

*Amelia Walk*  
*Community Development District*

*July 19, 2022*

## *AGENDA*

**Amelia Walk  
Community Development District**

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

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July 12, 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, July 19, 2022, at 2:00 p.m. at the Amelia Walk Amenity Center, 85287 Majestic Walk Boulevard, Fernandina Beach, Florida 32034.**

Following is the revised agenda for the meeting:

- I. Roll Call
- II. Public Comment
- III. Approval of the Minutes of the June 14, 2022 Board of Supervisors Meeting
- IV. Acceptance of the Fiscal Year 2021 Audit Report
- V. Discussion of the Fiscal Year 2023 Budget
- VI. Discussion on the Fitness Center Hours of Operation
- VII. Ratification of Agreements with Jax Utilities for Pond Bank and Roadway Repairs
- VIII. Ratification of Memorandum of Understanding with Taylor Morrison for Curb Repairs
- IX. Consideration of Landscape and Signage Easement for Entry Monumentation
- X. Discussion on Road Repair Funding Options
- XI. Staff Reports
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
  - D. Amenity Manager – Report

- E. Field Operations Manager
- XII. Supervisor Requests and Audience Comments
- XIII. Other Business
- XIV. Financial Reports
  - A. Balance Sheet & Income Statement
  - B. Assessment Receipts Schedule
  - C. Approval of Check Register
- XV. Next Meeting Scheduled for August 16, 2022 at 2:00 p.m. at the Amelia Walk Amenity Center
- XVI. 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, June 14, 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 (by phone)
Jeff Robinson	Vice Chairman
Henry "Red" Jentz	Supervisor
Mindi Gilpin	Supervisor
Brad Thomas	Supervisor

Also present were:

Daniel Laughlin	District Manager
Jennifer Kilinski	District Counsel
Dan McCranie	District Engineer (by phone)
Kelly Mullins	Amenity Manager
Cheryl Graham	Field Operations Manager
Alison Mossing	GMS

The following is a summary of the discussions and actions taken at the June 14, 2022 meeting.

**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 May 17, 2022  
Board of Supervisors Meeting**

There were no comments on the minutes.

On MOTION by Ms. Gilpin seconded by Mr. Robinson with all in favor the minutes of the May 17, 2022 meeting were approved.
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**FOURTH ORDER OF BUSINESS****Consideration of Resolution 2022-04,  
Approving the Proposed Budget for Fiscal  
Year 2023 and Setting a Public Hearing Date**

Mr. Laughlin informed the Board the public hearing to adopt the Fiscal Year 2023 budget is set for August 16, 2022 at 2:00 p.m. at the Amelia Walk Amenity Center. He reminded the Board a version of the budget was presented at the last meeting and since then Mr. Robinson requested to increase the capital reserve contribution to assist with funding of roadway improvements. With the additional \$25,000 included in the budget, the assessments would increase approximately 3%, or \$35.89 for the year. Mr. Robinson stated that he asked that the additional \$25,000 be included in the budget to allow time for a discussion with the residents prior to adoption of the final budget regarding the fact that the current \$100,000 annual contribution to the capital reserves is not enough to fund resurfacing of the roadways, and to research what other options are available to fund that project.

On MOTION by Mr. Thomas seconded by Ms. Gilpin with all in favor Resolution 2022-04, approving the proposed budget for Fiscal Year 2023 and setting a public hearing for August 16, 2022 at 2:00 p.m. was approved.

Mr. Kern asked Mr. Laughlin to provide options for funding the resurfacing of the roadways prior to the August meeting.

**FIFTH ORDER OF BUSINESS****Discussion on the Fitness Center Hours of  
Operations**

Ms. Mullins informed the Board that residents have requested an extension of the fitness center hours past 10:00 p.m. The Board asked if there would be any insurance rate implications, or if security would need to be increased. Mr. Laughlin will contact the District's insurance provider and report back at the next meeting.

**SIXTH ORDER OF BUSINESS****Discussion of Maintenance Along Spruce  
Run**

Mr. Laughlin informed the Board he has met with members of the Freedom Walk of Village Walk sub association regarding the lack of maintenance along some areas of Spruce Run, pictures of which were included in the agenda package. The master association for Village Walk will be working with the builders to get most of the issues remedied and anything that is left over

will need to be approved through Village Walk for budget purposes. Mr. Robinson noted Spruce Run does not appear to be included in the District's landscape maintenance contract. Mr. Kern stated that he thought the contract provided for a separate line item for that area specifically so the costs could be shared with Village Walk.

**SEVENTH ORDER OF BUSINESS****Consideration of Proposal for Roadway Repairs**

Mr. Kern informed the Board there are some roadway repairs, primarily to curbing, required in Phases 2 and 3 that the builder has agreed to fund. A copy of the proposal for the repairs totaling \$30,605 was included in the agenda package for the Board's review. Ms. Kilinski suggested a funding agreement where the District allows the builder access to the property for the repairs so long as they're funding the repairs.

On MOTION by Mr. Jentz seconded by Ms. Gilpin with all in favor the proposal from Jax Utilities for curbing and asphalt repairs was approved subject to entering into a funding agreement with the builder.

**EIGHTH ORDER OF BUSINESS****Consideration of Landscape Proposals**

Ms. Graham presented proposals from Trim All for various landscape improvements, including removal and replacement of weak plant material located at Cherry Creek and Majestic Walk Boulevard totaling \$627.70 (proposal 14786), installation of sod and juniper at Majestic Walk Boulevard and Majestic Walk Circle totaling \$3,849.24 (proposal 14787), removal and replacement of sod at the clubhouse and JEA lift station off Fall River Parkway totaling \$2,340 (14789), replacement of dead plants at Champlain and Majestic Walk Boulevard totaling \$868.92 (proposal 14790) and installation of an irrigation clock and replacement of controllers at Berryessa Circle and Majestic Walk Boulevard totaling \$319 (proposal 14791).

Mr. Thomas and Mr. Robinson questioned proposal 14787 for installation of sod and juniper at Majestic Walk Boulevard and Majestic Walk Circle. Mr. Robinson stated that a bill was approved for excavation work completed in April due to a main line leak and following the repair, there was a hole left for almost three months. The hole was finally addressed in the last three weeks or so, at which point the shrubs were ripped out. Ms. Graham stated she would do some more research into what happened during the repair.

The Board also questioned what contractor would have cut the water line mentioned in the summary sheet for the work proposed under proposal 14790. Ms. Graham stated that she would look into it.

Ms. Graham offered to set up a schedule to remind the landscape contractor to change the batteries in the irrigation controllers to avoid the cost associated with proposal 14791.

On MOTION by Mr. Jentz seconded by Mr. Thomas with all in favor proposal 14786 was approved.

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

#### **Consideration of Proposals for Pool Maintenance Services**

Ms. Graham presented pool maintenance proposals from White Ladder, Inc. for service seven times weekly for \$1,350, Frank's Pool five times weekly for \$2,450, or three times weekly from April through October and two times weekly from November through March for \$1,380, and Crown Pools for \$1,200 monthly. Crown Pools is the District's current provider, however Mr. Robinson noted there has been issues with black algae and the pool being shut down by the health department.

