

*Amelia Walk*  
*Community Development District*

*February 15, 2022*

## *AGENDA*

**Amelia Walk  
Community Development District**

475 West Town Place, Suite 114  
St. Augustine, Florida 32092  
[www.AmeliaWalkCDD.com](http://www.AmeliaWalkCDD.com)

---

February 8, 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, February 15, 2022 at 2:00 p.m. at the Amelia Walk Amenity Center, 85287 Majestic Walk Boulevard, Fernandina Beach, Florida 32034.**

Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comment
- III. Approval of the Minutes of the January 18, 2022 Board of Supervisors Meeting
- IV. Ratification of Amenity Center Management RFP Documents
- V. Update on Parking Enforcement
- VI. Staff Reports
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
  - D. Community Manager - Report
- VII. Supervisor Requests and Audience Comments
- VIII. Other Business
- IX. Financial Reports
  - A. Balance Sheet & Income Statement
  - B. Assessment Receipts Schedule

- C. Approval of Check Register
- X. Next Meeting Scheduled for March 15, 2022 at 2:00 p.m. at the Amelia Walk Amenity Center
- XI. Adjournment

## *MINUTES*

MINUTES OF MEETING  
AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Amelia Walk Community Development District was held Tuesday, January 18, 2022 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

Also present were:

Daniel Laughlin	District Manager
Jennifer Kilinski	District Counsel
Dan McCranie	District Engineer (by phone)
Brian Quillen	Evergreen Lifestyles Management
Alex Boyer	Evergreen Lifestyles Management
Jake Whealdon	KE Law Group
Joe Cornelison	GreenPointe

The following is a summary of the discussions and actions taken at the January 18, 2022 meeting. An audio copy of the proceedings can be obtained by contacting the District Manager.

**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 November 16,  
2021 Board of Supervisors Meeting**

There were no comments on the minutes.

On MOTION by Mr. Jentz seconded by Mr. Robinson with all in favor the minutes of the November 16, 2021 meeting were approved.
---

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

Mr. Laughlin noted this item was discussed at the last meeting and informed the Board that a deficiency letter was sent to Evergreen Lifestyles Management. Mr. Laughlin has been in contact with Brian Quillen regarding the letter and he has been much more responsive.

Mr. Robinson stated that he was prepared to move forward with soliciting proposals and he would like the RFP package to include a request for regular site visits including a week before board meetings and the week after board meetings for follow up actions that may come up in the meetings.

Mr. Quillen acknowledged Evergreen's deficiencies and assured the Board he and Mr. Boyer are working on a plan that will put the proper personnel in place, as well as the proper mechanisms to be able to manage the CDD as it should be. He suggested putting an amenity attendant in place in addition to a full-time CAM. He also provided updates on various projects taking place. Evergreen is working on power washing throughout the community, including the pool canopies and tennis courts that were approved at a board meeting last August. A vendor has been brought in to provide quotes to repair gym equipment. The fans either already have been repaired or are in the process of being repaired. Evergreen is looking into changing janitorial service companies and also is seeking quotes to fill potholes. Lastly, Mr. Boyer made some repairs to pavers, but there are larger areas that will need to be addressed as well. Furthermore, Mr. Quillen addressed billing procedures that resulted in janitorial service invoices being paid to both Evergreen and the vendor itself and noted the CDD will be reimbursed for any overages and in the future Evergreen will be making the payments to the janitorial company.

The Board discussed their preferences in how the management company will provide services and whether or not to directly contract for janitorial services rather than having the management company provide those services or sub-contract those services. The following motion was made to authorize staff to issue an RFP for amenity/operations management with an additional request to include an alternate bid to include janitorial services.

On MOTION by Mr. Robinson seconded by Mr. Jentz with all in favor authorizing staff to issue an RFP for amenity and operations management and janitorial services was approved.
---

**FIFTH ORDER OF BUSINESS****Discussion on Lake Maintenance**

Mr. Laughlin reminded the Board that lake maintenance is an issue that residents have expressed concerns with, and Evergreen has reported issues with the current vendor, Solitude. He also noted the lake maintenance contract currently covers 16 lakes and there are 17 lakes within the CDD. The Board discussed the fact that the one pond in question is not adjacent to any residents and therefore does not need to be maintained to the level of the other ponds for aesthetic purposes, but instead just to keep it functioning properly. Mr. Laughlin and Mr. Quillen presented proposals from the current vendor and Sitex Aquatics for maintenance of 16 lakes. Mr. Quillen stated that he's been happy with Sitex's performance in other communities. Mr. Boyer also informed the Board he's received a quote of \$2,400 per year for maintenance of four fountains, which would bring the annual total \$31,020 for both lake and fountain maintenance services for Sitex Aquatics.

On MOTION by Mr. Kern seconded by Ms. Gilpin with all in favor terminating the lake maintenance contract with Solitude and awarding the lake and fountain maintenance contract to Sitex Aquatics was approved.

**SIXTH ORDER OF BUSINESS****Consideration of Resolution 2022-03,  
Adopting Amended Prompt Payment Policies**

Ms. Kilinski informed the Board the amended prompt payment policies are the result of legislative changes over the last couple of years. The most substantive change of note is a change from 1% to 2% in late payment interest that can be applied if the District does not pay its contractors in a timely manner.

On MOTION by Mr. Jentz seconded by Ms. Gilpin with all in favor resolution 2022-03, adopting amended prompt payment policies was approved.

**SEVENTH ORDER OF BUSINESS****Staff Reports****A. District Counsel**

Ms. Kilinski noted she is providing legislative updates to the Board via email.

**B. District Engineer – Ratification of Requisition No. 86**



Mr. McCranie informed the Board requisition number 86 totaling \$25,499.81 covers the second half of the payment due to Trim All for various landscape improvements approved at a previous board meeting.

On MOTION by Mr. Kern seconded by Mr. Robinson with all in favor requisition number 86 was ratified.

Mr. Kern asked Mr. McCranie to confirm he is working with the utility company and a contractor and is involved with investigating the issue with the pothole on Spruce Run that is potentially being caused by a storm drain. Mr. McCranie confirmed he is being kept in the loop and will stay on top of the contractor performing the repair.

**C. District Manager**

There being nothing to report, the next item followed.

**D. Community Manager – Monthly Report**

Mr. Quillen gave a brief overview of his report as the majority of his report was covered above. He updated the Board on the item regarding the replacement of the chlorine pump noting he obtained a bid from Crown Pools for \$636 and the part has been ordered.

Mr. Quillen also presented proposals from two vendors for replacing the fountain on pond number one. Solitude provided a bid totaling \$10,598 for a 3.5HP motor and a separate bid totaling \$12,186 for a 5HP motor. Sitex Aquatics provided a bid totaling \$12,300 for a 5HP motor. Solitude also provided a proposal to repair the fountain for almost \$4,800, however Mr. Quillen noted he does not recommend repair as he thinks it will only be a temporary fix. He suggested approving Sitex Aquatics' proposal as he has had issues with the maker of the fountain motors that Solitude uses. The Board discussed the warranties and how the replacement would be funded and made the following motion to approve Sitex Aquatics' proposal.

On MOTION by Ms. Gilpin seconded by Mr. Jentz with all in favor the proposal from Sitex Aquatics to replace the fountain motor was approved.

Mr. Boyer reminded the Board of a discussion that took place at a previous meeting regarding a request from Richmond American to install a fountain in pond number 11. At the time of the discussion, the Board allowed the installation subject to Richmond agreeing to fund the costs associated. Mr. Boyer informed the Board he received a check from Richmond that includes funds for installation and electrical costs and he is working to confirm the proposal to install the fountain received when the request was taken is still valid.

## **EIGHTH ORDER OF BUSINESS**

### **Supervisors' Requests and Audience Comments**

#### **Supervisor Requests**

Mr. Robinson reminded the Board of a previous request for construction of a parking lot off of Fallen Leaf Drive and stated that in the same area there has been landscaping improvements removed and a portion of ground leveled on CDD property without the District's consent. Mr. Laughlin stated that he would work with District staff if needed to send a letter to the adjacent homeowner.

#### **Audience Comments**

Ms. Sherry, 85181 Fall River Parkway, expressed concern over the previously approved pond maintenance proposal not including cleanup of construction debris and stated that the ponds have a lot of trash and pond 14 also has an issue with sand bars due to erosion from construction sites. Mr. Laughlin asked Mr. McCranie to check on pond 14 and stated he would get with Mr. Quillen about talking to the home builders. He also noted that it may be worthwhile to solicit proposals strictly for trash cleanup. Mr. Kern asked Mr. Quillen to assist with HOA enforcement and communication with the builder in terms of construction debris, erosion control and other conditions to ensure the construction sites are kept to acceptable standards.

Ms. Joyce Ellison, 85165 Fall River Parkway, stated that the residents located on pond 14 are not happy with the maintenance of the pond. She also complained of trash in common areas and asked if there is anyone contracted to cleanup debris. Mr. Laughlin responded that there is not someone contracted specifically for trash pickup, but the landscape contract may include trash pickup. Mr. Jentz asked that someone to speak to the homebuilders to demand they keep trash out of the water and off the ground and maintain proper erosion control.

Mr. Jeff, 85181 Fall River Parkway, stated that he thought it would be good for the Board to create a plan for Evergreen to follow to ensure clarity moving forward for onsite management.

Ms. Connie Phillip, 85032 Williston Court, asked for clarification as to how the HOA configuration would be handled with the CDD considering changing management companies. Mr. Laughlin responded that typically the HOA management company would remain in place even if the CDD chooses another provider for their portion.

Mr. Cody, 85186 Champlain Drive, stated that he speaks for the residents on Champlain and Babcock and expressed frustrations with Evergreen not following the parking area map adopted via resolution by the CDD board designating no parking zones and not responding to emails or meeting requests when complaints are submitted regarding cars parking on other resident's properties or in front of stop signs and fire hydrants. Mr. Laughlin stated that the CDD has no enforcement capability, which is why the CDD adopted a resolution authorizing the HOA to enforce parking in those areas. He also stated that he would contact the Sheriff's office to speak to someone about their ability to enforce traffic issues within the CDD boundaries. Mr. Quillen and the Board also discussed the need for the HOA CC&Rs to be amended for parking enforcement.

#### **NINTH ORDER OF BUSINESS**

#### **Other Business**

There being none, the next item followed.

#### **TENTH ORDER OF BUSINESS**

#### **Financial Reports**

##### **A. Balance Sheet & Income Statement**

##### **B. Assessment Receipts Schedule**

##### **C. Approval of Check Registers**

Mr. Laughlin noted the check register totals \$122,314.04.

Mr. Robinson asked that staff ensure the invoices for janitorial services are returned. Mr. Laughlin stated that his office has received two invoices from Summit recently, which were provided to and paid for by Evergreen.

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

**ELEVENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – February 15, 2022  
at 2:00 p.m. at the Amelia Walk Amenity  
Center**

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

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

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

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

## *FOURTH ORDER OF BUSINESS*

***AMELIA WALK COMMUNITY  
DEVELOPMENT DISTRICT***

**REQUEST FOR PROPOSALS  
FOR  
AMENITY CENTER MANAGEMENT**

February 5, 2022

## TABLE OF CONTENTS

1. *General Information for Proposers*
2. *Schedule Summary*
3. *General Description of District Facilities to be Managed; Organizational Chart*
4. *Scope of Management Services*
5. *Proposal Forms*
  - A. Affidavit of Acknowledgments
  - B. Sworn Statement Regarding Public Entity Crimes
  - C. General Proposer Information
  - D. Personnel
  - E. Experience
  - F. Pricing
6. *Form of Agreement*

## **1. GENERAL INFORMATION FOR PROPOSERS**

### **AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR AMENITY MANAGEMENT SERVICES**

Notice is hereby given that the Amelia Walk Community Development District (the “District”) will accept proposals from qualified firms interested in providing amenity management services for the District’s facilities. These services are considered contractual services under Florida law and are not required to be competitively bid. Instead, the District intends to select the proposal that is in the best interests of the District. In order to submit a proposal, each Proposer must be authorized to do business in Florida, hold all required state and federal licenses in good standing, and otherwise meet any applicable requirements set forth by the District. Firms interested in proposing shall be required to obtain a request for proposal package, available at the e-mail and address set forth herein.

All proposals should include the following information, among other things described herein:

- A. Completed and executed proposal forms as set forth herein.
- B. At least three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person(s). Proposer shall demonstrate its level of experience and expertise in substantially similar operations.
- C. A narrative description of the Proposer’s approach to providing the services for each of the tasks as described in the scope of services provided herein.
- D. Complete pricing showing the total cost of providing the services, broken down as set forth on the following price proposal form. For any subcontractor being proposed, the total amount proposed to be paid by the District for these services shall be segregated between the actual funds being paid to the subcontractor and the mark up being charged by Proposer. Please note the District is requesting pricing with and without janitorial services included within the scope of the Agreement. Three years of pricing shall be included by the Proposer.
- E. A written statement how the Contractor proposes gross revenues from lessons and special events to be distributed.
- F. If the Proposer desires to propose an alternate approach to operating and maintaining the District’s Facilities based on Proposer’s specialized knowledge and experience in this area, the Proposer is strongly encouraged to submit both a proposal responsive to the structure outlined herein and a separate, alternative proposal.

While there will not be a pre-proposal conference, the site is available to visit at pre-arranged times, which can be coordinated through District Counsel with a member of the District’s Board.



**Firms desiring to provide a proposal should submit an electronic copy of the required proposal no later than Tuesday, March 4, 2022 at 3:00 p.m. (EST), to District Counsel, KE Law Group, PLLC, c/o Jennifer Kilinski, via electronic mail at [jennifer@kelawgroup.com](mailto:jennifer@kelawgroup.com) or via mail at 2016 Delta Boulevard, Suite 101, Tallahassee, FL 32303.** If proposals are mailed, a flash drive is required and proposer is responsible for ensuring the proposal arrives by the deadline. Electronic mail submittals will be confirmed with an e-mail confirmation; if you do not receive a confirmation please contact District Counsel. The District may choose not evaluate any proposal not completed as specified or missing the required documents. By submitting a proposal, Proposers acknowledge this is an informal solicitation of proposals for contractual services and there is no right to protest this proposal package, including the evaluation criteria, or the Board's selection.

**Any firm submitting a proposal is strongly encouraged to attend the meeting of the District's Board of Supervisors to be held on Wednesday, March 15, 2022 at 2:00 p.m. at the Amelia Walk Amenity Center, 85287 Majestic Walk Boulevard, Fernandina Beach, Florida 32034. The Board of Supervisors are anticipated to review the proposals at this meeting and each Proposer will be allocated time to describe their company and proposal(s) and to answer questions.**

**If the Proposer desires to propose an alternate approach to operating and maintaining the District's Facilities based on Proposer's specialized knowledge and experience in this area, the Proposer is strongly encouraged to submit both a proposal responsive to the structure outlined herein and a separate, alternative proposal.**

Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly reserves the right to make such award to other than the lowest price proposal. The District has the right to reject any and all proposals and waive any technical errors, informalities or irregularities if it determines in its discretion it is in the best interest of the District to do so. The District's Board of Supervisors shall review and evaluate the proposals in their individual discretion, and make any final determination with respect to the award of a final contract that is in the best interests of the District. Nothing herein shall be construed as or constitute a waiver of District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute or law.

Any and all questions relative to this project shall be directed in writing by e-mail only to Jennifer Kilinski, District Counsel, at [jennifer@kelawgroup.com](mailto:jennifer@kelawgroup.com). No phone inquiries please. All questions must be received no later than **12:00 p.m. on February 28, 2022**, to be considered. Questions, answers, interpretations, and/or clarifications considered necessary by the District in response to such questions will be issued by addenda e-mailed or otherwise delivered to all parties recorded as having received the RFP. Only questions answered by formal written addenda will be binding. No interpretations will be given verbally. Although formal site visits/tours of the District are not available, District Counsel may be contacted via e-mail to coordinate viewing of the District.

## **2. SCHEDULE SUMMARY**

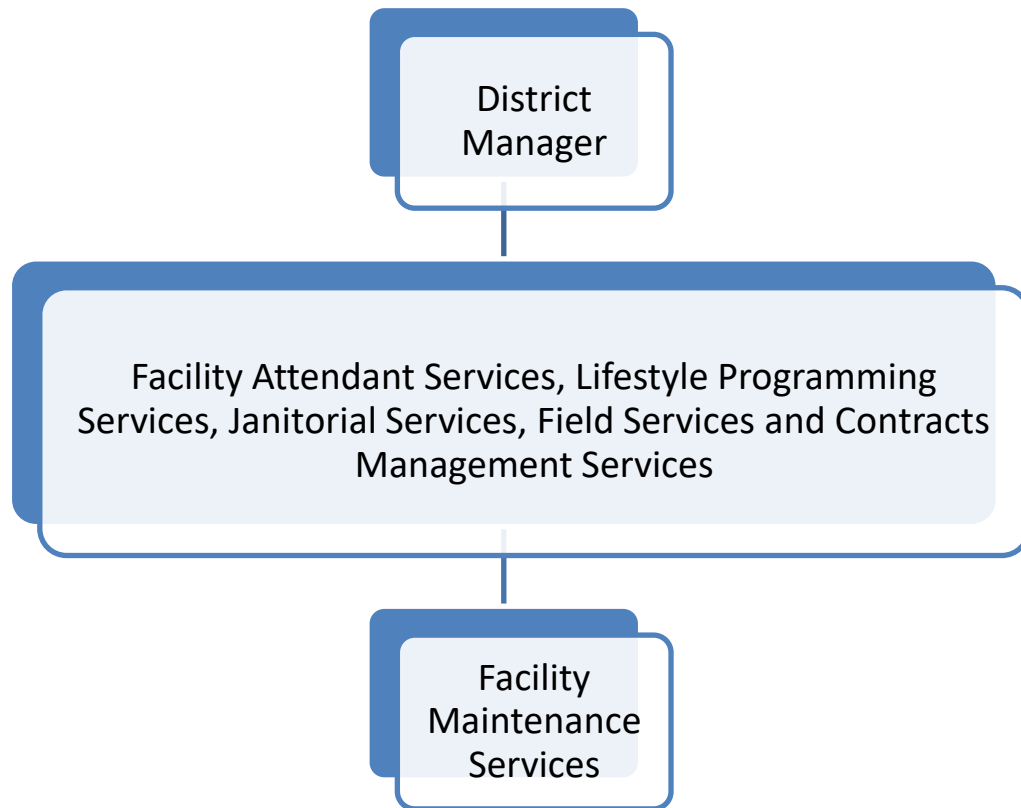
The District anticipates the following RFP schedule, though certain dates may be subject to change:

<b>DATE/TIME</b>	<b>EVENT</b>
February 5, 2022	RFP Informal Notice is issued and RFP package available
February 28, 2022, 12:00 p.m.	Deadline for questions submitted in writing to the District Counsel.
March 4, 2022, 3:00 p.m.	Proposals submittal deadline.
March 15, 2022, 2:00 p.m.	Board meeting to evaluate proposals.

