlining recommendations for amenity management RFP; incorporate same into the draft RFP scope of services and transmit to staff.	1.40	\$225.00	\$315.00
Service	12/06/2021	Review janitorial invoices; confer with Kilinski and District Manager regarding same; update deficiency letter to incorporate information regarding same.	0.50	\$250.00	\$125.00
Service	12/06/2021	Confer with Gentry and DM re: deficiency letter, outstanding Evergreen invoices and billing history and related information; confer re: status of research on preserve impacts and options related to same	0.50	\$280.00	\$140.00
Service	12/09/2021	Draft resolution for amended prompt payment policies, updated with legislative changes	0.20	\$170.00	\$34.00
Service	12/16/2021	Confer re: status of deficiency letter; confer re: pond proposal and location for contract	0.20	\$280.00	\$56.00
Service	12/19/2021	Review thirty pages of meeting minutes; confer re: status of deficiency notice	0.60	\$280.00	\$168.00
Service	12/31/2021	Monitor legislation and prepare newsletter for same	0.20	\$280.00	\$56.00
				Total	\$1,028.00

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
895	02/02/2022	\$1,028.00	\$0.00	\$1,028.00
Outstanding Balance				\$1,028.00
Total Amount Outstanding				\$1,028.00

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

Please pay within 30 days.