Mr. Laughlin informed the Board there are outstanding invoices totaling approximately \$5,000 from Crown Pool due to them being sent to the past onsite management provider. He has asked the accountant to hold payment on the invoices and a deficiency letter will be sent to Crown Pools. Treating the black algae has cost the district approximately \$4,500. Staff will work together to quantify any other work that has been done to get the pool back in good working condition.

On MOTION by Ms. Gilpin seconded by Mr. Toohey with all in favor the proposal from White Ladder, Inc. for pool maintenance services was approved with staff authorized to send a deficiency and termination letter to Crown Pools, in addition to withholding funds. Supervisor Robinson was appointed to execute the agreement with White Ladder, Inc.

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

#### **Staff Reports**

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

There being nothing to report, the next item followed.

**B. District Engineer**

Mr. Laughlin noted there was nothing to report for the engineer.

Mr. Thomas stated that he is still waiting to receive an update on the barrier in pond 14. Mr. Laughlin stated that he would look into before the next meeting.

Mr. Robinson stated that a few months back the Board approved exploratory work for the pothole on Spruce Run, however he hasn't seen anything scheduled. Ms. Graham stated that there were no pipes underneath the pothole, so it has been cleaned up and filled in with asphalt.

**C. District Manager**

Mr. Laughlin informed the Board he has been in discussions with the Nassau County Sheriff's Office regarding hiring off-duty officers and will be setting up a certain amount of hours for them to patrol the District for the remainder of the fiscal year.

Mr. Robinson asked that information on the District's e-blast system be included in the mailed notice for the August 16<sup>th</sup> meeting notifying residents that they can contact Ms. Mullins to request to be added to the mailing list.

**D. Amenity Manager – Report**

Ms. Mullins provided an overview of the operations report, a copy of which was included in the agenda package. She also informed the Board a few residents have requested water aerobics classes, and an instructor from Aqua Gym Fitness is willing to provide classes Mondays, Wednesday and Fridays from 8:00 to 9:00 a.m. at a fee of \$12 per class, or \$100 per month for unlimited classes. There were no objections from the Board. Ms. Kilinski stated that she would prepare a license agreement for use of the facility.

**E. Field Operations Manager**

Ms. Graham informed the Board that she met with a representative of Sitex Aquatics regarding the condition of the ponds. A boat will be brought out this week for necessary treatments. A representative will be present at the July meeting to speak with the Board regarding any concerns.

Ms. Graham will obtain quotes for a second soccer goal per the request of the Board.

Mr. Robinson mentioned possible improvements to the tennis court, such as adding key fob/card access and raising the height of the fencing to prevent unauthorized usage.

Ms. Graham stated that she has received requests for seating in the tennis area, possibly with covers. Mr. Thomas suggested waiting until resurfacing of the tennis courts is scheduled before looking further into adding seating on the courts.

Mr. Robinson stated that mulch and other debris blows into the shallow end of the pool on windy days and suggested raising the flower beds if the issue continues.

## **ELEVENTH ORDER OF BUSINESS      Supervisors' Requests and Audience Comments**

### **Supervisor Requests**

Mr. Kern informed the Board he met with Lennar on Phase 4 regarding the condition of the pond between River Birch Court and Fall River Parkway. Lennar has been working on preventing washouts to the ponds and is agreeable to doing some gutters and downspouts to divert water from washing down the swales. Once that work is done, there's an area in between North Field Court and River Birch Court between the cul-de-sacs that the CDD owns that they're looking to grade and landscape, along with doing pond bank repairs to remove the soil mounds from underneath the water line. He is awaiting a proposal for this work, funds for which will likely come from developer deficit funding. In order to expedite the work, Mr. Kern asked for authorization to move forward to work with a not to exceed amount with the understanding that it would be subject to securing funding from the developer.

Ms. Kilinski recommended getting the District Engineer involved and entering into a construction funding agreement for the repairs.

On MOTION by Ms. Gilpin seconded by Mr. Robinson with all in favor authorizing the Chair to work with Lennar on pond repairs not to exceed \$100,000 subject to a construction funding agreement and an engineer's certificate was approved.

*Chairman Kern left the meeting at this time.*

### **Audience Comments**

Ms. Joyce Ellenson, 85165 Fall River Parkway stated that black silt fences on Majestic Walk Boulevard between Champlain and Fall River Parkway are still in place. Mr. Robinson asked Ms. Graham to talk to Lennar about removing them, or possibly have GMS remove them.

Ms. Ellenson also expressed concern about numerous areas lacking proper landscape maintenance, including an empty area on the west side of River Birch, an area that appears to be common area next to a house on Fall River Parkway between Majestic Walk, and various trees that are not standing properly. Mr. Robinson asked Ms. Graham to speak to Trim All regarding the issues. Ms. Gilpin asked if a representative from Trim All could attend the next meeting to discuss any areas of concern.

Ms. Teresa, 85312 River Birch Court stated that there is a lot of trash in Pond 13. She also stated that she lives in a house that backs onto the common area that was previously mentioned that requires grading and repair and she does not believe the repair can wait as it's been so damaged. Mr. Robinson informed her that the pond maintenance company will not remove construction materials from the pond so there's a gray area in the contract.

Mr. Don, 85409 Fall River Parkway, asked if inspections are being done on behalf of the CDD with any damages during construction being tracked. Mr. Laughlin responded that when construction is complete there is a final walk-through and funds are held by the developer until any repairs identified during the walk-through are completed.

Mr. David Swan, 85519 Fallen Leaf Drive, asked if Fallen Leaf Drive can be included in the considerations for landscape improvements, specifically the area where the mailbox kiosk is located. Ms. Graham stated that there is no irrigation in the area so she's researching plant material that would survive with little water.

Mr. Jeff Bush, 85212 River Birch Court, asked if the empty lot in River Birch will be taken care of. Mr. Laughlin responded it's an area that will be remedied with construction funds once construction in the phase is complete.

Mr. Don, 85409 Fall River Parkway asked if there are plans for road repairs on Majestic Walk before construction is completed. Mr. Laughlin responded that potholes will be patched. Mr. Don noted there's a pothole in front of 85174. Mr. Laughlin asked Ms. Graham to look into the areas of roadway mentioned.

## **TWELFTH ORDER OF BUSINESS**

### **Other Business**

There being none, the next item followed.



**THIRTEENTH ORDER OF BUSINESS      Financial Reports**

**A. Balance Sheet & Income Statement**

**B. Assessment Receipts Schedule**

**C. Approval of Check Registers**

Mr. Laughlin noted the check register totals \$24,418.06.