## **3. GENERAL DESCRIPTION OF DISTRICT FACILITIES TO BE MANAGED**

The Amelia Walk Community Development District consists of approximately 563 acres of land located entirely within Nassau County, Florida, made up of 749 homesites and approximately 2000 residents. The District owns, operates and maintains various common areas, parking lots, storm water management ponds and structures, playground, amenity center, swimming pool, tennis facility, multi-purpose field, fitness center, hardscaping, entry features, and onsite and offsite landscaping and irrigation systems. The maintenance and management contracts currently in effect are public records and can be obtained by contacting: Daniel Laughlin at Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, FL 32092; telephone (904) 940-5850, [dlaughlin@gmsnf.com](mailto:dlaughlin@gmsnf.com) (“District Manager”). Proposers should familiarize themselves with the District’s lands and facilities prior to submitting a proposal. Proposers shall include three years of pricing with their submitted proposal and recognize that programming rights may be non-exclusive.

DRAFT ORGANIZATIONAL CHART



#### **4. SCOPE OF SERVICES NEEDED**

##### **I. Overview of Contractor's Responsibilities**

Contractor's staff at Amelia Walk shall serve the District and community in a professional manner, providing the residents with the numerous benefits of a first-class operation. Included within the Contractor's responsibilities is the occupation and oversight of the recreation facilities. Duties include the greeting of residents and guests as they enter the facility, registering patrons for activities and programs, monitoring the use and condition of the facility throughout the day, and attempting to resolve issues on behalf of the residents, as appropriate. Attention to detail and top notch customer service is important to the community.

Further, Contractor's staff shall provide professional interaction with and coordination with outside entities, which may include but not be limited to, coordination with District vendors, property management services, the homeowner's association, landscape maintenance, and other service contractors, along with the administration of contracts with one or more of the same. Courteous and respectful communication with the District Board, residents and others shall be expected at all times. Monthly reporting to the District Board of Supervisors will be a required job function along with attendance at Board meetings. Recommendations on vendor changes, performance and contract administration responsibility are important job functions.

##### **II. Staffing**

**Overview:** The staffing responsibilities include all duties associated with employing the recreation staff, such as recruiting, hiring, training, overseeing, and evaluating such personnel (see "Personnel" below). Previously, the staff has included an Amenity Facility Attendant, Field Operations and Contracts Manager, Janitorial Services, and Facility Maintenance Technician(s). The District requests that proposers review the desired services and develop a staffing solution that is comprehensive, efficient, responsive to the District's needs and cost-effective. Proposals may combine positions and/or re-allocate services among the positions. Proposer must clearly explain staffing levels, time present and dedicated to onsite presence, and quantify individual positions and compensation in its proposal.

Proposers should bid on the scope included with this Request for Proposals. Alternate proposals may be submitted along with the original proposal; the Board will consider these alternatives and reserves the right to award a contract with an alternative scope. Contractor shall be responsible for all necessary insurance payments (including workman's compensation, as required by Florida law), payroll taxes, and the provision of various benefits on behalf of its Personnel.

##### **Personnel:**

- a) An individual shall assist in greeting residents who visit the Amenity Center, enforcing District policies and providing onsite staff presence to assist in the day-to-day operation of the amenity facility. This person, or another person staffed by the Contractor, shall provide regular testing of the pool chemical balance and shall keep required Department of Health chemical logs. Historically, this person has been a full-time, 40 hours per week position and dedicated solely to the District and not other properties of

- the Contractor.
- b) Field Operations/Contract Manager - An individual shall be responsible for overseeing the performance of the District's maintenance responsibilities, including the management and oversight of other onsite contractors or maintenance staff engaged by the District, including contract administration and deficiency oversight of the District's landscape and stormwater management contractors. This person may be full-time or part-time depending on the Contractor's estimation of the needs of the District.
  - c) Janitorial Services to maintain the cleanliness of all indoor and outdoor, as may be applicable, areas. This item shall be bid in the alternative as the District reserves the right to contract with an outside vendor for Janitorial Services. Contractor should provide a bid that includes Janitorial Services and a bid that excludes or subcontracts such services as an alternative.
  - d) On-site facility maintenance technician services on an as-needed, hourly basis should also be included; provided, however it is possible that the Field Operations position can perform these services; provided that Contractor shall describe its recommended approach.

### III. Activities Programming

A variety of recreational activities will be offered to maximize the use of the amenity center and a sense of community and lifestyle for the residents. Responsibilities include the design, promotion and administration of activities, including such duties as program scheduling, registration, payment collection and staffing, along with budget recommendations to District Management for events and the recreational components of the budget. Based on the level of interest and participation, programs shall be offered to the residents of Amelia Walk that are age- and facility-appropriate. Pre-approved community special events shall be organized, promoted and executed by staff, whether provided directly by the management company or by a separately approved District vendor. However, program offerings may be non-exclusive. A variety of community communication tools will be managed in order to enhance the residents' awareness of upcoming events and activities, as well as their understanding of key facility policies and procedures. The District desires examples of successful programming, events and recommendations in this area. The proposal should include the Contractor's proposal for the way events are staffed, funded and frequency of the same.

### IV. Detailed Scope of Services

#### **A) Amenity Facility, Lifestyle/Event Management, Field Operations, and Contract Management Services**

- a) Greet guests.
- b) Address issues and concerns of residents and guests.
- c) Enforce District policies and rules.
- d) Test pool chemical level when on-site and record results in logbook. Report unsafe conditions to the appropriate party.
- e) Straighten pool deck furniture, wipe tables, and change trashcan liners.

- f) Inspect and clean trash from restrooms and change trash can liners. Police the facility and amenity areas for trash and debris.
- g) Plan, staff, promote and execute on various activities programming such as the spring and fall yard sales, summer pool party, Oktoberfest, holiday lighting events, etc.
- h) Provide community specific, well-balanced activities with an appropriate mix for active, leisure, age, physical wellness, etc., considerations (including but not limited to children's programs).
- i) Publish a quarterly activities calendar and newsletter, which shall be posted on the bulletin board, website/social media as may be determined by the District, distributed via e-mail, and made available in hard copy at the Amenities clubhouse.
- j) Recommend programs, services and resident offerings for Board consideration.
- k) Coordinate new resident welcome packages, FOBs, amenity rule/policy updates and transmissions and related matters.
- l) Attend all District meetings and provide monthly report on events, repairs, maintenance, proposal requirements and other information, including information submitted timely for Board agenda packages.
- m) Perform regular inspections of the District's common areas and facilities to monitor their condition and maintenance needs. Regular shall mean at least every other day or more frequently as may be necessary to ensure the integrity, cleanliness and maintenance of District assets.
- n) Assist the District in locating and contracting with maintenance providers.
- o) Assist in securing competitive bids/proposals on services and products for the District. Coordinate and monitor the activity and performance of maintenance providers.
- p) Confirm that maintenance providers are insured.
- q) Provide assistance in reporting and filing of insurance claims on behalf of the District.
- r) Prepare monthly Management Reports for the Board summarizing significant events and actions for the period.
- s) Attend Amelia Walk Community Development District Board of Supervisors meeting when requested by the Board.
- t) Advise District Manager of items that may be appropriate for the meeting agenda.

Contractor shall provide detailed staffing information in the proposal response, including job descriptions, anticipated hours on property, pay ranges, etc. Contractor shall also provide its proposal for handling of revenue derived from programming, events and other services.

**B) Janitorial Services (to be bid in the alternative)**

- a) Dust and damp mop all tiled areas including baseboards.
- b) Dust window ledges, blinds, air condition vents and returns, furniture bases, shelves, and tables.
- c) Clean all windows.
- d) Empty and remove all trash from receptacles.
- e) Bathrooms: clean and disinfect floors, counters, mirrors, toilets, urinals and all surrounding areas. Paper and soap dispensers shall be cleaned and filled as needed.

*Note: Contractor to provide janitorial equipment; paper supplies, trash can liners, and soap to be provided by the District.*

- f) Should extraordinary cleaning services be required (as agreed to by the District or District management), such special services and/or equipment and supplies shall be billable to the District; provided, however, such services shall be first confirmed by the District Manager.

Anticipated Frequency of Cleanings (if an alternative is proposed, please provide and explain why):

- September through May: Two (2) days per week
- June, July & August: Three (3) days per week
- Services are to be completed during the week, Monday through Friday, between 8:00 a.m. and 5:00 p.m.
- The following holidays are excluded: New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving and Christmas day.

**The District reserves the right to contract for Janitorial Services with an outside vendor.**

**C) Facility Maintenance Technician Services**

1. Perform general facilities maintenance services on an as-needed basis at an hourly rate.
2. Provide back up support for necessity of maintenance services and secure multiple proposals for same.
3. Tasks as assigned by the District Manager or Field Operations / Contract Manager.

Note: this position may be able to be performed by the Field Operations Manager. Contractor should describe its plan and ability to provide direct services vs. contracting out for maintenance services and the scope of that ability.

V. What is Not Included in the RFP? If the proposer requires clarification about what is or is not included in the RFP, it shall seek guidance from the District in advance of submitting a proposal.

1. District Management and Accounting Services
2. Performance of Primary Landscape Maintenance Services
3. Performance of Primary Aquatic/Lake Maintenance Services
4. Performance of Primary Preventative Maintenance of Equipment
5. Engineering Services
6. Legal Services
7. Auditing Services

## **5. PROPOSAL FORMS**



**5.A.**  
**AFFIDAVIT OF ACKNOWLEDGMENTS**

**STATE OF** \_\_\_\_\_  
**COUNTY OF** \_\_\_\_\_

Before me, the undersigned authority, appeared the affiant, \_\_\_\_\_, and having taken an oath, affiant, based on personal knowledge, deposes and states:

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of \_\_\_\_\_ for \_\_\_\_\_ (“Proposer”) and am authorized to make this Affidavit of Acknowledgments on behalf of Proposer.

2. I assisted with the preparation of, and have reviewed, the Proposer’s proposal (“Proposal”) provided in response to the Amelia Walk Community Development District proposal for amenity center management. All of the information provided therein is full and complete, and truthful and accurate. I understand that intentional inclusion of false, deceptive or fraudulent statements, or the intentional failure to include full and complete answers, may constitute fraud; and, that the District may consider such action on the part of the Proposer to constitute good cause for rejection of the proposal.

3. The Proposer acknowledges the receipt of the complete RFP Package as provided by the District and as described in the RFP Table of Contents. Additionally, the Proposer acknowledges receipt of the following addenda:

Addendum No. \_\_\_\_\_ Dated \_\_\_\_\_

Addendum No. \_\_\_\_\_ Dated \_\_\_\_\_

Addendum No. \_\_\_\_\_ Dated \_\_\_\_\_

Addendum No. \_\_\_\_\_ Dated \_\_\_\_\_

Addendum No. \_\_\_\_\_ Dated \_\_\_\_\_

4. I do hereby certify that the Proposer has not, either directly or indirectly, participated in collusion or proposal rigging.

5. The Proposer agrees through submission of the Proposal to honor all pricing information one hundred and twenty (120) days from the opening of the proposals.

6. The Proposer authorizes and requests any person, firm or corporation to furnish any pertinent information requested by the Amelia Walk Community Development District, or its authorized agents, deemed necessary to verify the statements made in the Proposal, or regarding the ability, standing, integrity, quality of performance, efficiency, and general reputation of the Proposer.

7. By signing below, the Proposer acknowledges that (i) the Proposer has read, understood, and accepted the Project Manual; (ii) the Proposer has had an opportunity to consult with legal counsel regarding the Project Manual; (iii) the Proposer has agreed to the terms of the Project Manual; (iv) this is an informal bid, and no protest rights or other procurement rights will be afforded to the Proposer; and (v) the Proposer has waived any right to challenge any matter relating to the Project Manual, including but not limited to any protest relating to the proposal notice, proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Affidavit of Acknowledgments and that the foregoing is true and correct.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Proposer: \_\_\_\_\_  
By: \_\_\_\_\_  
Title: \_\_\_\_\_

**STATE OF** \_\_\_\_\_  
**COUNTY OF** \_\_\_\_\_

The foregoing instrument was sworn and subscribed before me by means of ☐ in person appearance or ☐ online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by \_\_\_\_\_ as \_\_\_\_\_ of \_\_\_\_\_, who is either personally known to me or produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: \_\_\_\_\_  
(Name of Notary Public, Printed,  
Stamped or Typed as Commissioned)

**5.B.**

**GENERAL PROPOSER INFORMATION**

• *Proposer General Information:*

Proposer Name \_\_\_\_\_

Street Address \_\_\_\_\_

P. O. Box (if any) \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Telephone \_\_\_\_\_ Fax no. \_\_\_\_\_

1st Contact Name \_\_\_\_\_ Title \_\_\_\_\_

2nd Contact Name \_\_\_\_\_ Title \_\_\_\_\_

Parent Company Name (if any) \_\_\_\_\_

Street Address \_\_\_\_\_

P. O. Box (if any) \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Telephone \_\_\_\_\_ Fax no. \_\_\_\_\_

1st Contact Name \_\_\_\_\_ Title \_\_\_\_\_

2nd Contact Name \_\_\_\_\_ Title \_\_\_\_\_

• *Company Standing:*

Proposer's Corporate Form: \_\_\_\_\_  
(e.g., individual, corporation, partnership, limited liability company, etc.)

In what State was the Proposer organized? \_\_\_\_\_ Date \_\_\_\_\_

Is the Proposer in good standing with that State? Yes \_\_\_ No \_\_\_

If no, please explain \_\_\_\_\_

\_\_\_\_\_

Is the Proposer registered with the State of Florida, Division of Corporations and authorized to do business in Florida? Yes \_\_\_ No \_\_\_

If no, please explain \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- *What are the Proposer's current insurance limits?*

General Liability	\$ _____
Automobile Liability	\$ _____
Workers Compensation	\$ _____
Expiration Date	_____

- *Licensure* – Please list all applicable state and federal licenses, and state whether such licenses are presently in good standing:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**5.C.**  
**PERSONNEL**

- *List the location of the Proposer's office, which would perform work for the District.*

Street Address \_\_\_\_\_

P. O. Box (if any) \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Telephone \_\_\_\_\_ Fax no. \_\_\_\_\_

1st Contact Name \_\_\_\_\_ Title \_\_\_\_\_

2nd Contact Name \_\_\_\_\_ Title \_\_\_\_\_

- *Officers and Supervisory Personnel – Please complete the pages that follow at the end of this Part regarding the Proposer’s Officers and Supervisory Personnel, and attach resumes for any Supervisory Personnel listed.*
- *Subcontractors – Does the Proposer intend to use any subcontractors in connection with the work? Yes \_\_\_ No \_\_\_ For each subcontractor, please provide the following information (attach additional sheets if necessary):*

Subcontractor Name \_\_\_\_\_

Street Address \_\_\_\_\_

P. O. Box (if any) \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Telephone \_\_\_\_\_ Fax no. \_\_\_\_\_

1st Contact Name \_\_\_\_\_ Title \_\_\_\_\_

2nd Contact Name \_\_\_\_\_ Title \_\_\_\_\_

Proposed Duties / Responsibilities: \_\_\_\_\_

Please describe the subcontractor’s role in other projects on behalf of the Proposer:

Project Name/Location: \_\_\_\_\_

Contact: \_\_\_\_\_ Contact Phone: \_\_\_\_\_

Project Type/Description: \_\_\_\_\_

Dollar Amount of Contract: \_\_\_\_\_

Proposer’s Scope of Services for Project: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Dates Serviced: \_\_\_\_\_

- *Security Measures - Please describe any background checks, drug tests or other security measures that were taken with respect to the hiring and retention of the Proposer’s personnel who will be involved with this project, and provide proof thereof to the extent permitted by law:*

---

---

---

- *Confirm Compliance with the Youth Guidelines attached hereto and provide any clarification or additional screening or training you do regarding the same.*

---

---

---

## OFFICERS

PROPOSER: \_\_\_\_\_

DATE: \_\_\_\_\_

Provide the following information for key officers of the Proposer and parent company, if any.