On MOTION by Ms. Gilpin seconded by Mr. Thomas with all in favor the check register was approved.
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**FOURTEENTH ORDER OF BUSINESS      Next Scheduled Meeting – July 19, 2022 at 2:00 p.m. at the Amelia Walk Amenity Center**

**FIFTEENTH ORDER OF BUSINESS      Adjournment**

On MOTION by Mr. Robinson seconded by Mr. Jentz with all in favor the meeting was adjourned.
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\_\_\_\_\_  
Secretary/Assistant Secretary

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

## *FOURTH ORDER OF BUSINESS*

**AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT**

**FINANCIAL STATEMENTS**

September 30, 2021

**AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT**  
**FINANCIAL STATEMENTS**  
September 30, 2021

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INDEPENDENT AUDITORS' REPORT

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

**Report on the Financial Statements**

We have audited the accompanying financial statements of the governmental activities and each major fund of Amelia Walk Community Development District, Nassau County, Florida ("District") as of and for the year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

***Management's Responsibility for the Financial Statements***

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

***Auditor's Responsibility***

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

## ***Opinions***

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2021, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

## ***Other Matters***

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information on pages 3 - 7 and page 26 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated June 16, 2022, on our consideration of Amelia Walk Community Development District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Amelia Walk Community Development District's internal control over financial reporting and compliance.

### ***Report on Other Legal and Regulatory Requirements***

We have also issued our report dated June 16, 2022 on our consideration of the District's compliance with requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation Standards established by the American Institute of Certified Public Accountants.

*DiBartolomeo, McBee, Hartley & Barnes*

DiBartolomeo, McBee, Hartley & Barnes, P.A.  
Fort Pierce, Florida  
June 16, 2022

# **AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT**

## **MANAGEMENT'S DISCUSSION AND ANALYSIS**

September 30, 2021

Our discussion and analysis of Amelia Walk Community Development District, Nassau County, Florida ("District") financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2021. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### **FINANCIAL HIGHLIGHTS**

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$4,054,323.
- The change in the District's total net position in comparison with the prior fiscal year was \$1,259,884 an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2021, the District's governmental funds reported combined ending fund balances of \$2,380,040. A portion of fund balance is restricted for debt service and future capital repairs and replacement, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

### **OVERVIEW OF FINANCIAL STATEMENTS**

This discussion and analysis is intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### **Government-Wide Financial Statements**

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

# **AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT**

## **MANAGEMENT'S DISCUSSION AND ANALYSIS**

September 30, 2021

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance and operations.

### **Fund Financial Statements**

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

### **Governmental Funds**

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

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions.

Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three individual governmental funds for external reporting. Information is presented in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund. All funds are major funds. The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### **Notes to the Financial Statements**

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.



# AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

## MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2021

### GOVERNMENT WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year. A portion of the District's net position reflects its investment in capital assets (e.g. land, land improvements and infrastructure). These assets are used to provide services to residents; consequently, these assets are not available for future spending. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

Key components of net position were as follows:

#### Statement of Net Position

	2021	2020
Current assets	\$ 309,955	\$ 274,700
Restricted assets	2,127,877	2,616,796
Capital assets	20,416,688	19,861,261
Total assets	22,854,520	22,752,757
Deferred outflows of resources	10,121	10,770
Current liabilities	1,029,715	1,180,479
Long-term liabilities	17,780,603	18,788,609
Total liabilities	18,810,318	19,969,088
Net position		
Net invested in capital assets	2,080,614	14,642,471
Restricted for capital projects	2,217	-
Restricted for debt service	1,713,295	720,044
Unrestricted	258,197	(12,568,076)
Total net position	\$ 4,054,323	\$ 2,794,439

The District's net position increased during the most recent fiscal year. The majority of the change represents the degree to which program revenues exceeded ongoing cost of operations.

Key elements of the District's change in net position are reflected in the following table:

# AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

## MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2021

### Change in Net Position

	2021	2020
Program revenues	\$ 2,930,947	\$ 3,598,333
General revenues	16,142	55,802
Total revenues	<u>2,947,089</u>	<u>3,654,135</u>
Expenses		
General government	185,044	154,802
Physical environment	414,711	405,464
Culture and recreation	91,967	191,315
Interest on long-term debt	995,483	1,055,962
Total expenses	<u>1,687,205</u>	<u>1,807,543</u>
Change in net position	1,259,884	1,846,592
Net position - beginning of year	2,794,439	947,847
Net position - end of year	<u>\$ 4,054,323</u>	<u>\$ 2,794,439</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2021 was \$1,687,205, which primarily consisted of interest on long-term debt and costs associated with constructed and maintaining certain capital improvements. The costs of the District's activities were funded by special assessments and developer contributions.

### GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2021.

The variance between budgeted and actual general fund revenues is not considered significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year.

### CAPITAL ASSETS AND DEBT ADMINISTRATION

#### Capital Assets

At September 30, 2021, the District had \$20,416,688 invested in equipment, recreational furniture and fixtures, and construction in process. Construction in process has not completed as of September 30, 2021 and therefore is not depreciated to date. More detailed information about the District's capital assets is presented in the notes of the financial statements.

# **AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT**

## **MANAGEMENT'S DISCUSSION AND ANALYSIS**

September 30, 2021

### **Capital Debt**

At September 30, 2021, the District had \$18,320,603 Bonds outstanding for its governmental activities.

In May 2019, the District entered into a capital lease agreement for equipment valued at \$70,005. As of September 30, 2021, a balance of \$25,592 was still outstanding.

More detailed information about the District's capital debt is presented in the accompanying notes to the financial statements.

### **ECONOMIC FACTORS, NEXT YEAR'S BUDGET AND OTHER INFORMATION**

For the fiscal year 2022, the District anticipates that the cost of general operations will remain fairly constant. In connection with the District's future infrastructure maintenance and replacement plan, the District Board has included in the budget, an estimate of those anticipated future costs and has assigned a portion of current available resources for that purpose.

### **CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT**

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Amelia Walk Community Development District, c/o Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, FL 32092.

**AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT****STATEMENT OF NET POSITION**

September 30, 2021

	GOVERNMENTAL ACTIVITIES
<b>ASSETS</b>	
Cash and cash equivalents	\$ 38,264
Investments	223,174
Accounts receivable	2,117
Assessments receivable	2,602
Deposits	515
Prepaid items	43,283
Restricted assets:	
Investments	2,026,067
Assessments receivable	101,810
Capital assets:	
Non-depreciable	18,886,694
Depreciable	1,529,994
TOTAL ASSETS	<u>22,854,520</u>
 DEFERRED OUTFLOWS OF RESOURCES	
Deferred refunding obligation	10,121
TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES	<u>\$ 22,864,641</u>
<b>LIABILITIES</b>	
Accounts payable and accrued expenses	\$ 57,592
Accrued interest payable	406,331
Deposits	200
Leases payable, due with one year	14,604
Leases payable, due in more than one year	10,988
Bonds payable, due within one year	540,000
Bonds payable, due in more than one year	17,780,603
TOTAL LIABILITIES	<u>18,810,318</u>
 <b>NET POSITION</b>	
Net investment in capital assets	2,080,614
Restricted for:	
Capital projects	2,217
Debt service	1,713,295
Unrestricted	258,197
TOTAL NET POSITION	<u>\$ 4,054,323</u>