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
FOR PARENT COMPANY (if applicable)			

**SUPERVISORY PERSONNEL  
WHO WILL BE INVOLVED WITH THE WORK  
\*\*NOTE: ATTACH RESUMES OF INDIVIDUALS LISTED BELOW\*\***

PROPOSER: \_\_\_\_\_

DATE: \_\_\_\_\_

INDIVIDUAL'S NAME	PRESENT TITLE	JOB RESPONSIBILITIES	OFFICE LOCATION	% OF TIME TO BE DEDICATED TO THIS PROJECT	YEARS OF EXPERIENCE IN PRESENT POSITION	TOTAL YEARS OF RELATED EXPERIENCE



**5.D.**  
**EXPERIENCE**

- *Has the Proposer performed work for a community development district or master planned residential community in excess of 500 homes and/or 1500 residents previously? Yes \_\_\_ No \_\_\_ If yes, please provide the following information for each project (attach additional sheets if necessary):*

Project Name/Location: \_\_\_\_\_

Contact: \_\_\_\_\_ Contact Phone: \_\_\_\_\_

Project Type/Description: \_\_\_\_\_

Dollar Amount of Contract: \_\_\_\_\_

Scope of Services for Project: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Dates Serviced: \_\_\_\_\_

- *Please provide the following information for each project that is similar to this project, and that you are currently undertaking, or have undertaken, in the past five years. Attach additional sheets if necessary.*

Project Name/Location: \_\_\_\_\_

Contact: \_\_\_\_\_ Contact Phone: \_\_\_\_\_

Project Type/Description: \_\_\_\_\_

Dollar Amount of Contract: \_\_\_\_\_

Your Company's Scope of Services for Project: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

List of subcontractors used: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Is this a current contract? Yes \_\_\_ No \_\_\_

Duration of contract: \_\_\_\_\_

- *Has the Proposer, or any of its principals or supervisory personnel (e.g., owner, officer, or supervisor, etc.), been terminated from any amenity center management contract within the past 3 years? Yes \_\_\_\_\_ No \_\_\_\_\_ For each such incident, please provide the following information (attach additional sheets as needed):*

Project Name/Location: \_\_\_\_\_

Contact: \_\_\_\_\_ Contact Phone: \_\_\_\_\_

Project Type/Description: \_\_\_\_\_

Dollar Amount of Contract: \_\_\_\_\_

Scope of Services for Project: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Dates Served: \_\_\_\_\_

Reason for Termination: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

- *Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from bidding or contracting on any state, local, or federal contracts? Yes \_\_\_\_\_ No \_\_\_\_\_ If yes, please provide:*

The names of the entities \_\_\_\_\_

The state(s) where barred or suspended \_\_\_\_\_

The period(s) of debarment or suspension \_\_\_\_\_

Also, please explain the basis for any bar or suspension:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

- *List any and all litigation to which the Proposer or its principals have been a party in the last five (5) years. Please describe the nature of the litigation, the Proposer's role in the litigation, and the status and/or resolution of the litigation.*

---

---

---

---

5.E.

**PRICING – ATTACH A SEPARATE SHEET IF NECESSARY**

Proposed Fee for Management and Staffing

(for hourly rates, indicate if the price is proposed to change in years 2 or 3)

This must include all proposed costs of:

- *Position #1*

Year 1

\$ \_\_\_\_\_

Year 2

\$ \_\_\_\_\_

Year 3

\$ \_\_\_\_\_

If applicable, hourly rate paid by District to Contractor for

*Position #1*

\$ \_\_\_\_\_

Hourly Rate actually paid *Position #1*

\$ \_\_\_\_\_

- *Position #2*

Year 1

\$ \_\_\_\_\_

Year 2

\$ \_\_\_\_\_

Year 3

\$ \_\_\_\_\_

If applicable, hourly rate paid by District to Contractor for

*Position #2*

\$ \_\_\_\_\_

Hourly Rate actually paid to *Position #2*

\$ \_\_\_\_\_

- *Position #3, if needed*

Year 1

\$ \_\_\_\_\_

Year 2

\$ \_\_\_\_\_

Year 3

\$ \_\_\_\_\_

Hourly Rate paid by District to Contractor for

*Position #3*

\$ \_\_\_\_\_

Hourly Rate actually paid to *Position #3*

\$ \_\_\_\_\_

Proposed Annual Fee for Janitorial Services

Year 1

\$ \_\_\_\_\_

Year 2

\$ \_\_\_\_\_

Year 3

\$ \_\_\_\_\_

If a subcontractor is proposed, please indicate:

- Amount to be Paid to Subcontractor

\$ \_\_\_\_\_

- Mark up retained by Proposer

\$ \_\_\_\_\_

*\*The District retains the right to contract separately for Janitorial Services. **Please provide bids including and excluding Janitorial Services.***

Proposed Hourly Rate for Facility Maintenance Technician

\$ \_\_\_\_\_

If a subcontractor is proposed, please indicate:

- Hourly rate to be Paid to Subcontractor

\$ \_\_\_\_\_

- Mark up retained by Proposer

\$ \_\_\_\_\_

If work is proposed to be done by Field Operations Manager, please specify(circle) : YES or NO

NOTE: **IF THE PROPOSER DESIRES TO PROPOSE AN ALTERNATE APPROACH TO OPERATING AND MAINTAINING THE DISTRICT'S FACILITIES, THE PROPOSER IS STRONGLY ENCOURAGED TO SUBMIT BOTH A PROPOSAL RESPONSIVE TO THE STRUCTURE OUTLINED HEREIN AND A SEPARATE, ALTERNATIVE PROPOSAL WITH SUFFICIENT DETAIL FOR THE DISTRICT TO UNDERSTAND THE PRICING AND ALTERNATIVE(S). SUCH INFORMATION CAN BE PROVIDED IN A SEPARATE PAGE/WRITING.**

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Proposal Forms and all of the questions are fully and completely answered, and all of the information provided is true and correct.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Proposer: \_\_\_\_\_

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

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

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was sworn and subscribed before me by means of ☐ in person appearance or ☐ online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by \_\_\_\_\_ as \_\_\_\_\_ of \_\_\_\_\_, who is either personally known to me or produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: \_\_\_\_\_  
(Name of Notary Public, Printed, Stamped or  
Typed as Commissioned)

## **6. FORM OF AGREEMENT**

### **AGREEMENT BETWEEN AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT AND FOR AMENITY MANAGEMENT SERVICES**

This Agreement for Amenity Management Services (“Agreement”) is made and entered into to be effective this \_\_\_ day of \_\_\_\_\_ 2022 by and between:

**Amelia Walk Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in Nassau County, Florida, whose address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (“District”), and

\_\_\_\_\_, a Florida \_\_\_\_\_, whose address is \_\_\_\_\_ (“Contractor” and, together with the District, the “Parties”).

### **RECITALS**

**WHEREAS**, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

**WHEREAS**, the District has constructed a recreation center that includes a swimming pool, community center, fitness center, tennis facility, athletic field, and other recreation facilities (collectively, the “Amenity Center”), as well as landscape and irrigation improvements, lake embankments, entrance areas and other common areas (collectively, the “Facilities”); and

**WHEREAS**, the District intends to provide for the operation, management program and maintenance of the Amenity Center and the Facilities; and

**WHEREAS**, Contractor has a background in the operation, management, program and maintenance of recreation facilities and is willing to provide such operation, management, program and maintenance services to the District in accordance with this Agreement; and

**WHEREAS**, the District desires to enter into a contractual relationship with Contractor to operate, manage, program and maintain the Amenity Center and the Facilities and to provide other services as described in this Agreement and the Scope of Services attached hereto as **Composite Exhibit A** and incorporated herein by reference (collectively, the “Services”).

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

**2. ENGAGEMENT OF SERVICES.** The District agrees to engage Contractor to provide the Services. This Agreement grants to Contractor the right to enter and use the Amenity Center and the Facilities for the purposes and uses described in this Agreement, and Contractor hereby

agrees to comply with all applicable laws, rules, and regulations while performing its obligations under this Agreement including that Contractor will not take a tax position inconsistent with it being a manager and not owner of the Amenity Center and Facilities.

**3. DESCRIPTION OF SERVICES.** Contractor shall provide the Services and personnel in accordance with Composite Exhibit A, and below and subject to the organizational chart attached hereto as Exhibit B.

**A. Position #1.** Contractor shall provide a [Position #1] throughout the term of this Agreement.

**B. Position #2.** Contractor shall provide a [Position #2, if needed] throughout the term of this Agreement.

**C. Position #3.** Contractor shall provide a [Position #3, if needed] throughout the term of this Agreement.

**D. Janitorial Services.** Contractor shall provide janitorial services throughout the term of this Agreement. [if elected by the District]

**E. Facility Maintenance Technician.** Contractor shall provide the services of a Facility Maintenance Technician on an as-needed, hourly basis throughout the term of this Agreement.

**4. COMPENSATION.** The Agreement shall be for a three-year period, renewable or terminable pursuant to the provisions herein. For the first three years the Agreement is in effect, Contractor shall be compensated for providing the Services described in Section 3 of this Agreement in accordance with the prices set out at **Exhibit C**, which is incorporated herein by reference. For any future years during which the Agreement is in effect, the Parties shall agree to negotiated pricing in a written addendum to this Agreement. The pricing herein is inclusive of all costs, fees, charges and compensation, including associated wages, salaries, associated taxes, human resource administration, background checks, drug screening, employer payroll expenses, credit card processing fees, other processing fees, mileage allowances, uniforms, cell phone charges, vehicle and any other items related to the performance of the Scope of Services except as otherwise provided for herein. The District shall reimburse the Contractor for mileage related to District-related maintenance such as the pick-up or delivery of necessary supplies, materials and tools, for the transportation of equipment, or for other maintenance tasks as needed. Contractor shall not utilize District employees, if any, or other independent contractors to perform any of the Services provided for herein without the express permission of the Board and for a reimbursement to the District at an agreed upon amount. Contractor compensation is payable at least monthly, and any deferral of compensation accrued but unpaid due to insufficient revenues will be subject to statutory interest amounts and will be paid no later than termination of the Agreement.

Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered to the District at the offices of the District Manager on the fifteenth of the month in which the invoice is being billed (for example, for Contractor to receive timely payment for Services

provided for the month of May, the invoice for May shall be delivered to the District Manager on May 15<sup>th</sup>). These monthly invoices are due and payable within fifteen (15) days upon receipt of the invoice by the District. Each monthly invoice will include such supporting information including departmental sales reports, as the District may reasonably require the Contractor to provide. In the event there is a dispute regarding payment or Services, the District reserves the right to hold the portion of the payment in dispute, pending expeditious negotiation and resolution of the dispute in good faith by the Parties.

## **5. GENERAL PROVISIONS.**

- A. The Services provided by Contractor shall be as provided for in **Composite Exhibit A** and as set forth in this Agreement. Contractor shall immediately notify the District Manager should it discover any issues or concerns that affect the public's health, safety and welfare and shall immediately address and correct such concerns.
- B. The [Position #2] shall prepare a report and submit it to the District Manager prior to each Board of Supervisors' ("Board") meeting and shall include substantive updates and information. The [Position #2] shall attend the Board meetings on request.
- C. Contractor agrees that this Agreement expressly prohibits non-compete provisions. Should the District elect to suspend any department hereunder, or terminate the Agreement in whole or part, the District shall not be prohibited from directly or indirectly employing or contracting any individual employed by the Contractor under this Agreement. Contractor may prohibit its employees from soliciting work with other competitors or vendors that are not the District in its discretion.
- D. The District may elect to add additional services to this Agreement upon mutual agreement by the Parties, as confirmed in a written addendum hereto. The District may discontinue all of the Services provided for herein pursuant to the termination provisions set forth herein or discontinue the provision of a portion of the services described herein immediately for cause or upon thirty (30) days written notice without cause, specifying the department or position(s) discontinued, in the Districts sole and absolute discretion. Any addendums to this agreement will not take effect unless the parties receive an opinion from bond counsel that the changes made thereby do not adversely affect the exclusion from gross income of interest on the bonds financing the managed property.
- E. At all times during operation of the Facilities and Amenity Center, Contractor shall ensure responsible and proper staffing levels that meet the provisions of law and best practices. The needs of other properties shall not trump the responsible staffing of the Facilities. Contractor shall not utilize employees hired by Contractor to staff District Facilities and Amenity Center at other Contractor properties without the express approval of the District, through its District Manager. Contractor shall not use District employees, if any, District property or any District hardware/facility for any other work not related directly to the District, including any other off-site



properties or in support of other Contractor-related businesses. District employees shall not be utilized for the provision of the Services set forth herein.

- F. In consideration for the District's ability to elect to make any position, department or portion of this Agreement staffed by District employee(s) or an unaffiliated third-party contractor other than Contractor, Contractor shall not be entitled to any compensation in consideration for such election by the District.
- G. All Contractor employees or subcontractors, including but not limited to fitness instructors, shall either be employees hired directly by the Contractor, or subcontractors who are hired and compensated by the Contractor (1099 individuals).
- H. Contractor is an independent contractor. Contractor shall have sole authority as an independent Contractor in dealing with its employees and shall be solely responsible for all necessary insurance payments (including workers' compensation, as required by Florida law), payroll taxes and other deductions, and the provision of various benefits to its staff. Contractor shall be liable for the performance, or lack thereof, of employees of the District, of Contractor's employees and contractors, licensees, lessees and vendors that are within the Contractor's control. Contractor shall solely be responsible for oversight, control, direction and management of all personnel providing services of functions at the District and shall defend, hold the District harmless and indemnify the District against any employment or other related claims arising from the same. This provision is meant to be exhaustive such that any claims related to the provision of the Services arise, Contractor shall defend, hold the District harmless and indemnify the District and Contractor has been paid for the Services in consideration of the Services and the indemnification provisions provided for in this Agreement.
- I. Contractor shall promptly respond to any and all emergencies or problems related to the Amenity Center and/or the Facilities and shall report to the District all known problems related to the Amenity Center and/or the Facilities.
- J. Contractor shall provide annual evaluations of all employees staffed at the District. Such evaluations shall be standardized and provided in accordance with best employment practices. Contractor shall train employees with supervisory responsibilities, or cause such employees to be trained, including but not limited to the General Manager and various department heads, in human resources and employment best practices. This training at a minimum shall include such topics as performance management and terminations, corrective actions, social networking best practices and the do's and don'ts, harassment and discrimination, interviewing, and handling difficult employees/conflict resolution.
- K. All purchases made by any of the positions paid for pursuant to the Agreement or any Addendum will be in accordance with and subject to the District's procurement and purchasing policies, Rules of Procedure and subject to all requirements for

District procurement and purchases imposed by Florida law. The District will be responsible for all operating expenses pertaining to the day-to-day operation that will be reasonably necessary for a public purpose of the District. These will include, but not be limited to, the following: District telephone services, utilities, operating supplies, uniforms to the extent not provided for by Contractor as set forth herein, travel expenses for District employees consistent with the District's reimbursement policies, and other related expenses to District specific operations not a part of the responsibilities of Contractor. No expenditure in excess of the amount budgeted for such may be made without prior Board approval except in the event of an emergency, in which case the Contractor shall report such expenditure and the reason for the emergency expense to the District Manager as soon as possible, but in no event later than seventy-two (72) hours.

- L. Costs incurred by Contractor due to emergencies or at the written direction of the District shall be reimbursed to Contractor at cost. Such reimbursements shall be paid only in accordance with receipts for such costs provided to the District by Contractor. The Contractor shall to the best of its ability, avoid paying directly for items and seeking reimbursements, as the District provides a credit card for expenditures and has several accounts open for purchases.
- M. Contractor shall require all applicable registration forms and waivers to be executed by any Patrons of the District (as defined in the *Policies Regarding Use of the District's Amenity Center*) prior to use of the Amenity Center and/or Facilities.
- N. The Parties agree that the Facilities shall be operated and maintained for a public purpose, and that any monies generated from the operation of the Facilities shall be remitted to the District and used to defray the public expense associated with operating and maintaining the Facilities consistent with the terms of this Agreement. The Contractor shall operate in a way that maintains the District's tax-exempt status. The District agrees to pay any applicable ad valorem taxes, except that the Contractor shall be responsible for payment of ad valorem taxes to the extent that the Facilities are made subject to ad valorem taxation as a result of the Contractor's failure to abide by the terms of this Agreement or the Districts' rules or policies.
- O. Residents shall pay \$\_\_\_\_ per hour for temporary staffing services by facility attendants, such as after-hours private birthday parties and private facility rentals, due prior to the commencement of such services.
- P. To the extent that any other terms provided in **Composite Exhibit A, Exhibit B, or Exhibit C** conflict with the terms of this Agreement, the terms of this Agreement shall control.
- Q. The Contractor shall additionally follow the Youth Safety Guidelines set forth in **Exhibit D**.

- R. Contractor is entitled to \_\_\_\_ of gross revenue and the District \_\_\_\_ of gross revenue generated by Contractor in the performance of this Agreement. Otherwise, the sole compensation for services provided hereunder are as defined herein, in the exhibits hereto, and as identified in this Agreement. Contractor shall produce adequate documentation to support the remittance of its revenue share to the District at the District's request.
- S. Contractor shall be responsible for tracking resident complaints and report to the District monthly on timeline and response to each complaint.

**6. CARE OF THE PROPERTY.** Contractor shall use all due care to protect the property of the District, its Patrons, landowners and authorized guests from damage by Contractor or its employees or agents. Contractor agrees to repair any damage resulting from the Services within twenty-four (24) hours. Any such repairs shall be at Contractor's sole expense, unless otherwise agreed, in writing, by the District.

**7. COMPLIANCE WITH GOVERNMENTAL REGULATIONS.** In providing the Services, Contractor shall use approved and effective chemicals and cleaning agents in strict compliance with state and federal environmental guidelines. Further, Contractor shall take any action necessary to promptly comply with any and all orders or requirements affecting the Amenity Center and/or the Facilities placed thereon by any governmental authority having jurisdiction. However, Contractor shall not take any action under this paragraph if the District is contesting or has affirmed its intention to contest any such order or requirement. Contractor shall promptly and in no event within more than seventy-two (72) hours notify the District in writing of all such orders or requirements.

**8. INVESTIGATION AND REPORT OF ACCIDENTS/CLAIMS.** Contractor shall promptly and in no event more than 48 hours provide a written report as to all accidents, injuries or claims for damage relating to the Facilities or related to the Services, including any damage or destruction of property, and shall cooperate and make any and all reports required by any insurance company, law enforcement agency or the District in connection therewith, unless the Board expressly directs Contractor otherwise, in writing. The District may adopt policies requiring more stringent reporting requirements of Contractor, which later adopted policies shall control; this paragraph is intended to set forth minimum standards.

**9. TERMINATION.** The District shall have the right to terminate this Agreement at any time upon written notice, due to Contractor's failure to perform in accordance with the terms of this Agreement or upon sixty (60) days written notice without cause. Contractor shall have the right to terminate this Agreement upon ninety (90) days written notice to the District stating a failure of the District to perform in accordance with the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. In the event either party terminates this Agreement, Contractor agrees to accept the balance due and owing to it at the effective date of termination for the work performed up to that date, subject to any offsets the District may have against Contractor. Upon termination, the Parties shall account to each other with respect to all matters outstanding as of the date of termination.

Upon termination of this Agreement, the Contractor shall also, as soon as practicable, but in no event later than the effective date of termination or such other date as may be set forth below:

- a) deliver to the District all materials, equipment, tools and supplies, keys, contracts and documents relating to the Facilities, the District operations, and such other accountings, papers, and records as the District shall request and are in the Contractor's possession or under the Contractor's reasonable direct control pertaining to the Facilities;
- b) vacate any portion of the Facilities then accessed by the Contractor as a consequence of this Agreement; and
- c) furnish all such information and take all such action as the District shall reasonably require in order to effect an orderly and systematic ending of the Contractor's duties and activities hereunder. Within ten (10) days after the effective date of any such termination, the Contractor shall deliver to the District any written reports required hereunder for any period not covered by prior reports at the time of termination.

#### **10. INSURANCE.**

**A.** Contractor shall maintain throughout the term of this Agreement, at a minimum, the following insurance:

- i. Workers Compensation - statutory limits
- ii. General liability insurance with the following limits:
  - \$3,000,000 General Aggregate
  - \$1,000,000 Products/Completed Operations
  - \$1,000,000 Personal & Advertising Injury
  - \$1,000,000 Each Occurrence
- iii. Comprehensive automobile liability insurance for all vehicles used by the Contractor or General Manager with respect to the operation of the Facilities whether non-owned or hired, with a combined single limit of \$1,000,000.
- iv. Employment practices liability insurance
- iv. Employment theft dishonesty insurance in the amount of \$500,000.
- v. Abuse/Molestation coverage in the amount of \$1,000,000.
- vi. Excess (Umbrella) liability policy in excess of the limits set forth in the provisions above, in the amount of \$1,000,000.

**B.** Insurance obtained by Contractor shall be primary and noncontributory with respect to insurance outlined above. All such policies shall be issued by insurance companies licensed to do business in the state of Florida. The District, its Board members, the District Manager, District Counsel, and District Engineer, officers, and employees shall be listed as additional insureds on each such policy, and no policy may be canceled during the term of this Agreement without at least thirty (30) days written notice to the District. An insurance certificate evidencing compliance with this paragraph shall be sent to the District prior to the

commencement of any performance under this Agreement. No policy may be canceled during the term of this Agreement.

**11. INDEMNIFICATION.**

**A.** Obligations under this paragraph shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, reasonable attorneys' fees, paralegal fees and expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

**B.** Contractor will defend, indemnify, save and hold the District, and its supervisors, officers, staff, consultants, and assigns ("District Indemnitees") harmless from all loss, damage, injury or any other claims, including all judgments, liens, liabilities, debts and obligations resulting from the acts or omissions of Contractor's officers, directors, agents, assigns, or employees.

**C.** For purposes of this Section, "acts or omissions" on the part of Contractor's officers, directors, agents, assigns, or employees includes, but is not limited to, the operation and management of the Amenity Center and Facilities in a manner that would require a permit, license, certification, consent, or other approval from any governmental agency which has jurisdiction over the operation and management of the Amenity Center and/or Facilities, unless such permit, license, certification, consent, or other approval is first obtained or the Board has expressly directed Contractor in writing not to obtain such permit, license, certification, consent, or other approval.

**D.** The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District shall be entitled, whether pursuant to some other provision of this Agreement, at law, or in equity. The provisions of this Section 11 shall survive the termination or expiration of this Agreement.

**12. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained herein shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

**13. ENFORCEMENT OF AGREEMENT.** In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, expert witness fees, and costs for trial, alternative dispute resolution, or appellate proceedings. The provisions of this Section 13 shall survive termination of this Agreement.

**14. ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the Parties hereto relating to the subject matter of this Agreement.

**15. AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties hereto.

**16. AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of both Parties hereto, both Parties have complied with all the requirements of law, and both Parties have full power and authority to comply with the terms and provisions of this Agreement.

**17. NOTICES.** All notices, requests, consents, and other communications under this Agreement (“Notices”) shall be in writing and shall be delivered, mailed by Overnight Delivery or First Class Mail, postage prepaid, to the Parties, as follows:

**A. If to Contractor:**

**B. If to District:** Amelia Walk Community Development District  
475 West Town Place, Suite 114  
St. Augustine, Florida 32092  
Attn: District Manager

**With a copy to:** KE Law Group, PLLC  
2016 Delta Blvd. Suite 101  
Tallahassee, Florida 32303  
Attn: District Counsel

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth herein.

**18. THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the Parties hereto, and no right or cause of action shall accrue upon or by reason of or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation or other entity other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or

any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and Contractor and their respective representatives, successors, and assigns.

**19. ASSIGNMENT.** Neither the District nor Contractor may assign this Agreement or any monies to become due hereunder without the prior written approval of the other. Any purported assignment without such written approval shall be void.

**20. CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. The Parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in Nassau County, Florida.

**21. EFFECTIVE DATE.** This Agreement shall be effective \_\_\_\_\_, 2022 and shall remain in effect for up to three one-year terms, unless terminated earlier in accordance with Section 9, above.

**22. PUBLIC RECORDS.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited, to section 119.0701, Florida Statutes. Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement term and following the Agreement term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the Agreement, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats. Contractor acknowledges that the designated Public Records Custodian for the District is Daniel Laughlin.

**IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FL 32092 TELEPHONE: 904-940-5850 FAX: 904-940-5899 EMAIL: DLAUGHLIN@GMSNF.COM**

**23. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement or any part of this Agreement not held to be invalid or unenforceable.

**24. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall not control or affect the meaning or construction of any of the provisions of this Agreement.

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

**26. NEGOTIATION AT ARM'S LENGTH.** This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement and received, or had the opportunity to receive, the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against any party.

**27. LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, Florida Statutes, or other statute or law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

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

[Left Intentionally Blank, Signature Page Follows]



**IN WITNESS WHEREOF**, the Parties execute this Agreement the day and year first written above.

Attest:

**AMELIA WALK**  
**COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary,  
Board of Supervisors

\_\_\_\_\_  
Chairperson/Vice Chairperson,  
Board of Supervisors

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

**[MANAGEMENT COMPANY]**

\_\_\_\_\_  
Witness

By: \_\_\_\_\_  
Print: \_\_\_\_\_  
Its: \_\_\_\_\_

\_\_\_\_\_  
Print Name of Witness

**Exhibit A:** Scope of Services  
**Exhibit B:** Organizational Chart  
**Exhibit C:** Compensation  
**Exhibit D:** Youth Safety Guidelines

**EXHIBIT A**  
**Scope of Services**

**EXHIBIT B**  
**Organizational Chart**

**EXHIBIT C**  
**Compensation**

**Compensation including Janitorial Services**

Service		Year 1	Year 2	Year 3
<b>Staffing</b>	<i>Total</i>			
	<i>Rate for Position #1</i>			
	<i>Rate for Position #2, if needed</i>			
	<i>Rate for Position #3, if needed</i>			
<b>Janitorial Services</b>	<i>Total</i>			
<b>Facilities Maintenance Technician</b>	<i>Total Not to Exceed</i>			
	<i>Hourly Rate</i>			

**Compensation excluding Janitorial Services**

Service		Year 1	Year 2	Year 3
<b>Staffing</b>	<i>Total</i>			
	<i>Rate for Position #1</i>			
	<i>Rate for Position #2, if needed</i>			
	<i>Rate for Position #3, if needed</i>			
<b>Facilities Maintenance Technician</b>	<i>Total Not to Exceed</i>			
	<i>Hourly Rate</i>			

## **Exhibit D**

### **Youth Program Safety Guidelines**

#### **Introduction**

To help protect minors, the Amelia Walk Community Development District has developed the following list of guidelines. It is important that Contractor's paid staff, volunteers, parents and athletes understand and be educated on these guidelines and, to the extent practical, abide by these guidelines.

#### **Purpose**

These procedures are designed to reduce the risk of child sexual abuse in order to:

- Provide a safe and secure environment for children, youth, adults, members, volunteers, visitors, and Contractor and its paid staff.
- Satisfy the concerns of parents and staff members with a screening process for Contractors and volunteers overseeing youth programs at the District.
- Provide a system to respond to alleged victims of sexual abuse and their families, as well as the alleged perpetrator.
- Reduce the possibility of false accusations of sexual abuse made against Contractor, its paid staff, and volunteers.

#### **Protection and Prevention**

##### *Volunteer and Employee Screening Procedures:*

Screening procedures are to be used with paid staff and volunteers who are entrusted with the care and supervision of minors or a person who directly oversees and/or exerts control or oversight over minors. These may include an employment and volunteer application requiring submittal of personal references and criminal history information. References should be checked. Criminal background checks shall be conducted on all paid staff and volunteers who are entrusted with the care and supervision of minors or a person who directly oversees and/or exerts control or oversight over minors. All criminal background checks will be updated periodically. This does not apply to occasional meet or event volunteers (timers, runners, marshals, etc.) who have only limited contact with athletes.

#### **Supervision Procedures**

Unless an extenuating situation exists, Contractor:

- Will have adequate number of screened and trained paid staff or volunteers present at practices and events involving minors. Supervision will increase in proportion to the risk of the activity.
- Will monitor facilities during activities involving minors.
- Will endeavor to release minors (here, minors is defined as children ages 15 and younger) only to a parent, guardian, or provided list of emergency contacts consented to in writing by

parent/guardian.

- Will obtain written parental permission, including a signed medical treatment form and emergency contacts, before taking minors on trips and should provide information regarding the trip.
- Will use two screened staff or volunteers when transporting minors in vehicles unless the parent(s)/guardian(s) sign a waiver allowing for a single screened staff or volunteer to transport his/her minor.
- Minors under five should be accompanied to the restroom and the paid staff or volunteer wait outside the facility to escort the child back to the activity. Whenever possible, the escort will be the same sex as the child.
- Provide periodic monitoring of restroom facilities and encourage minors to report any inappropriate behavior they may hear or witness to paid staff or volunteer.
- Will encourage minors to use a "buddy system" whenever minors go on trips off of District property.
- Will screen all paid staff and volunteers and approve those individuals in advance for any overnight activities that include oversight and control of minors.
- Will designate a "confidential counselor" to whom any minor can go at any time, without special permission, to discuss any problems he or she is having.

#### Behavioral Guidelines for Paid Staff and Volunteer

All volunteers and paid staff will observe the following guidelines:

- Do not provide alcoholic beverages, tobacco, drugs, contraband, or anything that is prohibited by law to minors.
- Whenever possible, at least two unrelated paid staff or volunteers will be in the room when minors are present. Doors will be left fully open if one adult needs to leave the room temporarily and during arrival to the practice or event before both adults are present. Speaking to a minor or minors one-on-one should be done in public settings where staff or volunteers are in sight.
- Avoid all inappropriate touching with minors. All touching shall be based on the needs of the individual being touched, not on the needs of the volunteer or paid staff. In the event a minor initiates physical contact and/or inappropriate touching, it is appropriate to inform the minor that such touching is inappropriate.
- Never engage in physical discipline of a minor. Volunteers and paid staff shall not abuse minors in any way, including but not limited to physical abuse, verbal/mental abuse, emotional abuse, and sexual abuse of any kind.

- If you recognize an inappropriate relationship developing between a minor and adult, report such suspicions immediately to the confidential counselor or other with supervisory authority.
- Maintain clear professional boundaries with all minors and if you feel uncomfortable, refer the minor to another individual with supervisory authority.
- If one-on-one coaching or instruction is necessary, avoid meeting in isolated environments.
- Anyone who observes abuse of a minor will take appropriate steps to immediately intervene and provide assistance. Report any inappropriate conduct to the proper authorities and to the District, through its counsel, immediately.
- Provide clear expectations of behavior for both adult-athlete and athlete-athlete interactions for the protection of all persons involved.
- Use of audio or visual recording devices, including a cell phone camera, is not allowed in restrooms or changing areas.

#### Disqualification

No person may be entrusted with the care and supervision of minors or may directly oversee and/or exert control or oversight over minors who has been convicted of the offenses outlined below, been on a probated sentence or received deferred adjudication for any offense outlined below, or has presently pending any criminal charges for any offense outlined below until a determination of guilt or innocence has been made, including any person who is presently on deferred adjudication. The following offenses disqualify a person from care, supervision, control, or oversight of minors:

- Any offense against minors as defined by state law.
- A misdemeanor or felony offense as defined by state law that is classified as sexual assault, indecency with a minor or adult, assault of a minor or adult, injury to a minor or adult, abandoning or endangering a minor, sexual performance with a minor or adult, possession or promoting child pornography, enticing a minor, bigamy, incest, drug-related offenses, or family violence.
- A prior criminal history of an offense against minors.

## *SIXTH ORDER OF BUSINESS*



*D.*



## **MONTHLY MANAGEMENT REPORT**

***COMMUNITY NAME:*** Amelia Walk CDD

***MANAGEMENT REPORT MONTH OF:*** February 2022

***CAM:*** Brian Quillen, LCAM

### **DISTRIBUTION:**

Amelia Walk CDD Board, (via Email)

Daniel Laughlin, GMS (via Email)

## **PROJECT UPDATE AND STATUS**

### **Maintenance Items Completed:**

Lennar is working on clean up of construction debris in and around pond 14.

Tennis court power washing completed as scheduled.

Gate repair near amenity center deck completed.

Ceiling fans in fitness center repaired.

Doorknob on amenity center has been repaired.

Chlorine pump replacement completed.

Leaking pipe in pump room repaired by Crown Pools.

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

### **Maintenance Items in Process/to be Completed:**

Pond Fishing Regulations

Working with Crown Pools on replacement/repair of pool tiles.

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.

### **BIDS & PROPOSALS-**

Proposals to repair leak and damaged asphalt on Spruce Run.

### **SCHEDULED EVENTS-**

0 pending Amenity Center Private Events

### **GENERAL COMMENTS/CONCERNS -**

Homeowner would like to convert tennis court to pickleball courts.

Homeowners would like the sidewalks of Spruce Run power washed.

Homeowner reported to management that there are potholes on Majestic Walk.

Homeowner requested for additional lighting in amenity parking lot.