The accompanying notes are an integral part of this financial statement

# AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

## STATEMENT OF ACTIVITIES Year Ended September 30, 2021

Functions/Programs	Expenses	Program Revenues		Net (Expense)
		Charges for	Operating	Revenues and
		Services	Contributions	Changes in Net
				Position
				Governmental
				Activities
Governmental activities				
General government	\$ 185,044	\$ 185,044	\$ -	\$ -
Physical environment	414,711	409,676	661,394	656,359
Culture and recreation	91,967	91,967	-	-
Interest on long-term debt	995,483	1,582,866	-	587,383
Total governmental activities	<u>\$ 1,687,205</u>	<u>\$ 2,269,553</u>	<u>\$ 661,394</u>	<u>1,243,742</u>
General revenues:				
Investment earnings				131
Miscellaneous income				<u>16,011</u>
Total general revenues				<u>16,142</u>
Change in net position				<u>1,259,884</u>
Net position - October 1, 2020				<u>2,794,439</u>
Net position - September 30, 2021				<u>\$ 4,054,323</u>

The accompanying notes are an integral part of this financial statement

**AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT**  
**BALANCE SHEET – GOVERNMENTAL FUNDS**  
September 30, 2021

	MAJOR FUNDS			TOTAL
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	GOVERNMENTAL FUNDS
<b><u>ASSETS</u></b>				
Cash and cash equivalents	\$ 38,264	\$ -	\$ -	\$ 38,264
Investments	223,174	-	-	223,174
Accounts receivable	2,117	-	-	2,117
Assessments receivable	2,602	-	-	2,602
Due from other funds	6,034	-	-	6,034
Deposits	515	-	-	515
Prepaid items	43,283	-	-	43,283
Restricted assets:				
Investments	-	2,023,850	2,217.00	2,026,067
Assessments receivable	-	101,810	-	101,810
TOTAL ASSETS	<u>\$ 315,989</u>	<u>\$ 2,125,660</u>	<u>\$ 2,217</u>	<u>\$ 2,443,866</u>
<b><u>LIABILITIES AND FUND BALANCES</u></b>				
<b>LIABILITIES</b>				
Accounts payable and accrued expenses	\$ 57,592	\$ -	\$ -	\$ 57,592
Deposits	200	-	-	200
Retainage payable	-	-	-	-
Due to other funds	-	6,034	-	6,034
TOTAL LIABILITIES	<u>57,792</u>	<u>6,034</u>	<u>-</u>	<u>63,826</u>
<b>FUND BALANCES</b>				
Nonspendable:				
Prepaid items and deposits	43,798	-	-	43,798
Restricted for:				
Debt service	-	2,119,626	-	2,119,626
Capital projects	-	-	2,217	2,217
Unassigned	214,399	-	-	214,399
TOTAL FUND BALANCES	<u>258,197</u>	<u>2,119,626</u>	<u>2,217</u>	<u>2,380,040</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>\$ 315,989</u>	<u>\$ 2,125,660</u>	<u>\$ 2,217</u>	<u>\$ 2,443,866</u>

The accompanying notes are an integral part of this financial statement

**AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT**  
**RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES**  
**TO NET POSITION OF GOVERNMENTAL ACTIVITIES**  
September 30, 2021

Total Governmental Fund Balances in the Balance Sheet, Page 10	\$ 2,380,040
Amount reported for governmental activities in the Statement of Net Assets are different because:	
Deferred charges on refunding of long-term debt are shown as deferred outflows of resources in the government-wide financial statements; however, this amount is not reported in the governmental financial statements.	10,121
Capital asset used in governmental activities are not financial resources and therefore are not reported in the governmental funds:	
Governmental capital assets	21,677,083
Less accumulated depreciation	(1,260,395)
Certain liabilities are not due and payable in the current period and therefore are not reported in the funds:	
Accrued interest payable	(406,331)
Original issue discount	124,397
Leases payable	(25,592)
Governmental bonds payable	(18,445,000)
Net Position of Governmental Activities, Page 8	\$ <u><u>4,054,323</u></u>

The accompanying notes are an integral part of this financial statement

**AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCES – GOVERNMENTAL FUNDS**  
**Year Ended September 30, 2021**

	MAJOR FUNDS			TOTAL GOVERNMENTAL FUNDS
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	
<b>REVENUES</b>				
Developer contributions	\$ -	\$ -	\$ 661,394	\$ 661,394
Special assessments	686,687	1,582,866	-	2,269,553
Miscellaneous revenue	16,011	-	-	16,011
Investment earnings	14	115	2	131
<b>TOTAL REVENUES</b>	<u>702,712</u>	<u>1,582,981</u>	<u>661,396</u>	<u>2,947,089</u>
<b>EXPENDITURES</b>				
General government	185,044	-	-	185,044
Physical environment	400,710	-	-	400,710
Capital outlay	-	-	661,394	661,394
Debt				
Principal	11,685	785,000	-	796,685
Interest expense	2,919	1,004,700	-	1,007,619
<b>TOTAL EXPENDITURES</b>	<u>600,358</u>	<u>1,789,700</u>	<u>661,394</u>	<u>3,051,452</u>
<b>EXCESS REVENUES OVER (UNDER) EXPENDITURES</b>	<u>102,354</u>	<u>(206,719)</u>	<u>2</u>	<u>(104,363)</u>
<b>FUND BALANCE</b>				
Beginning of year	<u>155,843</u>	<u>2,326,345</u>	<u>2,215</u>	<u>2,484,403</u>
End of year	<u>\$ 258,197</u>	<u>\$ 2,119,626</u>	<u>\$ 2,217</u>	<u>\$ 2,380,040</u>

The accompanying notes are an integral part of this financial statement



**AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT**  
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES**  
**IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES**  
**Year Ended September 30, 2021**

Net Change in Fund Balances - Total Governmental Funds, Page 12 \$ (104,363)

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

Governmental funds report capital outlays as expenditures. However,  
in the Statement of Activities, the costs of those assets are depreciated  
over their estimated useful lives:

Capital outlay	661,394
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Repayment of long-term liabilities are reported as expenditures in the  
governmental fund financial statements, but such repayments reduce  
liabilities in the Statement of Net Position and are eliminated in the  
Statement of Activities:

Payments on long-term debt	785,000
Payments on capital leases	11,685

Certain items reported in the Statement of Activities do not require  
the use of current financial resources and therefore are not reported  
expenditures in the governmental funds:

Current year provision for depreciation	(105,968)
Change in accrued interest payable	17,452
Provision for amortization of bond discount	(4,667)
Provision for amortization of deferred charges	(649)

Change in Net Position of Governmental Activities, Page 9	\$ 1,259,884
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The accompanying notes are an integral part of this financial statement

# **AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT**

## **NOTES TO FINANCIAL STATEMENTS**

September 30, 2021

### **NOTE A- NATURE OF ORGANIZATION AND REPORTING ENTITY**

Amelia Walk of Nassau County Community Development District ("District") was created on December 22, 2005 by Nassau County Ordinance 2005-81 pursuant to the Uniform Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the qualified electors of the property owners within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing Improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

### **NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

#### **Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements. The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

# **AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT**

## **NOTES TO FINANCIAL STATEMENTS**

September 30, 2021

### **NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

#### **Government-Wide and Fund Financial Statements (continued)**

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other Items not included among program revenues are reported instead as general revenues.