## *NINTH ORDER OF BUSINESS*

*A.*

# Amelia Walk

## Community Development District

Unaudited Financial Statements

as of

January 31, 2022

Board of Supervisors Meeting

February 15, 2022

**AMELIA WALK**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**BALANCE SHEET**  
January 31, 2022

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
<b><u>ASSETS:</u></b>				
Cash	\$40,168	---	---	\$40,168
Due from Other Funds	\$6,034	---	---	\$6,034
Investment - Custody US Bank	\$742,859	---	---	\$742,859
Investments:				
<b>Series 2012</b>				
Reserve 2012A-1	---	\$60,861	---	\$60,861
Revenue 2012A-1	---	\$145,370	---	\$145,370
<b>Series 2016</b>				
Reserve 2016A-2	---	\$189,925	---	\$189,925
Revenue 2016A-2	---	\$211,897	---	\$211,897
Prepayment 2016A-2	---	\$16,190	---	\$16,190
Construction	---	---	\$1,384	\$1,384
<b>Series 2018</b>				
Reserve 2018A-3	---	\$343,519	---	\$343,519
Revenue 2018A-3	---	\$453,023	---	\$453,023
Prepayment 2018A-3	---	\$32,284	---	\$32,284
Construction	---	---	\$831	\$831
<b>Series 2018-Area B</b>				
Reserve 2018A	---	\$559,650	---	\$559,650
Revenue 2018A	---	\$535,016	---	\$535,016
Prepayment 2018A	---	\$50,335	---	\$50,335
Construction	---	---	\$2	\$2
Deposits-Electric	\$515	---	---	\$515
Prepaid Expenses	\$1,217	---	---	\$1,217
<b>TOTAL ASSETS</b>	<b>\$790,793</b>	<b>\$2,598,071</b>	<b>\$2,218</b>	<b>\$3,391,081</b>
<b><u>LIABILITIES</u></b>				
Accounts Payable	\$15,021	---	---	\$15,021
Due to other Funds	---	\$6,034	---	\$6,034
Deposits - Office Lease	\$200	---	---	\$200
<b>TOTAL LIABILITIES</b>	<b>\$15,221</b>	<b>\$6,034</b>	<b>\$0</b>	<b>\$21,255</b>
<b><u>FUND BALANCES:</u></b>				
Nonspendable	\$1,732	---	---	\$1,732
Restricted				
Debt Service	---	\$2,592,037	---	\$2,592,037
Capital Projects	---	---	\$2,218	\$2,218
Unassigned	\$773,840	---	---	\$773,840
<b>TOTAL FUND BALANCES</b>	<b>\$775,572</b>	<b>\$2,592,037</b>	<b>\$2,218</b>	<b>\$3,369,827</b>
<b>TOTAL LIABILITIES AND FUND BALANCES</b>	<b>\$790,793</b>	<b>\$2,598,071</b>	<b>\$2,218</b>	<b>\$3,391,081</b>

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

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended January 31, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 01/31/22	ACTUAL THRU 01/31/22	VARIANCE
<b><u>REVENUES:</u></b>				
Maintenance Assessments-On Roll (Net)	\$790,124	\$717,563	\$717,563	\$0
Interest Income	\$100	\$33	\$5	(\$28)
Clubhouse Rental Income	\$500	\$167	\$268	\$101
<b>TOTAL REVENUES</b>	<b>\$790,724</b>	<b>\$717,763</b>	<b>\$717,836</b>	<b>\$73</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>ADMINISTRATIVE:</u></b>				
Supervisor Fees	\$12,000	\$4,000	\$2,400	\$1,600
FICA Expense	\$842	\$281	\$184	\$97
Engineering Fees	\$10,000	\$3,333	\$0	\$3,333
Assessment Roll Administration	\$5,000	\$5,000	\$5,000	\$0
Dissemination	\$3,500	\$1,167	\$1,167	(\$0)
Dissemination-Amortization Schedules	\$1,000	\$333	\$1,200	(\$867)
Trustee Fees	\$21,550	\$7,183	\$0	\$7,183
Arbitrage	\$2,400	\$800	\$0	\$800
Attorney Fees	\$22,000	\$7,333	\$9,545	(\$2,212)
Annual Audit	\$3,745	\$1,248	\$0	\$1,248
Management Fees	\$48,600	\$16,200	\$16,200	\$0
Information Technology	\$800	\$267	\$267	(\$0)
Website Maintenance	\$400	\$133	\$133	\$0
Travel & Per Diem	\$1,000	\$333	\$0	\$333
Telephone	\$650	\$217	\$118	\$99
Postage	\$1,000	\$333	\$415	(\$82)
Printing & Binding	\$2,500	\$833	\$707	\$127
Insurance	\$8,735	\$8,735	\$9,245	(\$510)
Legal Advertising	\$8,500	\$2,833	\$301	\$2,532
Other Current Charges	\$1,200	\$400	\$293	\$107
Office Supplies	\$250	\$83	\$51	\$32
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
<b>TOTAL ADMINISTRATIVE</b>	<b>\$155,846</b>	<b>\$61,222</b>	<b>\$47,401</b>	<b>\$13,821</b>
<b><u>FIELD:</u></b>				
<b><u>Contract Services:</u></b>				
Landscaping & Fertilization Maintenance	\$128,233	\$42,744	\$49,590	(\$6,845)
Fountain Maintenance	\$1,500	\$500	\$0	\$500
Lake Maintenance	\$28,404	\$9,468	\$9,468	\$0
Security	\$7,845	\$2,615	\$3,928	(\$1,313)
Refuse	\$6,392	\$2,131	\$2,346	(\$215)
Management Company	\$15,120	\$5,040	\$5,040	\$0
<b>Subtotal Contract Services</b>	<b>\$187,494</b>	<b>\$62,498</b>	<b>\$70,371</b>	<b>(\$7,873)</b>
<b><u>Repairs &amp; Maintenance:</u></b>				
Repairs & Maintenance	\$30,000	\$10,000	\$1,332	\$8,668
Landscaping Extras (Flowers & Mulch)	\$23,181	\$7,727	\$1,050	\$6,677
Irrigation Repairs	\$7,500	\$2,500	\$476	\$2,024
Speed Control	\$12,000	\$4,000	\$0	\$4,000
<b>Subtotal Repairs &amp; Maintenance</b>	<b>\$72,681</b>	<b>\$24,227</b>	<b>\$2,859</b>	<b>\$21,368</b>



# AMELIA WALK

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For the Period Ended January 31, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 01/31/22	ACTUAL THRU 01/31/22	VARIANCE
<u>Utilities:</u>				
Electric	\$18,000	\$6,000	\$5,405	\$595
Streetlighting	\$18,000	\$6,000	\$9,567	(\$3,567)
Water & Wastewater	\$120,000	\$40,000	\$15,532	\$24,468
<b>Subtotal Utilities</b>	<b>\$156,000</b>	<b>\$52,000</b>	<b>\$30,504</b>	<b>\$21,496</b>
<u>Amenity Center:</u>				
Insurance	\$21,387	\$21,387	\$20,448	\$939
Pool Maintenance	\$14,700	\$4,900	\$4,845	\$55
Pool Permit	\$300	\$100	\$0	\$100
Amenity Attendant	\$35,280	\$11,760	\$11,760	\$0
Cable TV/Internet/Telephone	\$4,000	\$1,333	\$1,619	(\$285)
Janitorial Service	\$11,431	\$3,810	\$1,905	\$1,905
Special Events	\$10,000	\$3,333	\$1,587	\$1,746
Decorations-Holiday	\$2,000	\$1,428	\$1,428	\$0
Facility Maintenance (including Fitness Equip)	\$5,000	\$1,667	\$867	\$800
Lease	\$14,604	\$4,868	\$4,868	(\$0)
<b>Subtotal Amenity Center</b>	<b>\$118,703</b>	<b>\$54,587</b>	<b>\$49,327</b>	<b>\$5,260</b>
<u>Reserves:</u>				
Capital Reserves	\$100,000	\$33,333	\$0	\$33,333
<b>Subtotal Reserves</b>	<b>\$100,000</b>	<b>\$33,333</b>	<b>\$0</b>	<b>\$33,333</b>
<b>Total Field Expenditures</b>	<b>\$634,877</b>	<b>\$226,645</b>	<b>\$153,060</b>	<b>\$73,585</b>
<b>TOTAL EXPENDITURES</b>	<b>\$790,724</b>	<b>\$287,867</b>	<b>\$200,461</b>	<b>\$87,406</b>
Excess (deficiency) of revenues over (under) expenditures	<b>\$0</b>	<b>\$429,896</b>	<b>\$517,375</b>	<b>\$87,480</b>
Net change in fund balance	<b>\$0</b>	<b>\$429,896</b>	<b>\$517,375</b>	<b>\$87,480</b>
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$258,197</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$775,572</b>	

**AMELIA WALK**  
**Community Development District**

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

	OCT 2021	NOV 2021	DEC 2021	JAN 2022	FEB 2022	MAR 2022	APR 2022	MAY 2022	JUN 2022	JUL 2022	AUG 2022	SEP 2022	TOTAL
<i>Revenues</i>													
Maintenance Assessments-On Roll (Net)	\$0	\$43,277	\$622,411	\$51,875	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$717,563
Interest Income	\$1	\$1	\$1	\$2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5
Clubhouse Rental Income	\$0	\$0	\$0	\$268	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$268
<b>Total Revenues</b>	<b>\$1</b>	<b>\$43,278</b>	<b>\$622,411</b>	<b>\$52,145</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$717,836</b>
Supervisor Fees	\$1,000	\$800	\$0	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,400
FICA Expense	\$77	\$61	\$0	\$46	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$184
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	\$292	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,167
Dissemination-Amortization Schedules	\$350	\$0	\$250	\$600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,200
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	\$4,050	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,200
Information Technology	\$67	\$67	\$67	\$67	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$267
Website Maintenance	\$33	\$33	\$33	\$33	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$133
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	\$29	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$415
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	\$70	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$293
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
<b>Total Administrative</b>	<b>\$24,850</b>	<b>\$10,677</b>	<b>\$6,087</b>	<b>\$5,786</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$47,401</b>
FIELD:													
Contract Services:													
Landscaping & Fertilization Maintenance	\$12,397	\$12,397	\$12,397	\$12,397	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$49,590
Fountain Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lake Maintenance	\$2,367	\$2,367	\$2,367	\$2,367	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,468
Security	\$2,186	\$181	\$181	\$1,381	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,928
Refuse	\$538	\$545	\$549	\$714	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,346
Management Company	\$1,260	\$1,260	\$1,260	\$1,260	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,040
<b>Total Contract Services</b>	<b>\$18,748</b>	<b>\$16,750</b>	<b>\$16,754</b>	<b>\$18,119</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$70,371</b>

**AMELIA WALK**  
**Community Development District**

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

	OCT 2021	NOV 2021	DEC 2021	JAN 2022	FEB 2022	MAR 2022	APR 2022	MAY 2022	JUN 2022	JUL 2022	AUG 2022	SEP 2022	TOTAL
Repairs & Maintenance:													
Repairs & Maintenance	\$304	\$0	\$356	\$673	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,332
Landscaping Extras (Flowers & Mulch)	\$0	\$700	\$350	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,050
Irrigation Repairs	\$0	\$0	\$215	\$261	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$476
Speed Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total R&amp;M</b>	<b>\$0</b>	<b>\$700</b>	<b>\$920</b>	<b>\$935</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,859</b>
Utilities:													
Electric	\$1,545	\$1,152	\$1,172	\$1,536	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,405
Streetlighting	\$1,946	\$2,506	\$2,506	\$2,610	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,567
Water & Wastewater	\$3,528	\$6,839	\$5,166	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,532
<b>Total Utilities</b>	<b>\$7,019</b>	<b>\$10,496</b>	<b>\$8,843</b>	<b>\$4,145</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$30,504</b>
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	\$1,245	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,845
Pool Permit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Amenity Attendant	\$2,940	\$2,940	\$2,940	\$2,940	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,760
Cable TV/Internet/Telephone	\$411	\$411	\$411	\$386	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,619
Janitorial Service	\$953	\$953	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,905
Special Events	\$734	\$0	\$853	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,587
Decorations-Holiday	\$0	\$0	\$1,428	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,428
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	\$1,217	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,868
<b>Total Amenity Center</b>	<b>\$28,178</b>	<b>\$7,312</b>	<b>\$8,049</b>	<b>\$5,788</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$49,327</b>
Reserves:													
Capital Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Reserves</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Total Field Expenses</b>	<b>\$53,945</b>	<b>\$35,259</b>	<b>\$34,566</b>	<b>\$28,987</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$153,060</b>
<b>Subtotal Operating Expenses</b>	<b>\$78,795</b>	<b>\$45,936</b>	<b>\$40,654</b>	<b>\$34,773</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$200,461</b>
Interfund Transfers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Excess Revenues (Expenditures)	(\$78,794)	(\$2,658)	\$581,758	\$17,373	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$517,375

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

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended January 31, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 01/31/22	ACTUAL THRU 01/31/22	VARIANCE
<b><u>REVENUES:</u></b>				
Special Assessments	\$114,900	\$102,631	\$102,631	\$0
Special Assessments - A Prepayments	\$0	\$0	\$0	\$0
Interest Income	\$0	\$0	\$4	\$4
<b>TOTAL REVENUES</b>	<b>\$114,900</b>	<b>\$102,631</b>	<b>\$102,635</b>	<b>\$4</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>Series 2012A-1</u></b>				
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)
<b>TOTAL EXPENDITURES</b>	<b>\$116,275</b>	<b>\$32,588</b>	<b>\$42,588</b>	<b>(\$10,000)</b>
Excess (deficiency) of revenues over (under) expenditures	<b>(\$1,375)</b>	<b>\$70,044</b>	<b>\$60,048</b>	<b>(\$9,996)</b>
Net change in fund balance	<b>(\$1,375)</b>	<b>\$70,044</b>	<b>\$60,048</b>	<b>(\$9,996)</b>
FUND BALANCE - Beginning	\$83,766		\$145,622	
FUND BALANCE - Ending	<u>\$82,391</u>		<u>\$205,670</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 January 31, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 01/31/22	ACTUAL THRU 01/31/22	VARIANCE
<b><u>REVENUES:</u></b>				
Special Assessments	\$190,350	\$173,019	\$173,019	\$0
Special Assessments-Prepayments	\$0	\$0	\$15,661	\$15,661
Interest Income	\$0	\$0	\$8	\$8
<b>TOTAL REVENUES</b>	<b>\$190,350</b>	<b>\$173,019</b>	<b>\$188,688</b>	<b>\$15,669</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>Series 2016A-2</u></b>				
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)
<b>TOTAL EXPENDITURES</b>	<b>\$209,875</b>	<b>\$138,394</b>	<b>\$153,394</b>	<b>(\$15,000)</b>
Excess (deficiency) of revenues over (under) expenditures	<b>(\$19,525)</b>	<b>\$34,626</b>	<b>\$35,294</b>	<b>\$669</b>
Net change in fund balance	<b>(\$19,525)</b>	<b>\$34,626</b>	<b>\$35,294</b>	<b>\$669</b>
FUND BALANCE - Beginning	\$179,133		\$381,902	
FUND BALANCE - Ending	<u>\$159,608</u>		<u>\$417,196</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 January 31, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 01/31/22	ACTUAL THRU 01/31/22	VARIANCE
<b><u>REVENUES:</u></b>				
Special Assessments-On Roll (Net)	\$461,806	\$416,628	\$416,628	\$0
Special Assessments-Prepayments	\$0	\$0	\$32,083	\$32,083
Interest Income	\$0	\$0	\$15	\$15
<b>TOTAL REVENUES</b>	<b>\$461,806</b>	<b>\$416,628</b>	<b>\$448,726</b>	<b>\$32,098</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>Series 2018A-3</u></b>				
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
<b>TOTAL EXPENDITURES</b>	<b>\$455,250</b>	<b>\$286,275</b>	<b>\$285,088</b>	<b>\$1,188</b>
Excess (deficiency) of revenues over (under) expenditures	<b>\$6,556</b>	<b>\$130,353</b>	<b>\$163,638</b>	<b>\$33,285</b>
Net change in fund balance	<b>\$6,556</b>	<b>\$130,353</b>	<b>\$163,638</b>	<b>\$33,285</b>
FUND BALANCE - Beginning	\$315,502		\$661,452	
FUND BALANCE - Ending	<u>\$322,058</u>		<u>\$825,091</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 January 31, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 01/31/22	ACTUAL THRU 01/31/22	VARIANCE
<b><u>REVENUES:</u></b>				
Special Assessments-On Roll	\$559,650	\$504,992	\$504,992	\$0
Special Assessments-Off Roll	\$0	\$0	\$691	\$691
Special Assessments-Ppmt	\$0	\$0	\$50,335	\$50,335
Interest Income	\$0	\$0	\$20	\$20
<b>TOTAL REVENUES</b>	<b>\$559,650</b>	<b>\$504,992</b>	<b>\$556,038</b>	<b>\$51,047</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>Series 2018</u></b>				
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
<b>TOTAL EXPENDITURES</b>	<b>\$552,375</b>	<b>\$342,609</b>	<b>\$342,609</b>	<b>(\$0)</b>
Excess (deficiency) of revenues over (under) expenditures	<b>\$7,275</b>	<b>\$162,382</b>	<b>\$213,429</b>	<b>\$51,047</b>
Net change in fund balance	<b>\$7,275</b>	<b>\$162,382</b>	<b>\$213,429</b>	<b>\$51,047</b>
FUND BALANCE - Beginning	\$370,428		\$930,651	
FUND BALANCE - Ending	<u>\$377,703</u>		<u>\$1,144,080</u>	

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

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

<b>Series 2016A-2, Special Assessment Bonds</b>		
Interest Rate;	4.25%	
Maturity Date:	11/1/21	\$45,000.00
Interest Rate;	5.50%	
Maturity Date:	11/1/30	\$485,000.00
Interest Rate;	6.00%	
Maturity Date:	11/1/47	\$1,970,000.00
Reserve Fund Requirement:	Maximum Annual Debt Assessment	
Less:	November 1, 2021 (Mandatory)	(\$45,000.00)
<b>Current Bonds Outstanding</b>		<b>\$2,420,000.00</b>

<b>Series 2018A-3, Special Assessment Bond</b>		
Interest Rate;	4.00%	
Maturity Date:	11/1/24	\$375,000.00
Interest Rate;	4.75%	
Maturity Date:	11/1/29	\$750,000.00
Interest Rate;	5.25%	
Maturity Date:	11/1/38	\$1,910,000.00
Interest Rate;	5.375%	
Maturity Date:	11/1/48	\$3,480,000.00
Reserve Fund Requirement:	75% Maximum Annual Debt Assessment	
Less:	November 1, 2021 (Mandatory)	(\$115,000.00)
<b>Current Bonds Outstanding</b>		<b>\$6,400,000.00</b>

<b>Series 2018A Area B, Special Assessment Bond</b>		
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)
<b>Current Bonds Outstanding</b>		<b>\$7,480,000.00</b>

<b>Total Current Bonds Outstanding</b>		<b>\$17,475,000.00</b>
--	--	------------------------



**AMELIA WALK**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**SERIES 2016A-2**  
**CAPITAL PROJECTS FUND**

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended January 31, 2022

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED THRU 01/31/22</u>	<u>ACTUAL THRU 01/31/22</u>	<u>VARIANCE</u>
<b><u>REVENUES:</u></b>				
Interest Income	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>
<b><u>EXPENDITURES:</u></b>				
Capital Outlay	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>
Excess (deficiency) of revenues over (under) expenditures	<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 January 31, 2022