#### **Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

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

Expenditures are recorded when a liability is incurred, as under accrual accounting.

#### **Assessments**

Assessments are non-ad valorem assessments on benefited lands within the District. Assessments are levied to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. The District's annual assessments for operations are billed and collected by the County Tax Collector. The amounts remitted to the District are net of applicable discounts or fees and include interest on monies held from the day of collection to the day of distribution.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

# **AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT**

## **NOTES TO FINANCIAL STATEMENTS**

September 30, 2021

### **NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

#### **Measurement Focus, Basis of Accounting and Financial Statement Presentation (continued)**

The District reports the following major governmental fund:

##### General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

##### Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest of long-term debt.

##### Capital Projects Fund

The capital projects fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure with the District.

#### **Assets, Liabilities and Net Position or Equity**

##### Restricted Assets

These assets represent cash and investments set aside pursuant to contractual restrictions.

##### Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;

# AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

## NOTES TO FINANCIAL STATEMENTS

September 30, 2021

### NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### Assets, Liabilities and Net Position or Equity (continued)

- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured.

The District records all interest revenue related to investment activities in the respective funds and reports investments at fair value.

#### Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

#### Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Equipment	5
Recreational Furniture & Fixtures	30

# AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

## NOTES TO FINANCIAL STATEMENTS

September 30, 2021

### NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### Assets, Liabilities and Net Position or Equity (continued)

##### Capital Assets (continued)

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

##### Unearned Revenue/Deferred Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

##### Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

##### Deferred Outflows/Inflows of Resources

The statement of net position reports, as applicable, a separate section for deferred outflows of resources. Deferred outflows of resources represent a consumption of net position that applies to future reporting period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until that time. For example, the District would record deferred outflows of resources related to debit amounts resulting from current and advance refundings resulting in the defeasance of debt (i.e. when there are differences between the reacquisition price and the net carrying amount of the old debt).

The statement of net position reports, as applicable, a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net position that applies to future reporting period(s) and so will not be recognized as an inflow of resources (revenue) until that time. For example, when an asset is recorded in the governmental fund financial statements, but the revenue is not available, the District reports a deferred inflow of resources until such times as the revenue becomes available.

# AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

## NOTES TO FINANCIAL STATEMENTS

September 30, 2021

### NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

#### Assets, Liabilities and Net Position or Equity (continued)

##### Deferred Outflows/Inflows of Resources (continued)

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District has only one item, deferred revenue, which qualifies for reporting in this category.

##### Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

Committed fund balance - Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance - Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board can assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

# **AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT**

## **NOTES TO FINANCIAL STATEMENTS**

September 30, 2021

### **NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

#### **Other Disclosures**

##### **Use of Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

### **NOTE C - BUDGETARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

### **NOTE D – DEPOSITS AND INVESTMENTS**

#### **Deposits**

The District's cash balances, including certificates of deposit, were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.



# AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

## NOTES TO FINANCIAL STATEMENTS

September 30, 2021

### NOTE D – DEPOSITS AND INVESTMENTS (CONTINUED)

#### Investments

The District's investments were held as follows at September 30, 2021:

<u>Investment</u>	<u>Fair Value</u>	<u>Credit Risk</u>	<u>Maturities</u>
Money Market Mutual Funds - First			Weighted average of the
American Treasury Obligation CL Y	\$ 2,026,067	S&P AAAM	fund portfolio: 56 days
Total Investments	<u>\$ 2,026,067</u>		

Custodial credit risk - For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The District has no formal policy for custodial risk. The investments listed in the schedule above are not evidenced by securities that exist in physical or book entry form.

Credit risk - For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk - The District places no limit on the amount the District may invest in anyone issuer.

Interest rate risk - The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

Fair Value Measurement - When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- Level 1: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- Level 2: Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- Level 3: Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

# AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

## NOTES TO FINANCIAL STATEMENTS

September 30, 2021

### NOTE E - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2021 was as follows:

	Balance 10/01/2020	Increases	Decreases	Balance 09/30/2021
<b>Governmental activities:</b>				
Capital assets, not being depreciated:				
Land	\$ 881,686	\$ -	\$ -	\$ 881,686
Construction in process	17,343,614	661,394	-	18,005,008
Total capital assets, not being depreciated	18,225,300	661,394	-	18,886,694
Capital assets, being depreciated				
Equipment	76,237	-	-	76,237
Infrastructure- recreational	2,714,152	-	-	2,714,152
Total capital assets, being depreciated	2,790,389	-	-	2,790,389
Less accumulated depreciation for:				
Equipment	25,775	14,001	-	39,776
Infrastructure- recreational	1,128,652	91,967	-	1,220,619
Total accumulated depreciation	1,154,427	105,968	-	1,260,395
Total capital assets, being depreciated - net	1,635,962	(105,968)	-	1,529,994
Governmental activities capital assets - net	\$ 19,861,262	\$ 555,426	\$ -	\$ 20,416,688

Depreciation expense of \$14,001 was charged to physical environment and \$91,967 was charged to culture and recreation.

# AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

## NOTES TO FINANCIAL STATEMENTS

September 30, 2021

### NOTE F – LONG-TERM LIABILITIES

**\$1,675,000 Special Assessment Bonds, Series 2012A-1** – On March 15, 2012, the District issued \$1,675,000 in Special Assessment Bonds, Series 2012A-1. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable in annual principal installments through May 2037. The Bonds bear interest at 5.5% payable semi-annually on the first day of each May and November. Principal is due serially each May 1, commencing May 2012.

**\$3,875,000 Special Assessment Bonds, Series 2016** – On January 25, 2016, the District issued \$1,675,000 in Special Assessment Bonds, Series 2016. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable in annual principal installments through November 2047. The Bonds bear interest ranging between 4.25% and 6.00% payable semi-annually on the first day of each May and November. Principal is due serially each May 1, commencing November 2018.

**\$7,135,000 Special Assessment Bonds, Series 2018A (Assessment Area 3A)** – On April 18, 2018, the District issued \$7,135,000 in Special Assessment Bonds, Series 2018A (Assessment Area 3A). The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable in annual principal installments through November 2048. The Bonds bear interest ranging between 4.00% and 5.375% payable semi-annually on the first day of each May and November. Principal is due serially each May 1, commencing November 2019.