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED THRU 01/31/22</u>	<u>ACTUAL THRU 01/31/22</u>	<u>VARIANCE</u>
<b><u>REVENUES:</u></b>				
Interest Income	\$0	\$0	\$0	\$0
Developer Contributions	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>
<b><u>EXPENDITURES:</u></b>				
Capital Outlay	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>
Excess (deficiency) of revenues over (under) expenditures	<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		\$831	
FUND BALANCE - Ending	<u><u>\$0</u></u>		<u><u>\$831</u></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 January 31, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 01/31/22	ACTUAL THRU 01/31/22	VARIANCE
<b><u>REVENUES:</u></b>				
Interest Income	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><u>EXPENDITURES:</u></b>				
Capital Outlay	\$0	\$0	\$25,500	(\$25,500)
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$25,500</b>	<b>(\$25,500)</b>
Excess (deficiency) of revenues over (under) expenditures	<b>\$0</b>	<b>\$0</b>	<b>(\$25,500)</b>	<b>(\$25,500)</b>
<b><u>OTHER FINANCING SOURCES/(USES)</u></b>				
Developer Proceeds	\$0	\$0	\$25,500	\$25,500
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
<b>TOTAL OTHER FINANCING SOURCES/(USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$25,500</b>	<b>\$25,500</b>
Net change in fund balance	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
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 January 31, 2022**

Opening Balance in Construction Account		\$3,052,509.87
Source of Funds:	Interest Earned	\$992.50
Use of Funds:		
Disbursements:	Clearing, Grading & Earthwork	(\$568,190.87)
	Roadway	(\$727,841.07)
	Stormwater	(\$303,222.68)
	Water System	(\$262,281.11)
	Sewer System	(\$378,929.54)
	Landscaping, Entry Monuments & Signs	(\$319,933.53)
	Engineering & Permitting	(\$72,695.00)
	Electrical	(\$131,315.29)
	Professional Fees (Contingencies)	(\$37,459.36)
	Cost Of Issuance	(\$250,250.00)
<b>Adjusted Balance in Construction Account at January 31, 2022</b>		<b><u>\$1,383.91</u></b>

**2. Funds Available For Construction at January 31, 2022**

Book Balance of Construction Fund at January 31, 2022		\$1,383.91
A.	<b>A.J. Johns, Inc. - Phase 2</b>	
	Contract Amount	\$2,244,928.40
	Paid to Date	(\$2,244,928.40)
	Balance on Contract	(\$0.00)
		<u>\$0.00</u>
B.	<b>First Coast Electric, LLC - FPL Conduit Installation</b>	
	Contract Amount	\$102,205.00
	Paid to Date	(\$102,205.00)
	Balance on Contract	\$0.00
		<u>\$0.00</u>
Construction Funds available at January 31, 2022		<u>\$1,383.92</u>

**3. Investments - US Bank**

January 31, 2022	Type	Yield	Due	Maturity	Principal
Construction Fund:	Overnight	1.50%		\$1,383.91	\$1,383.91
				Contracts/Retainage Payable	\$0.00
				Balance at 1/31/2022	<b><u>\$1,383.91</u></b>

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

**1. Recap of Capital Project Fund Activity Through January 31, 2022**

Opening Balance in Construction Account		\$6,134,376.41
Source of Funds:		
	Interest Earned	\$66,309.74
	Developer Proceeds	\$1,605,066.31
	Interfund Transfer	\$0.00
Use of Funds:		
Disbursements:		
	Clearing, Grading & Earthwork	(\$1,908,297.53)
	Roadway	(\$652,943.17)
	Stormwater	(\$3,348,929.80)
	Water System	(\$361,824.79)
	Sewer System	(\$480,549.14)
	Landscaping, Entry Monuments & Signs	(\$49,547.79)
	Engineering & Permitting	(\$124,120.24)
	Electrical	(\$74,469.09)
	Amenity Center Expansion	(\$312,627.16)
	Professional Fees/Contingencies	(\$154,644.29)
	Cost Of Issuance	(\$336,968.00)
<b>Adjusted Balance in Construction Account at January 31, 2022</b>		<b><u><u>\$831.45</u></u></b>

**2. Funds Available For Construction at January 31, 2022**

Book Balance of Construction Fund at January 31, 2022		\$831.45
A. <b>Earthworks, Amelia Walk Phase 3</b>		
	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. <b>Earthworks, Amelia Walk Phase 4A (29.6%)</b>		
	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 January 31, 2022		<u><u>\$831.45</u></u>

**3. Investments - US Bank**

January 31, 2022	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 1/31/2022	<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 January 31, 2022**

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)
<b>Adjusted Balance in Construction Account at January 31, 2022</b>		<b><u><u>\$2.41</u></u></b>

**2. Funds Available For Construction at January 31, 2022**

Book Balance of Construction Fund at January 31, 2022		\$2.41
A. <b>Earthworks, Amelia Walk Phase 4B</b>		
	Contract Amount	\$1,682,811.68
	Paid to Date	(\$1,682,811.55)
	Balance on Contract	<u>\$0.13</u>
		<u>(\$0.13)</u>
B. <b>Earthworks, Amelia Walk Phase 5</b>		
	Contract Amount	\$5,516,466.88
	Paid to Date	(\$5,466,466.88)
	Balance on Contract	<u>\$50,000.00</u>
		<u>(\$50,000.00)</u>
Construction Funds available at January 31, 2022		<u><u>(\$49,997.72)</u></u>

**3. Investments - US Bank**

January 31, 2022	Type	Yield	Due	Maturity	Principal
Construction Fund:	Overnight	1.50%		\$2.41	\$2.41
				Contracts/Transfers	\$0.00
				Balance at 1/31/2022	<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
01/06/22	Distribution #5	12/16/21-12/31/21	\$141,254.74	\$2,825.09	\$0.00	\$138,429.65	\$51,874.99	\$7,419.57	\$12,508.14	\$30,119.42	\$36,507.53	\$138,429.65
TOTAL			\$1,953,911.52	\$39,078.23	\$0.00	\$1,914,833.29	\$717,562.69	\$102,631.49	\$173,019.35	\$416,628.02	\$504,991.74	\$1,914,833.29

Assessed on Roll:

	NET AMOUNT ASSESSED	PERCENTAGE	ASSESSMENTS COLLECTED	ASSESSMENTS TRANSFERRED	AMOUNT TO BE TFR.
O & M	\$790,126.32	37.47%	\$717,562.69	(\$717,562.69)	\$0.00
DEBT SERVICE-12	\$113,010.11	5.36%	\$102,631.49	(\$102,631.49)	\$0.00
DEBT SERVICE-16	\$190,515.96	9.04%	\$173,019.35	(\$173,019.35)	\$0.00
DEBT SERVICE-18	\$458,759.59	21.76%	\$416,628.02	(\$416,628.02)	\$0.00
DEBT SERVICE-18	\$556,059.10	26.37%	\$504,991.74	(\$504,991.74)	\$0.00
TOTAL	\$2,108,471.08	100.00%	\$1,914,833.29	(\$1,914,833.29)	\$0.00



*C.*

# AMELIA WALK

## COMMUNITY DEVELOPMENT DISTRICT

### Check Run Summary

**February 15, 2022**

<i><b>Date</b></i>	<i><b>Check Numbers</b></i>	<i><b>Amount</b></i>
1/18/22	3291	\$1,435.42
1/26/22	3292-3298	\$21,999.31
2/4/22	3299-3303	\$19,092.72
<i><b>Total</b></i>		<u><u><b>\$42,527.45</b></u></u>

AP300R  
\*\*\* CHECK NOS. 003291-050000

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

RUN 2/07/22

PAGE 1

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
1/18/22	00028	12/16/21 0687-001	202201 320-57200-43300		*	713.57	
		JAN 22 REFUSE SERVICE					
		1/16/22 0687-001	202202 320-57200-43300		*	721.85	
		FEB 22 REFUSE SERVICE					
				REPUBLIC SERVICES #687			1,435.42 003291
1/26/22	00172	2/01/22 1139619	202202 320-57200-34500		*	180.64	
		SVCS 02/2022					
				BATES SECURITY LLC			180.64 003292
1/26/22	00190	10/31/21 OCT2021-	202110 320-57200-46400		*	1,200.00	
		SVCS 10/21					
		11/30/21 NOV2021-	202111 320-57200-46400		*	1,200.00	
		SVCS 11/21					
		12/31/21 DEC2021-	202112 320-57200-46400		*	1,200.00	
		SVCS 12/21					
		1/24/22 T13895	202201 320-57200-62000		*	673.48	
		SVCS 01/2022					
				CROWN POOLS, INC.			4,273.48 003293
1/26/22	00021	1/07/22 012022	202201 320-57200-43001		*	2,609.60	
		SVCS 01/2022					
		1/07/22 0122	202201 320-57200-43000		*	1,535.76	
		SVCS 01/2022					
				FPL			4,145.36 003294
1/26/22	00001	1/01/22 275	202201 310-51300-34000		*	4,050.00	
		MGMT FEES 1/2022					
		1/01/22 275	202201 310-51300-35101		*	33.33	
		WEBSITE ADMINISTRATION					
		1/01/22 275	202201 310-51300-35100		*	66.67	
		INFORMATION TECHNOLOGY					
		1/01/22 275	202201 310-51300-31200		*	291.67	
		DISSEMINATION AGT SVCS					
		1/01/22 275	202201 310-51300-51000		*	.06	
		OFFICE SUPPLIES					
		1/01/22 275	202201 310-51300-42000		*	28.86	
		POSTAGE					
				GOVERNMENTAL MANAGEMENT SERVICES			4,470.59 003295
1/26/22	00191	1/01/22 0618350	202201 320-57200-44000		*	1,217.01	
		LEASE FITNESS EQUIPMENT					
				MUNICIPAL ASSET MANAGEMENT, INC.			1,217.01 003296
1/26/22	00220	11/01/21 PIA00702	202111 310-51300-60200		*	2,367.00	
		SVCS 11/2021					

AWLK -AMELIA WALK - SHENNING

AP300R  
\*\*\* CHECK NOS. 003291-050000

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

RUN 2/07/22

PAGE 2

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		12/01/21	PI-A0072 202112 310-51300-60200 DEC 21 LAKE MGMT SVCS.		*	2,367.00	
		1/01/22	PIA00737 202201 310-51300-60200 SVCS 01/2022		*	2,367.00	
				SOLITUDE LAKE MANAGEMENT			7,101.00 003297
1/26/22	00187	1/12/22	52817 202112 320-57200-46201 SVCS 12/06/21		*	350.00	
		1/14/22	52825 202201 320-57200-46202 REPAIRS 01/05/22		*	76.65	
		1/17/22	52843 202201 320-57200-46202 SVCS 01/14/2022		*	184.58	
				TRIM ALL LAWN SERVICE, INC.			611.23 003298
2/04/22	00156	1/21/22	0350808- 202202 320-57200-41050 SVCS 02/22		*	387.58	
				COMCAST			387.58 003299
2/04/22	00190	1/31/22	JAN2022- 202201 320-57200-46400 SVCS 01/2022		*	1,244.80	
				CROWN POOLS, INC.			1,244.80 003300
2/04/22	00001	2/01/22	276 202202 310-51300-34000 MGMT FEES 02/22		*	4,050.00	
		2/01/22	276 202202 310-51300-35101 WEBSITE ADMINISTRATION		*	33.33	
		2/01/22	276 202202 310-51300-35100 INFORMATION TECHNOLOGY		*	66.67	
		2/01/22	276 202202 310-51300-31200 DISSEMINATION AGT SVCS		*	291.67	
		2/01/22	276 202202 310-51300-51000 OFFICE SUPPLIES		*	.03	
		2/01/22	276 202202 310-51300-42000 POSTAGE		*	.53	
		2/01/22	276 202202 310-51300-42500 COPIES		*	20.70	
				GOVERNMENTAL MANAGEMENT SERVICES			4,462.93 003301
2/04/22	00015	1/28/22	21917 202201 310-51300-31200 ARBITRAGE SERIES 2018A		*	600.00	
				GRAU AND ASSOCIATES			600.00 003302
2/04/22	00187	2/01/22	52946 202202 320-57200-46200 MAINT 02/22		*	12,397.41	
				TRIM ALL LAWN SERVICE, INC.			12,397.41 003303
				TOTAL FOR BANK A		42,527.45	
				AWLK -AMELIA WALK - SHENNING			



8619 Western Way  
Jacksonville FL 32256-036060

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

**Important Information**

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

**Account Number** 3-0687-3534401  
**Invoice Number** 0687-001192687  
**Invoice Date** December 16, 2021  
**Previous Balance** \$549.22  
**Payments/Adjustments** -\$549.22  
**Current Invoice Charges** \$713.57

<b>Total Amount Due</b> \$713.57	<b>Payment Due Date</b> January 05, 2022
-------------------------------------	---

**PAYMENTS/ADJUSTMENTS**

Description	Reference	Amount
Payment - Thank You 12/02	3270	-\$549.22

**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 01/01-01/31			\$517.31	\$517.31
<b>Total Fuel/Environmental Recovery Fee</b>				\$196.26
<b>CURRENT INVOICE CHARGES</b>				<b>\$713.57</b>

Simple account access at your fingertips.

Download the Republic Services app or visit  
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

<b>Total Amount Due</b>	<b>\$713.57</b>
<b>Payment Due Date</b>	<b>January 05, 2022</b>
<b>Account Number</b>	<b>3-0687-3534401</b>
<b>Invoice Number</b>	<b>0687-001192687</b>

☐

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

### Check Processing

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

### Cancellation & Payment Policy

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

### Understanding Our Rates, Charges and Fees

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

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

#### BILLING ADDRESS CHANGE

Address		
City	State	Zip Code
Phone	Alternate Phone	



8619 Western Way  
Jacksonville FL 32256-036060

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

**Important Information**

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

**Account Number** 3-0687-3534401  
**Invoice Number** 0687-001200428  
**Invoice Date** January 16, 2022  
**Past Due on 01/16/22** \$713.57  
**Payments/Adjustments** \$0.00  
**Current Invoice Charges** \$721.85

Total Amount Due	Payment Due Date
\$1,435.42	Past Due

**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 02/01-02/28			\$517.31	\$517.31
Total Fuel/Environmental Recovery Fee				\$193.84
Late Fee 01/16				\$10.70
CURRENT INVOICE CHARGES, Due by February 05, 2022				\$721.85

Simple account access at your fingertips.

Download the Republic Services app or visit  
RepublicServices.com today.



Past Due	30 Days	60 Days	90+ Days
	\$713.57	\$0.00	\$0.00



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** \$1,435.42  
**Payment Due Date** Past Due  
**Account Number** 3-0687-3534401  
**Invoice Number** 0687-001200428



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

### Check Processing

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

### Cancellation & Payment Policy

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

### Understanding Our Rates, Charges and Fees

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

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	



Thank You!



Your payment was successful.

**Confirmation # Amount Paid**

388868676052 **\$1435.42**

---

Total Amount Paid:	<b>\$1,435.42</b>
Requested Date:	<b>01/18/2022</b>
Scheduled Date:	<b>01/18/2022</b>
Paid With:	<b>CHECKING...0478</b>

A confirmation will be emailed to: **shenning@gmssf.com**

Feedback





# Invoice

Invoice Number  
**1139619**

Date  
**02/01/2022**

Customer Number  
**21054**

Terms  
**Net 5**

To: **Amelia Walk Cdd**  
**5385 N Nob Hill Road**  
**Sunrise Beach, FL 33351**

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

[Click Here to Pay Online!](#)

Amount enclosed: \_\_\_\_\_ **Net Due: \$180.64**

*Detach And Return Top Portion With Your Payment*

Customer Name	Customer Number	PO Number	Invoice Date	Terms
Amelia Walk Cdd	21054		02/01/2022	Net 5

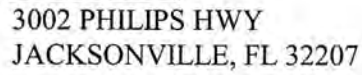
Quantity	Description	Months	Rate	Amount
<i>9000 - Access Control - Amelia Walk CDD - 85287 Majestic Walk Blvd., Fernandina Beach, FL</i>				
1.00	Monthly Service-Access 02/01/2022 - 02/28/2022	1.00	\$180.64	\$180.64
<b>Subtotal:</b>				<b>\$180.64</b>
<b>Tax</b>				\$0.00
<b>Payments/Credits Applied</b>				\$0.00
<b>Invoice Balance Due:</b>				<b>\$180.64</b>

\*Please note the change of the remittance address\*

570.34500

Date	Invoice #	Description	Amount	Balance Due
2/1/2022	1139619	System	\$180.64	<b>\$180.64</b>





Date	Invoice #
12/31/2021	DEC2021-07

ACCOUNTING@CROWNPOOLSINC.COM

AMELIA WALK CDD  
10301 Deerwood Park Blvd STE 3200  
Jacksonville, FL 32256

Due upon receipt

**Customer Total Balance**

\$4,273.48



3002 PHILIPS HWY  
JACKSONVILLE, FL 32207

# Invoice

Date	Invoice #
11/30/2021	NOV2021-07

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

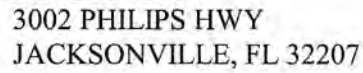
Bill To
AMELIA WALK CDD 10301 Deerwood Park Blvd STE 3200 Jacksonville, FL 32256

Terms
Due upon receipt

Quantity	Description	Rate	Serviced	Amount
1	MONTHLY POOL SERVICE FOR NOVEMBER  <i>578.46400</i>	1,200.00	11/30/2021	1,200.00
			<b>Total</b>	\$1,200.00

Customer Total Balance
------------------------

\$4,273.48



ACCOUNTING@CROWNPOOLSINC.COM

Date	Invoice #
10/31/2021	OCT2021-07

AMELIA WALK CDD  
10301 Deerwood Park Blvd STE 3200  
Jacksonville, FL 32256

Due upon receipt

**Customer Total Balance**

\$4,273.48



3002 PHILIPS HWY  
JACKSONVILLE, FL 32207

# Invoice

Date	Invoice #
1/24/2022	T13895

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

Bill To
AMELIA WALK CDD 10301 Deerwood Park Blvd STE 3200 Jacksonville, FL 32256

Terms
Due upon receipt

Quantity	Description	Rate	Serviced	Amount
1	Task Generated for Quote #12016 REPLACE PROM PUMP RESOLUTION: Installed new feed pump	0.00	1/24/2022	0.00
1	QUOTE FOR REPLACEMENT PROMINENT CONCEPT B 25 GPD CHLORINE PUMP	0.00	1/24/2022	0.00
1	CNPB0704NPB2N0D010 PROMINENT CONCEPT B 25 GPD DIAPHRAGM PUMP FOR CHLORINE SIDE	568.51	1/24/2022	568.51
1	FREIGHT	36.54	1/24/2022	36.54
1	LABOR TO INSTALL AND CONNECT PUMP	145.00	1/24/2022	145.00
1	PREFERRED CUSTOMER DISCOUNT	-76.57	1/24/2022	-76.57
572.680				
			<b>Total</b>	<b>\$673.48</b>

Customer Total Balance
------------------------

~~\$4,273.48~~

## ***Amelia Walk CDD***

FPL Electric

January-22

73913-05054	85057 MAJESTIC WALK BLVD.#LS	\$	228.32
76801-07336	85359 MAJESTIC WALK BLVD.	\$	43.72
79966-25336	85287 MAJESTIC WALK BLVD. CLUB	\$	694.99
90653-46331	85257 MAJESTIC WALK BLVD. FTN	\$	536.71
14381-88177	85108 MAJESTIC WALK BLVD. # IRR	\$	12.57
64677-16194	85254 FALL RIVER PKWY ENTRANCE	\$	9.77
81986-72449	85633 FALL RIVER PKWY #IRR	\$	9.68
		<u>\$</u>	<u>1,535.76</u>
	V#21		001.320.57200.43000
78458-32232	000 AMELIA CONCOURSE	<u>\$</u>	<u>2,609.60</u>
	V#21		001.320.57200.43001



**Electric Bill Statement**

For: Dec 7, 2021 to Jan 7, 2022 (31 days)

**Statement Date:** Jan 7, 2022**Account Number:** 64677-16194**Service Address:**

85254 FALL RIVER PKWY # IRR

FERNANDINA BEACH, FL 32034

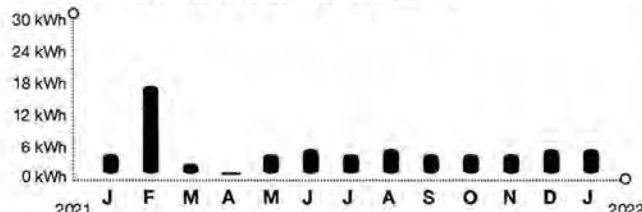
Hello Amelia Walk Cdd,  
Here's what you owe for this billing period.