**\$8,300,000 Special Assessment Bonds, Series 2018A (Assessment Area 3B)** – On December 20, 2018, the District issued \$8,300,000 in Special Assessment Bonds, Series 2018A (Assessment Area 3B). The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the property within the District. The Bonds are payable in annual principal installments through November 2049. The Bonds bear interest ranging between 4.375% and 5.375% payable semi-annually on the first day of each May and November. Principal is due serially each May 1, commencing November 2020.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District is in compliance with those requirements of the Bond Indenture at September 30, 2021.

# AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

## NOTES TO FINANCIAL STATEMENTS

September 30, 2021

### NOTE F – LONG-TERM LIABILITIES (CONTINUED)

The following is a summary of activity in the long-term debt of the District for the year ended September 30, 2021:

	Balance 10/1/2020	Additions	Deletions	Balance 9/30/2021	Within One Year
Special Assessment Bonds, Series 2012A-1	\$ 1,260,000	\$ -	\$ 75,000	\$ 1,185,000	\$ 55,000
Special Assessment Revenue Refunding Bonds, Series 2016	\$ 2,795,000	\$ -	\$ 295,000	\$ 2,500,000	\$ 100,000
Special Assessment Bonds, Series 2018A	\$ 6,875,000	\$ -	\$ 290,000	\$ 6,585,000	\$ 150,000
Special Assessment Bonds, Series 2018A-3B	8,300,000	-	125,000	8,175,000	235,000
	19,230,000	-	785,000	18,445,000	540,000
Unamortized bond premium	(129,064)	-	(4,667)	(124,397)	-
	<u>\$ 19,100,936</u>	<u>\$ -</u>	<u>\$ 780,333</u>	<u>\$ 18,320,603</u>	<u>\$ 540,000</u>

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2021 are as follows:

September 30,	Principal	Interest	Total
2022	\$ 540,000	\$ 966,911	\$ 1,506,911
2023	355,000	943,625	1,298,625
2024	365,000	927,375	1,292,375
2025	380,000	910,431	1,290,431
2026	400,000	891,888	1,291,888
2027-2031	2,305,000	4,135,319	6,440,319
2032-2036	2,975,000	3,444,925	6,419,925
2037-2041	3,380,000	2,566,681	5,946,681
2042-2046	4,255,000	1,535,200	5,790,200
2047-2049	3,490,000	325,475	3,815,475
	<u>\$ 18,445,000</u>	<u>\$ 16,647,830</u>	<u>\$ 19,540,474</u>

# AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

## NOTES TO FINANCIAL STATEMENTS

September 30, 2021

### NOTE G – CAPITAL LEASE PAYABLE

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

The District entered into a four-year lease agreement for the equipment on May 8, 2019 with \$20,912 due at closing and payments of \$1,217 beginning September 8, 2019. The equipment being leased has a cost to the District of \$70,005 and a carrying value of \$35,858 at September 30, 2021.

The future minimum lease obligation and the net present value of these minimum lease payments as of September 30, 2021 were as follows:

<b>Year Ending September 30,</b>	<b>Lease Payment</b>
<u>2022</u>	<u>\$ 14,604</u>
2023	13,387
Less: amount representing interest	(2,398)
Present value of minimum lease payments	<u><u>\$ 25,593</u></u>

### NOTE H - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

### NOTE I - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; natural disasters; and environmental remediation. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. Settled claims from these risks have not exceeded commercial insurance coverage over the past three years.

### NOTE J – CONCENTRATION

The Districts activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District operations.

**AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT****STATEMENT OF REVENUES AND EXPENDITURES****BUDGET AND ACTUAL – GENERAL FUND**

Year Ended September 30, 2021

	* BUDGET	ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
<b>REVENUES</b>			
Special assessments	\$ 679,454	\$ 686,687	\$ 7,233
Miscellaneous revenue	500	16,011	15,511
Investment earnings	100	14	(86)
TOTAL REVENUES	680,054	702,712	22,658
<b>EXPENDITURES</b>			
Current			
General government	160,486	185,044	(24,558)
Physical environment	419,568	400,710	18,858
Capital outlay	100,000	-	100,000
TOTAL EXPENDITURES	680,054	585,754	94,300
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>\$ -</u>	116,958	<u>\$ 116,958</u>
<b>FUND BALANCES</b>			
Beginning of year		155,843	
End of year		<u>\$ 272,801</u>	

\* Original and final budget.

**AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT**  
**NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2021.

The variance between budgeted and actual general fund revenues is not considered significant. The actual general fund expenditures for the current fiscal year were lower than budgeted amounts due primarily to anticipated costs which were not incurred in the current fiscal year.

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

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

We have audited in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Amelia Walk Community Development District, as of September 30, 2021 and for the year ended September 30, 2021, which collectively comprise Amelia Walk Community Development District's basic financial statements and have issued our report thereon dated June 16, 2022.

Internal Control Over Financial Reporting

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

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

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



### Compliance and Other Matters

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

### Purpose of this Report

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

*DiBartolomeo, McBee, Hartley & Barnes*

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

Fort Pierce, Florida

June 16, 2022

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF  
SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE  
AUDITOR GENERAL OF THE STATE OF FLORIDA

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

We have examined the District's compliance with the requirements of Section 218.415, Florida Statutes with regards to the District's investments during the year ended September 30, 2021. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

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

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2021.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Amelia Walk Community Development District, Nassau County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

*DiBartolomeo, McBee, Hartley & Barnes*

DiBartolomeo, McBee Hartley & Barnes, P.A.  
Fort Pierce, Florida  
June 16, 2022

Management Letter

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

**Report on the Financial Statements**

We have audited the financial statements of Amelia Walk Community Development District as of and for the fiscal year ended September 30, 2021, and have issued our report thereon dated June 16, 2022.

**Auditor's Responsibility**

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

**Other Reports and Schedule**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, Section 601, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports and schedule, which are dated June 16, 2022, should be considered in conjunction with this management letter.

**Prior Audit Findings**

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no findings or recommendations made in the preceding annual financial audit report.

**Official Title and Legal Authority**

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. Refer to Note A in the notes to the financial statements.

## **Financial Condition**

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

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

## **Specific Information**

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Cypress Creek Community Development District reported:

- a. The total number of district employees compensated in the last pay period of the District's fiscal year as 4.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year as 18.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as \$7,600.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as \$618,303.
- e. The District does not have any construction projects with a total cost of at least \$65,000 that are scheduled to begin on or after October 1 of the fiscal year being reported.
- f. The District did not amend its final adopted budget under Section 189.016(6), Florida Statutes.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the Cypress Creek Community Development District reported:

- a. The rate or rates of non-ad valorem special assessments imposed by the District range from \$971 to \$3,677 per residential unit.
- b. The total amount of special assessments collected by or on behalf of the District as \$1,808,865.
- c. The total amount of outstanding bonds issued by the district as \$18,400,000.