**CURRENT BILL****\$9.77**

TOTAL AMOUNT YOU OWE

**Jan 28, 2022**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	9.04
Payments received	-9.04
Balance before new charges	0.00
Total new charges	9.77
Total amount you owe	\$9.77

(See page 2 for bill details.)

**KEEP IN MIND**

- Payments received after January 28, 2022 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.

The Public Service Commission unanimously approved FPL's four-year rate agreement, which begins this month, to support continued investments in clean energy, the grid and technology. Visit [FPL.com/Answers](http://FPL.com/Answers).

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

/ 27

3405646771619457790000000

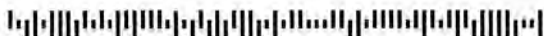
0001 0004 060043

1 3 8

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](http://FPL.com/PayBill)  
for ways to pay.64677-16194  
ACCOUNT NUMBER\$9.77  
TOTAL AMOUNT YOU OWEJan 28, 2022  
NEW CHARGES DUE BY\$  
AMOUNT ENCLOSED





Customer Name:  
Amelia Walk Cdd

Account Number:  
64677-16194

FPL.com Page 2

0002 0004 060043

E001

## BILL DETAILS

Amount of your last bill	9.04
Payment received - Thank you	-9.04
Balance before new charges	\$0.00

### New Charges

Rate: RS-1 RESIDENTIAL SERVICE

Base charge: \$8.99

Non-fuel: (First 1000 kWh at \$0.073710) \$0.36  
(Over 1000 kWh at \$0.083710)

Fuel: (First 1000 kWh at \$0.034870) \$0.17  
(Over 1000 kWh at \$0.044870)

Electric service amount 9.52

Gross rec. tax/Regulatory fee 0.25

Taxes and charges 0.25

Total new charges \$9.77

Total amount you owe \$9.77

## METER SUMMARY

Meter reading - Meter ACD5703. Next meter reading Feb 7, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	00067		00062		5

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
	Jan 7, 2022	Dec 7, 2021	Jan 7, 2021
Service to			
kWh Used	5	5	4
Service days	31	32	31
kWh/day	0	0	0
Amount	\$9.77	\$9.04	\$8.92

## Florida's Energy Future

Our unanimously approved 2022-2025 rate plan supports investments in clean energy, the grid and technology.

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

## Watch savings add up

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

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

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: Dec 7, 2021 to Jan 7, 2022 (31 days)

**Statement Date:** Jan 7, 2022**Account Number:** 81986-72449**Service Address:**85633 FALL RIVER PKWY # IRR  
FERNANDINA BEACH, FL 32034

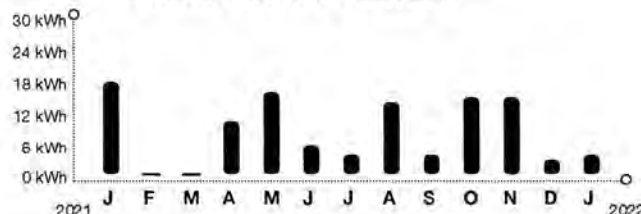
Hello Amelia Walk Cdd,  
Here's what you owe for this billing period.

**CURRENT BILL****\$9.68**

TOTAL AMOUNT YOU OWE

**Jan 28, 2022**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY****KEEP IN MIND**

- Payments received after January 28, 2022 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.

**BILL SUMMARY**

Amount of your last bill	8.83
Payments received	-8.83
Balance before new charges	0.00
Total new charges	9.68
<b>Total amount you owe</b>	<b>\$9.68</b>

(See page 2 for bill details.)

The Public Service Commission unanimously approved FPL's four-year rate agreement, which begins this month, to support continued investments in clean energy, the grid and technology. Visit [FPL.com/Answers](http://FPL.com/Answers).

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

3405819867244998690000000

0003 0004 060043

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](http://FPL.com/PayBill)  
for ways to pay.81986-72449  
ACCOUNT NUMBER\$9.68  
TOTAL AMOUNT YOU OWEJan 28, 2022  
NEW CHARGES DUE BY\$  
AMOUNT ENCLOSED



Customer Name:  
Amelia Walk Cdd

Account Number:  
81986-72449

FPL.com Page 2

0004 0004 060043

E001

### BILL DETAILS

Amount of your last bill	8.83
Payment received - Thank you	-8.83
Balance before new charges	\$0.00
<b>New Charges</b>	
Rate: RS-1 RESIDENTIAL SERVICE	
Base charge:	\$8.99
Non-fuel: (First 1000 kWh at \$0.073710) (Over 1000 kWh at \$0.083710)	\$0.30
Fuel: (First 1000 kWh at \$0.034870) (Over 1000 kWh at \$0.044870)	\$0.14
Electric service amount	9.43
Gross rec. tax/Regulatory fee	0.25
Taxes and charges	0.25
Total new charges	\$9.68
Total amount you owe	\$9.68

### METER SUMMARY

Meter reading - Meter ACD0023. Next meter reading Feb 7, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	00122		00118		4

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 7, 2022	Dec 7, 2021	Jan 7, 2021
kWh Used	4	3	19
Service days	31	32	31
kWh/day	0	0	1
Amount	\$9.68	\$8.83	\$10.28

### Florida's Energy Future

Our unanimously approved 2022-2025 rate plan supports investments in clean energy, the grid and technology.

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

### Watch savings add up

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

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

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: Dec 17, 2021 to Jan 19, 2022 (33 days)

Statement Date: Jan 19, 2022

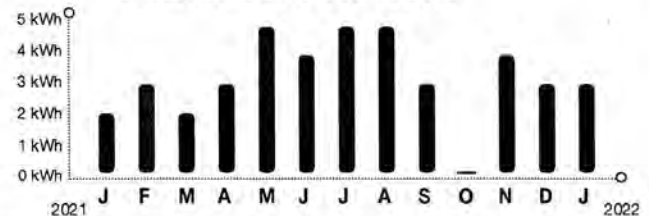
Account Number: 14381-88177

**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****\$12.57**

TOTAL AMOUNT YOU OWE

**Feb 9, 2022**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY****KEEP IN MIND**

- Payment received after April 08, 2022 is considered LATE; a late payment charge of 1% will apply.

**BILL SUMMARY**

Amount of your last bill	11.17
Payments received	-11.17
Balance before new charges	0.00
Total new charges	12.57
Total amount you owe	\$12.57

(See page 2 for bill details.)

The Public Service Commission unanimously approved FPL's four-year rate agreement, which begins this month, to support continued investments in clean energy, the grid and technology. Visit [FPL.com/Answers](http://FPL.com/Answers).

Customer Service:  
Outside Florida:(386) 255-3020  
1-800-226-3545Report Power Outages:  
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)  
711 (Relay Service)

/ 27

3413143818817747521000000

0001 0018 450070  
#BWNDJNQ \*\*\*  
#1864143LQ778881#  
AMELIA WALK CDD  
C/O GMS-SF-LLC  
5385 N NOB HILL RD  
SUNRISE FL 33351-4761

1 34 8

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

14381-88177

ACCOUNT NUMBER

\$12.57

TOTAL AMOUNT YOU OWE

Feb 9, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:  
AMELIA WALK CDD

Account Number:  
14381-88177

FPL.com Page 2

0002 0018 450070

E001

## BILL DETAILS

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

### New Charges

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

Base charge: \$11.91

Non-fuel: (\$0.074820 per kWh) \$0.23

Fuel: (\$0.038060 per kWh) \$0.11

Electric service amount 12.25

Gross rec. tax/Regulatory fee 0.32

Taxes and charges 0.32

Total new charges \$12.57

Total amount you owe \$12.57

## METER SUMMARY

Meter reading - Meter AC94981. Next meter reading Feb 17, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	00158		00155		3

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 19, 2022	Dec 17, 2021	Jan 19, 2021
kWh Used	3	3	2
Service days	33	30	33
kWh/day	0	0	0
Amount	\$12.57	\$11.17	\$11.06

## Florida's Energy Future

Our unanimously approved 2022-2025 rate plan supports investments in clean energy, the grid and technology.

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

## 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)

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: Dec 17, 2021 to Jan 19, 2022 (33 days)

Statement Date: Jan 19, 2022

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****\$228.32**

TOTAL AMOUNT YOU OWE

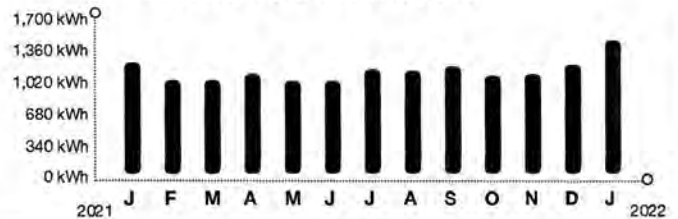
**Feb 9, 2022**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	186.58
Payments received	-186.58
Balance before new charges	0.00
Total new charges	228.32
<b>Total amount you owe</b>	<b>\$228.32</b>

(See page 2 for bill details.)

**ENERGY USAGE HISTORY****KEEP IN MIND**

- Payment received after April 08, 2022 is considered LATE; a late payment charge of 1% will apply.

JAN 21 2022

The Public Service Commission unanimously approved FPL's four-year rate agreement, which begins this month, to support continued investments in clean energy, the grid and technology. Visit [FPL.com/Answers](http://FPL.com/Answers).

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

3413739130505492382200000

0003 0018 450070

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

73913-05054

ACCOUNT NUMBER

\$228.32

TOTAL AMOUNT YOU OWE

Feb 9, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED





Customer Name:  
AMELIA WALK CDD

Account Number:  
76801-07336

FPL.com Page 2

0006 0018 450070

E001

## BILL DETAILS

Amount of your last bill	35.84
Payment received - Thank you	-35.84
Balance before new charges	\$0.00

### New Charges

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

Base charge: \$11.91

Non-fuel: (\$0.074820 per kWh) \$20.34

Fuel: (\$0.038060 per kWh) \$10.35

Electric service amount 42.60

Gross rec. tax/Regulatory fee 1.12

Taxes and charges 1.12

Total new charges \$43.72

Total amount you owe \$43.72

## METER SUMMARY

Meter reading - Meter ACD4413. Next meter reading Feb 17, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	19961		19689		272

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 19, 2022	Dec 17, 2021	Jan 19, 2021
kWh Used	272	259	367
Service days	33	30	33
kWh/day	8	9	11
Amount	\$43.72	\$35.84	\$44.78

## Florida's Energy Future

Our unanimously approved 2022-2025 rate plan supports investments in clean energy, the grid and technology.

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

## 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)

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: Dec 17, 2021 to Jan 19, 2022 (33 days)

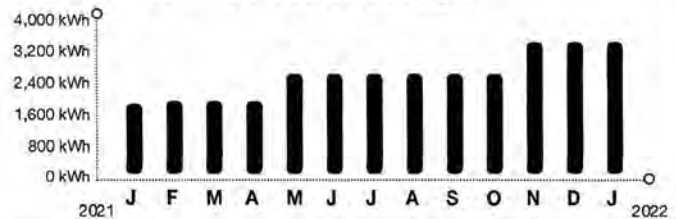
Statement Date: Jan 19, 2022

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****\$2,609.60**  
TOTAL AMOUNT YOU OWE**Feb 9, 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	2,609.60
<b>Total amount you owe</b>	<b>\$2,609.60</b>

(See page 2 for bill details.)

**ENERGY USAGE HISTORY****KEEP IN MIND**

- Payment received after April 08, 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.

JAN 21 2022

The Public Service Commission unanimously approved FPL's four-year rate agreement, which begins this month, to support continued investments in clean energy, the grid and technology. Visit [FPL.com/Answers](http://FPL.com/Answers).

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

3413784583223260690620000

0007 0018 450070

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

78458-32232

ACCOUNT NUMBER

\$2,609.60

TOTAL AMOUNT YOU OWE

Feb 9, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED





Customer Name:  
AMELIA WALK CDD

Account Number:  
78458-32232

FPL.com Page 2

0008 0018 450070

E001

### BILL DETAILS

Amount of your last bill	2,505.54
Payment received - Thank you	-2,505.54
Balance before new charges	\$0.00
<b>New Charges</b>	
Rate: SL-1 STREET LIGHTING SERVICE	
Electric service amount **	2,603.25
Gross rec. tax/Regulatory fee	6.35
Taxes and charges	6.35
Total new charges	\$2,609.60
<b>Total amount you owe</b>	<b>\$2,609.60</b>

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

Non-fuel energy charge:	\$0.030820 per kWh
Fuel charge:	\$0.037500 per kWh

### METER SUMMARY

Next bill date Feb 17, 2022.

Usage Type	Usage
Total kWh used	3598

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 19, 2022	Dec 17, 2021	Jan 19, 2021
kWh Used	3598	3598	1898
Service days	33	30	33
kWh/day	109	120	58
Amount	\$2,609.60	\$2,505.54	\$1,416.24

### Florida's Energy Future

Our unanimously approved 2022-2025 rate plan supports investments in clean energy, the grid and technology.

[FPL.com/Answers](#)

### 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](#)

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



Customer Name:  
AMELIA WALK CDD

Account Number:  
78458-32232

FPL.com Page 1

0009 0018 450070 ESLA

For: 12-17-2021 to 01-19-2022 (33 days)

kWh/Day: 109

Service Address:

100 MAJESTIC WALK BLVD # SL  
FERNANDINA BEACH, FL 32034

### Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
C861207 Energy Non-energy Fixtures Maintenance	74	6746	F	57	0.800000 6.370000 1.300000	1,482	45.60 363.09 74.10
F861207 Energy Non-energy Fixtures Maintenance	74	6746	F	16	0.800000 4.500000 1.300000	416	12.80 72.00 20.80
F861227 Energy Non-energy Fixtures Maintenance	73	6000	F	68	0.800000 4.500000 1.300000	1,700	54.40 306.00 88.40
PMF0001 Non-energy Fixtures				141	8.890000		1,253.49
UCNP Non-energy Maintenance				4,102	0.044980		184.51

\* 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 450070 ESLA

For: 12-17-2021 to 01-19-2022 (33 days)

kWh/Day: 109

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		2,362.39
					Sub total	3,598	2,475.19
					Energy conservation cost recovery		1.51
					Capacity payment recovery charge		0.65
					Environmental cost recovery charge		1.66
					Transition rider credit		-18.64
					Storm protection recovery charge		7.95
					Fuel charge		134.93
					<b>Electric service amount</b>		<b>2,603.25</b>
					Gross rec. tax/Reg. fee		6.35
					<b>Total</b>	<b>3,598</b>	<b>2,609.60</b>

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



**Electric Bill Statement**

For: Dec 17, 2021 to Jan 19, 2022 (33 days)

Statement Date: Jan 19, 2022

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****\$694.99**

TOTAL AMOUNT YOU OWE

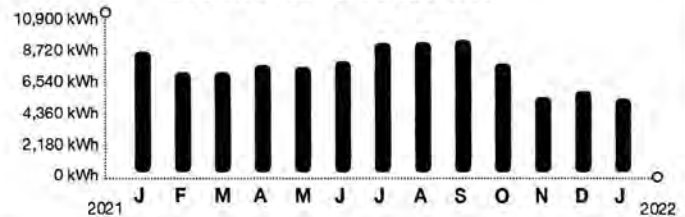
**Feb 9, 2022**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	533.36
Payments received	-533.36
Balance before new charges	0.00
Total new charges	694.99
<b>Total amount you owe</b>	<b>\$694.99</b>

(See page 2 for bill details.)

**ENERGY USAGE HISTORY****KEEP IN MIND**

- Payment received after April 08, 2022 is considered LATE; a late payment charge of 1% will apply.

JAN 21 2022

The Public Service Commission unanimously approved FPL's four-year rate agreement, which begins this month, to support continued investments in clean energy, the grid and technology. Visit [FPL.com/Answers](http://FPL.com/Answers).

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

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



/ 27

3413799662533679949600000

0011 0018 450070

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

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

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

FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

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

79966-25336

ACCOUNT NUMBER

\$694.99

TOTAL AMOUNT YOU OWE

Feb 9, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED





Customer Name:  
AMELIA WALK CDD

Account Number:  
79966-25336

FPL.com Page 2

0012 0018 450070

E001

### BILL DETAILS

Amount of your last bill	533.36
Payment received - Thank you	-533.36
Balance before new charges	\$0.00
<b>New Charges</b>	
Rate: GSD-1 GENERAL SERVICE DEMAND /per Contract	
Base charge:	\$28.17
Non-fuel: (\$0.026290 per kWh)	\$143.28
Fuel: (\$0.038060 per kWh)	\$207.43
Demand: (\$11.93 per KW)	\$298.25
Electric service amount	677.13
Gross rec. tax/Regulatory fee	17.86
Taxes and charges	17.86
Total new charges	\$694.99
<b>Total amount you owe</b>	<b>\$694.99</b>

### METER SUMMARY

Meter reading - Meter KLL2800. Next meter reading Feb 17, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	73926		68476		5450
	14.11				
Actual demand					14
Contract demand					25

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 19, 2022	Dec 17, 2021	Jan 19, 2021
kWh Used	5450	6026	8994
Service days	33	30	33
kWh/day	165	200	272
Amount	\$694.99	\$533.36	\$783.14

### Florida's Energy Future

Our unanimously approved 2022-2025 rate plan supports investments in clean energy, the grid and technology.

[FPL.com/Answers](#)

### 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](#)

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: Dec 17, 2021 to Jan 19, 2022 (33 days)

Statement Date: Jan 19, 2022

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****\$536.71**

TOTAL AMOUNT YOU OWE

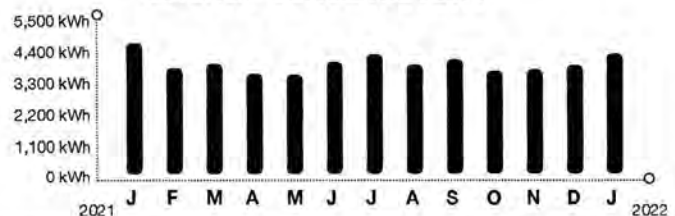
**Feb 9, 2022**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	404.72
Payments received	-404.72
Balance before new charges	0.00
Total new charges	536.71
<b>Total amount you owe</b>	<b>\$536.71</b>

(See page 2 for bill details.)

**ENERGY USAGE HISTORY****KEEP IN MIND**

- Payment received after April 08, 2022 is considered LATE; a late payment charge of 1% will apply.

The Public Service Commission unanimously approved FPL's four-year rate agreement, which begins this month, to support continued investments in clean energy, the grid and technology. Visit [FPL.com/Answers](http://FPL.com/Answers).

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

3413906534633111763500000

0017 0018 450070

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

90653-46331

ACCOUNT NUMBER

\$536.71

TOTAL AMOUNT YOU OWE

Feb 9, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:  
AMELIA WALK CDD

Account Number:  
90653-46331

FPL.com Page 2

0018 0018 450070

E001

## BILL DETAILS

Amount of your last bill	404.72
Payment received - Thank you	-404.72
Balance before new charges	\$0.00

### New Charges

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

Base charge: \$11.91

Non-fuel: (\$0.074820 per kWh) \$338.71

Fuel: (\$0.038060 per kWh) \$172.30

Electric service amount 522.92

Gross rec. tax/Regulatory fee 13.79

Taxes and charges 13.79

Total new charges \$536.71

Total amount you owe \$536.71

## METER SUMMARY

Meter reading - Meter ACD7475. Next meter reading Feb 17, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	29488		24961		4527

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 19, 2022	Dec 17, 2021	Jan 19, 2021
kWh Used	4527	4088	4960
Service days	33	30	33
kWh/day	137	136	150
Amount	\$536.71	\$404.72	\$469.04

## Florida's Energy Future

Our unanimously approved 2022-2025 rate plan supports investments in clean energy, the grid and technology.

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

## 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)

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**

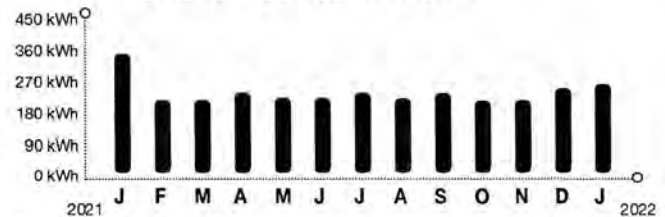
For: Dec 17, 2021 to Jan 19, 2022 (33 days)

**Statement Date:** Jan 19, 2022**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****\$43.72**

TOTAL AMOUNT YOU OWE

**Feb 9, 2022**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY****KEEP IN MIND**

- Payment received after April 08, 2022 is considered LATE; a late payment charge of 1% will apply.

**BILL SUMMARY**

Amount of your last bill	35.84
Payments received	-35.84
Balance before new charges	0.00
Total new charges	43.72
<b>Total amount you owe</b>	<b>\$43.72</b>

(See page 2 for bill details.)

The Public Service Commission unanimously approved FPL's four-year rate agreement, which begins this month, to support continued investments in clean energy, the grid and technology. Visit [FPL.com/Answers](http://FPL.com/Answers).

Customer Service:  
Outside Florida:(386) 255-3020  
1-800-226-3545Report Power Outages:  
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)  
711 (Relay Service)

/ 27

3413768010733662734000000

0005 0018 450070

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

76801-07336

ACCOUNT NUMBER

\$43.72

TOTAL AMOUNT YOU OWE

Feb 9, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED





Customer Name:  
AMELIA WALK CDD

Account Number:  
76801-07336

FPL.com Page 2

0006 0018 450070

E001

### BILL DETAILS

Amount of your last bill	35.84
Payment received - Thank you	-35.84
Balance before new charges	\$0.00
<b>New Charges</b>	
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$11.91
Non-fuel: (\$0.074820 per kWh)	\$20.34
Fuel: (\$0.038060 per kWh)	\$10.35
Electric service amount	42.60
Gross rec. tax/Regulatory fee	1.12
Taxes and charges	1.12
Total new charges	\$43.72
Total amount you owe	\$43.72

### METER SUMMARY

Meter reading - Meter ACD4413. Next meter reading Feb 17, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	19961		19689		272

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 19, 2022	Dec 17, 2021	Jan 19, 2021
kWh Used	272	259	367
Service days	33	30	33
kWh/day	8	9	11
Amount	\$43.72	\$35.84	\$44.78

### Florida's Energy Future

Our unanimously approved 2022-2025 rate plan supports investments in clean energy, the grid and technology.

[FPL.com/Answers](#)

### 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](#)

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 #: 275  
Invoice Date: 1/1/22  
Due Date: 1/1/22  
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 - January 2022		4,050.00	4,050.00
Website Administration - January 2022		33.33	33.33
Information Technology - January 2022		66.67	66.67
Dissemination Agent Services - January 2022		291.67	291.67
Office Supplies		0.06	0.06
Postage		28.86	28.86
<b>Total</b>			<b>\$4,470.59</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$4,470.59</b>

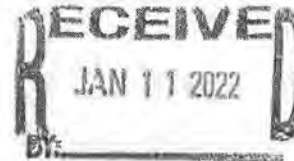
**Municipal Asset Management, Inc.**

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

# INVOICE

**INVOICE NO:** 0618350  
**DATE:** 1/1/2022

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



DUE DATE	RENTAL PERIOD
2/8/2022	

PMT NUMBER	DESCRIPTION	AMOUNT
31	Lease payment on Tax-Exempt Lease Purchase Agreement dated May 8, 2019 for the acquisition of fitness equipment.  572.44000	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
0618350	2/8/2022	\$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

# SOLITUDE

LAKE MANAGEMENT

Voice: (888) 480-5253 Fax: (888) 358-0088

## INVOICE

Invoice Number: PI-A00702472

Invoice Date: 11/01/21

PROPERTY: Amelia Walk  
CDD

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

CUSTOMER ID

12909

CUSTOMER PO

Payment Terms

Net 30

Sales Rep ID

Adam Grayson

Shipment Method

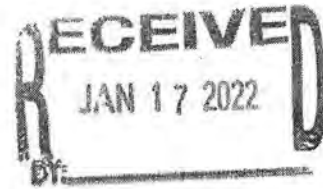
Ship Date

Due Date

12/01/21

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR54521 11/01/21 - 11/30/21 <del>Lake &amp; Pond Management Services</del>		2,367.00	2,367.00

001-310-51300-60200



### PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H  
Little Rock, AR 72202

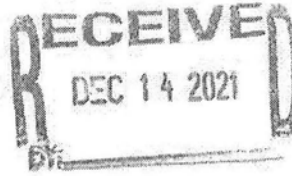
Subtotal	2,367.00
Sales Tax	0.00
Total Invoice	2,367.00
Payment Received	0.00
<b>TOTAL</b>	<b>2,367.00</b>

# SOLITUDE

## LAKE MANAGEMENT

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

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



### INVOICE

Invoice Number: PI-A00720782

Invoice Date: 12/01/21

PROPERTY: Amelia Walk  
CDD

Customer ID 12909	Customer PO	Payment Terms Net 30
Sales Rep ID Adam Grayson	Shipping Method	Ship Date
		Due Date 12/31/21

Qty	Item Description	Unit Price	Extension
1	Lake & Pond Management Services SVR54521 12/01/21 - 12/31/21 Lake & Pond Management Services	2,367.00	2,367.00

PLEASE REMIT PAYMENT TO:

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

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



# SOLITUDE

## LAKE MANAGEMENT

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

### INVOICE

Invoice Number: PI-A00737508

Invoice Date: 01/01/22

PROPERTY: Amelia Walk  
CDD

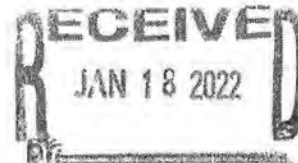
SOLD TO: Amelia Walk CDD  
475 West Town Place, Suite 114  
Saint Augustine, FL 32092

Customer ID 12909	Customer PO	Payment Terms Net 30
----------------------	-------------	-------------------------

Sales Rep ID Adam Grayson	Shipping Method	Ship Date	Due Date 01/31/22
------------------------------	-----------------	-----------	----------------------

Qty	Item Description	Unit Price	Extension
1	Lake & Pond Management Services SVR54521 01/01/22 - 01/31/22 Lake & Pond Management Services	2,367.00	2,367.00

310.51300 - 60700



PLEASE REMIT PAYMENT TO:

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

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

**TRIM ALL LAWN SERVICE, INC.**

942360 Old Nassauville Road  
Fernandina Beach, FL 32034

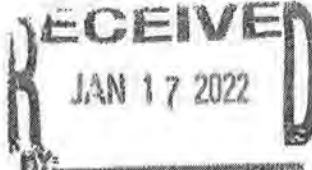
Date	1/12/2022
Invoice #	52817

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: 12/6/2021

Terms	Due Date
Net 10	1/22/2022

Description	Amount
Scope Of Work: (Amelia Walk) Fill 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.	350.00
 <i>572.40201</i>	
Thank you for your business.	
<b>Total</b>	\$350.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$350.00

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

Date	1/14/2022
Invoice #	52825

**E-mail** [Trimalllawn@gmail.com](mailto: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: 1/5/2022

Terms	Due Date
Net 30	2/13/2022

Description	Amount
Irrigation Repair required after inspection:  Zone 3 & Zone 7: Replacement of (3) spray heads.	76.65
<div style="text-align: center; transform: rotate(-30deg); font-family: cursive;">578 46002</div>	<b>Total</b> \$76.65
	<b>Payments/Credits</b> \$0.00
	<b>Balance Due</b> \$76.65
Thank you for your business.	



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

Date	1/17/2022
Invoice #	52843

**E-mail** [Trimalllawn@gmail.com](mailto: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: 1/14/2022

Terms	Due Date
Net 30	2/16/2022

Description	Amount
Irrigation Repair required after inspection:	184.58
2-wire clock: Repaired broken pipe underground	
Total Payments/Credits Balance Due	Total \$184.58
	Payments/Credits \$0.00
	Balance Due \$184.58

# 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		\$387.14
EFT Payment - thank you	Jan 13	-\$386.14
<b>Balance forward</b>		<b>\$1.00</b>
Regular monthly charges	Page 3	\$364.70
Taxes, fees and other charges	Page 3	\$21.88
<b>New charges</b>		<b>\$386.58</b>

## Amount due

**\$387.58**

### ! Thanks for paying by Automatic Payment

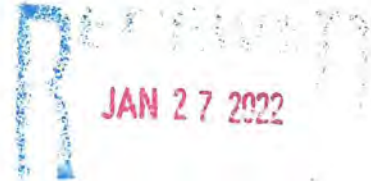
Your electronic payment of \$387.58 will be applied on Feb 12, 2022.

### Need help?

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

## Your bill explained

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



SLD 41050

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 20220121 NNNNNNNN 0000599 0004

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

Account number **8495 74 170 0350808**

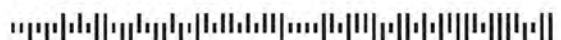
Automatic payment **Feb 12, 2022**

**Please pay \$387.58**

**Electronic payment will be applied Feb 12, 2022**



COMCAST  
PO BOX 71211  
CHARLOTTE NC 28272-1211



849574170035080800387589

## 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** **\$364.70**

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

**Equipment & services** **\$29.90**

Equipment Fee Voice.	\$19.95
TV Box + Remote	\$9.95

**Service fees** **\$39.90**

Directory List Mgmt Fee - Adjustment	Dec 22 - Feb 24	-\$1.00
Directory Listing Management Fee		\$3.00
Voice Network Investment		\$3.00
Broadcast TV Fee		\$24.95
Regional Sports Fee		\$9.95

**Taxes, fees and other charges** **\$21.88**
**Other charges** **\$2.71**

Regulatory Cost Recovery	\$1.29
Federal Universal Service Fund	\$1.42

**Taxes & government fees** **\$19.17**

Sales Tax	\$2.10
State Communications Services Tax	\$12.25
Local Communications Services Tax	\$4.02
911 Fees	\$0.80

**What's included?**


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



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



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

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

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


**Additional information**

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

Account Number	Billing Date	Services From	Page
8495 74 170 0350808	Jan 21, 2022	Jan 25, 2022 to Feb 24, 2022	4 of 4

**TV Update:** Effective March 22, 2022, Kids Street and AFRO will only be available in HD; Kids Street HD will be added to Standard ch 1722; and AFRO HD ch 1623 will move from Preferred to Standard. An X1 TV box and HD programming (not included, additional charges may apply) are required to view these channels.

**Universal Service Fund:** The FCC modifies the rate that voice providers pay into the USF on a quarterly basis. USF is assessed on applicable voice services as the Federal Universal Service Fund at the FCC's approved rate. See: [fcc.gov/encyclopedia/contribution-factor-quarterly-filings-universal-service-fund-usf-management-support](https://fcc.gov/encyclopedia/contribution-factor-quarterly-filings-universal-service-fund-usf-management-support). A new rate becomes effective January 1, 2022.

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.





3002 PHILIPS HWY  
JACKSONVILLE, FL 32207

# Invoice

Date	Invoice #
1/31/2022	JAN2022-07

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

Bill To
AMELIA WALK CDD 10301 Deerwood Park Blvd STE 3200 Jacksonville, FL 32256

Terms
Due upon receipt

Quantity	Description	Rate	Serviced	Amount
32	ALGICIDE	1.40	1/17/2022	44.80
1	MONTHLY POOL SERVICE FOR JANUARY	1,200.00	1/31/2022	1,200.00
46400				
Total				\$1,244.80

Customer Total Balance
------------------------

\$1,244.80

**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice****Invoice #:** 276**Invoice Date:** 2/1/22**Due Date:** 2/1/22**Case:****P.O. Number:****Bill To:**

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

Description	Hours/Qty	Rate	Amount
Management Fees - February 2022		4,050.00	4,050.00
Website Administration - February 2022		33.33	33.33
Information Technology - February 2022		66.67	66.67
Dissemination Agent Services - February 2022		291.67	291.67
Office Supplies		0.03	0.03
Postage		0.53	0.53
Copies		20.70	20.70
<b>Total</b>			<b>\$4,462.93</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$4,462.93</b>

## Grau and Associates

951 W. Yamato Road, Suite 280  
Boca Raton, FL 33431-  
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Amelia Walk Community Development District*  
5385 N. Nob Hill Road  
Sunrise, FL 33351

Invoice No. 21917  
Date 01/28/2022

---

SERVICE	AMOUNT
Project: Arbitrage - Series 2018A AREA 3B 11/30/21	\$ <u>600.00</u>

Total 600.00

Current Amount Due \$ 600.00

SIB. 3/2

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
600.00	0.00	0.00	0.00	0.00	600.00

Payment due upon receipt.



**TRIM ALL LAWN SERVICE, INC.**

942360 Old Nassauville Road  
Fernandina Beach, FL 32034

Date	2/1/2022
Invoice #	52946

(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

FEBRUARY 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