## **Annual Financial Report**

Section 10.554(1)(i)5.b. and 10.556(7), Rules of the Auditor General, require that we apply appropriate procedures and report the results of our determination as to whether the annual financial report for Amelia Walk Community Development District for the fiscal year ended September 30, 2021, filed with the Florida Department of Financial Services pursuant to Section 218.32(1)(a), Florida Statutes, is in agreement with the annual financial audit report for the fiscal year ended September 30, 2021. In connection with our audit, we determined that these two reports were in agreement.

## **Other Matters**

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

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

## **Purpose of this Letter**

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

*DiBartolomeo, McBee, Hartley & Barnes*

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

Fort Pierce, Florida

June 16, 2022

*FIFTH ORDER OF BUSINESS*

***Approved Budget  
Fiscal Year 2023***

***Amelia Walk  
Community Development District***

***July 14, 2022***



**Amelia Walk**  
**Community Development District**

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# Amelia Walk

## Community Development District

## General Fund

Description	Adopted Budget FY 2022	Actual Thru 6/30/22	Projected Next 3 Months	Total Projected 9/30/22	Approved Budget FY 2023
<b>Revenues</b>					
Maintenance Assessments-On Roll (Net)	\$790,124	\$798,400	\$0	\$798,400	\$815,124
Maintenance Assessments-Off Roll	\$0	\$0	\$0	\$0	\$0
Interest Income	\$100	\$19	\$8	\$27	\$0
Clubhouse Rental Fees	\$500	\$1,928	\$0	\$1,928	\$500
Interlocal Agreement	\$0	\$24,383	\$6,769	\$31,152	\$27,076
Miscellaneous Income-Comcast	\$0	\$11,188	\$5,636	\$16,824	\$10,614
Miscellaneous Income-Evergreen	\$0	\$33,908	\$0	\$33,908	\$0
<b>TOTAL REVENUES</b>	<b>\$790,724</b>	<b>\$869,826</b>	<b>\$12,413</b>	<b>\$882,239</b>	<b>\$853,315</b>
<b>Expenditures</b>					
<u>Administrative</u>					
Supervisor Fees	\$12,000	\$5,600	\$3,000	\$8,600	\$12,000
FICA Expense	\$842	\$428	\$230	\$658	\$842
Engineering Fees	\$10,000	\$0	\$3,000	\$3,000	\$10,000
Assessment Roll Administration	\$5,000	\$5,000	\$0	\$5,000	\$5,000
Dissemination	\$3,500	\$2,625	\$875	\$3,500	\$3,500
Dissemination-Amortization Schedules	\$1,000	\$2,150	\$0	\$2,150	\$1,200
Trustee Fees	\$21,550	\$9,428	\$4,041	\$13,469	\$14,000
Arbitrage	\$2,400	\$1,200	\$1,200	\$2,400	\$2,400
Attorney Fees	\$22,000	\$34,550	\$11,517	\$46,067	\$50,000
Annual Audit	\$3,745	\$0	\$3,500	\$3,500	\$3,600
Management Fees	\$48,600	\$36,450	\$12,150	\$48,600	\$51,030
Information Technology	\$800	\$600	\$200	\$800	\$800
Website Maintenance	\$400	\$300	\$100	\$400	\$400
Travel & Per Diem	\$1,000	\$0	\$0	\$0	\$500
Telephone	\$650	\$345	\$115	\$460	\$400
Postage	\$1,000	\$503	\$168	\$670	\$1,000
Printing & Binding	\$2,500	\$971	\$324	\$1,294	\$1,750
Insurance	\$8,735	\$9,245	\$0	\$9,245	\$11,094
Legal Advertising	\$8,500	\$569	\$190	\$759	\$5,500
Other Current Charges	\$1,200	\$646	\$215	\$862	\$1,000
Office Supplies	\$250	\$51	\$17	\$68	\$100
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
<b>TOTAL ADMINISTRATIVE</b>	<b>\$155,846</b>	<b>\$110,838</b>	<b>\$40,840</b>	<b>\$151,678</b>	<b>\$176,291</b>
<b>FIELD:</b>					
<b>Contract Services:</b>					
Landscaping & Fertilization Maintenance	\$128,233	\$111,577	\$37,192	\$148,769	\$148,769
Fountain Maintenance	\$1,500	\$600	\$900	\$1,500	\$1,500
Lake Maintenance	\$28,404	\$21,393	\$7,155	\$28,548	\$28,620
Security	\$7,845	\$6,731	\$2,442	\$9,173	\$8,500
Refuse	\$6,392	\$6,112	\$2,316	\$8,428	\$9,264
Management Company	\$15,120	\$11,340	\$3,780	\$15,120	\$15,120
<b>Subtotal Contract Services</b>	<b>\$187,494</b>	<b>\$157,752</b>	<b>\$53,785</b>	<b>\$211,537</b>	<b>\$211,773</b>

# Amelia Walk

## Community Development District

## General Fund

Description	Adopted Budget FY 2022	Actual Thru 6/30/22	Projected Next 3 Months	Total Projected 9/30/22	Approved Budget FY 2023
<b>Repairs &amp; Maintenance:</b>					
Repairs & Maintenance	\$30,000	\$10,161	\$10,000	\$20,161	\$20,000
Landscaping Extras (Flowers & Mulch)	\$23,181	\$1,067	\$15,000	\$16,067	\$18,309
Irrigation Repairs	\$7,500	\$3,707	\$3,793	\$7,500	\$8,000
Speed Control	\$12,000	\$800	\$11,200	\$12,000	\$12,000
<b>Subtotal Repairs and Maintenance</b>	<b>\$72,681</b>	<b>\$15,736</b>	<b>\$39,993</b>	<b>\$55,728</b>	<b>\$58,309</b>
<b>Utilities:</b>					
Electric	\$18,000	\$13,373	\$4,458	\$17,831	\$18,000
Streetlighting	\$18,000	\$22,615	\$7,538	\$30,153	\$30,000
Water & Wastewater	\$120,000	\$34,772	\$11,591	\$46,362	\$85,000
<b>Subtotal Utilities</b>	<b>\$156,000</b>	<b>\$70,759</b>	<b>\$23,586</b>	<b>\$94,346</b>	<b>\$133,000</b>
<b>Amenity Center:</b>					
Insurance	\$21,387	\$20,448	\$0	\$20,448	\$24,538
Pool Maintenance	\$14,700	\$10,525	\$7,500	\$18,025	\$15,000
Pool Permit	\$300	\$265	\$265	\$530	\$300
Amenity Management	\$35,280	\$26,751	\$18,797	\$45,548	\$60,068
Cable TV/Internet/Telephone	\$4,000	\$3,725	\$1,242	\$4,966	\$6,000
Janitorial Service	\$11,431	\$1,322	\$2,858	\$4,180	\$11,432
Special Events	\$10,000	\$2,198	\$7,802	\$10,000	\$10,000
Decorations-Holiday	\$2,000	\$1,428	\$0	\$1,428	\$2,000
Facility Maintenance (including Fitness Equip)	\$5,000	\$6,594	\$2,198	\$8,792	\$5,000
Lease	\$14,604	\$10,953	\$3,651	\$14,604	\$14,604
<b>Subtotal Amenity Center</b>	<b>\$118,703</b>	<b>\$84,209</b>	<b>\$44,312</b>	<b>\$128,521</b>	<b>\$148,942</b>
<b>Reserves:</b>					
Capital Reserves	\$100,000	\$12,065	\$87,935	\$100,000	\$125,000
<b>Subtotal Reserves</b>	<b>\$100,000</b>	<b>\$12,065</b>	<b>\$87,935</b>	<b>\$100,000</b>	<b>\$125,000</b>
<b>TOTAL FIELD EXPENDITURES</b>	<b>\$634,877</b>	<b>\$340,521</b>	<b>\$249,612</b>	<b>\$590,132</b>	<b>\$677,024</b>
<b>TOTAL EXPENDITURES</b>	<b>\$790,724</b>	<b>\$451,358</b>	<b>\$290,452</b>	<b>\$741,810</b>	<b>\$853,315</b>
<b>FUND BALANCE</b>	<b>\$0</b>	<b>\$418,468</b>	<b>(\$278,039)</b>	<b>\$140,429</b>	<b>\$0</b>

	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>
Net On Roll Assessment	\$ 248,141	\$ 345,011	\$ 600,608	\$ 790,124	\$ 815,124
Collection & Discounts (7%)	\$ 18,677	\$ 25,969	\$ 45,207	\$ 59,472	\$ 61,353
Gross Assessment	\$ 266,818	\$ 370,979	\$ 645,815	\$ 849,596	\$ 876,477
No. of Units	287	382	665	749	749
Gross Per Unit Assessment	\$ 929.68	\$ 971.15	\$ 971.15	\$ 1,134.31	\$ 1,170.20

Annual % Increase 3%  
Annual Increase \$ 35.89

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

Description	Amount	
Beginning Balance - Carry Forward Surplus (As of 10/1/2021)		\$258,197
Capital Reserves-FY 2022		\$87,935
Estimated Excess Expenditures over Revenues-FY 2022		\$140,429
Less:		
Funding for First Quarter Operating Expenses <sup>(1)</sup>	(\$193,173)	
Reserved for Capital Projects / Renewal and Replacement	(\$293,388)	(\$486,561)
Total Undesignated Cash as of 9/30/2022		\$0

<sup>(1)</sup> First quarter operating expenditures are generally three months of the annual budget less amounts reserved for Capital Projects, which is approximately \$193,173

# **Amelia Walk**

## **Community Development District**

General Fund Budget

Fiscal Year 2023

### **REVENUES:**

#### **Maintenance Assessments**

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

#### **Rental Income**

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

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### **EXPENDITURES:**

#### **Administrative:**

##### **Supervisor Fees**

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

##### **FICA Expense**

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

##### **Engineering**

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

##### **Assessment Roll Administration**

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

##### **Dissemination Agent**

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

##### **Trustee Fees**

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

##### **Arbitrage**

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

# **Amelia Walk**

## **Community Development District**

General Fund Budget

Fiscal Year 2023

### **Attorney**

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

### **Annual Audit**

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

### **Management Fees**

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

### **Computer Time**

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

### **Telephone**

Telephone and fax machine.

### **Postage**

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

### **Insurance**

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

### **Printing & Binding**

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

### **Legal Advertising**

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

### **Other Current Charges**

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

### **Office Supplies**

Miscellaneous office supplies.

### **Dues, Licenses & Subscriptions**

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

# Amelia Walk

## Community Development District

General Fund Budget

Fiscal Year 2023

### Field Expenditures:

#### **Landscaping and Fertilization Maintenance:**

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

<u>Description</u>	<u>Monthly</u>	<u>Annually</u>
Trim All Lawn Service	\$12,397.41	\$148,768.92

#### **Fountain Maintenance:**

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

#### **Lake Maintenance**

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

<u>Description</u>	<u>Monthly</u>	<u>Annually</u>
Lake & Wetland Management	\$2385	\$28,620

#### **Refuse**

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

#### **Management Company**

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

### **Repairs & Maintenance:**

#### **Repairs & Maintenance**

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

#### **Landscaping Extras**

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

#### **Irrigation Repairs**

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

# Amelia Walk

## Community Development District

General Fund Budget

Fiscal Year 2023

### Utilities:

#### Electric

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

<u>Account Number</u>	<u>Description</u>	<u>Annual Amount</u>
73913-05054	85057 MAJESTIC WALK BLVD.#LS	\$500
76801-07336	85359 MAJESTIC WALK BLVD.	\$650
79966-25336	85287 MAJESTIC WALK BLVD. CLUB	\$10,800
90653-46331	85257 MAJESTIC WALK BLVD. FTN	\$3,400
14381-88177	85108 MAJESTIC WALK BLVD. # IRR	\$150
86669-98532	85287 MAJESTIC WALK BLVD.	\$102
16099-74173	85377 MAJESTIC WALK BLVD. #SIGN	\$168
84322-19536	85059 MAJESTICE WALK BLVD.	\$102
	CONTINGENCY	\$628
<b>Total</b>		<b>\$18,000</b>

#### Streetlighting

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

<u>Account Number</u>	<u>Description</u>	<u>Annual Amount</u>
78458-32232	000 AMELIA CONCOURSE	\$30,000
<b>Total</b>		<b>\$30,000</b>

#### Water & Wastewater

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

<u>Account Number</u>	<u>Description</u>	<u>Annual Amount</u>
66898811	85108 Majestic Walk Blvd. (IRR)	\$20,000
67204885	85287 Majestic Walk Blvd. (IRR)	\$20,500
67133220	85287 Majestic Walk Blvd. (IRR)	\$22,500
67579885	85287 Majestic Walk Blvd. (S)	\$10,500
67579885	85287 Majestic Walk Blvd. (W)	\$6,500
65440987	85287 Majestic Walk Blvd. (W)	\$1,500
Contingency		\$3,500
<b>Total</b>		<b>\$85,000</b>

# Amelia Walk

## Community Development District

General Fund Budget

Fiscal Year 2023

### Amenity Center:

#### Insurance

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

#### Pool Maintenance

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

<u>Description</u>	<u>Monthly</u>	<u>Annually</u>
Crown Pools, Inc.	\$1250	\$15,000

#### Pool Permit

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

#### Amenity Attendant

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

#### Cable TV/Internet/Telephone

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

#### Janitorial Services

The District has contracted with Governmental Management Services, LLC to provide janitorial services for the Amenity Center.

#### Facility Maintenance

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

### Reserves:

#### Capital Reserve

Funds set aside for future replacements of capital related items.



# Amelia Walk

## Community Development District

## Debt Service Fund

### Series 2012A-1 Special Assessment Revenue Bonds

Description	Adopted Budget FY 2022	Actual Thru 6/30/22	Projected Next 3 Months	Total Projected 9/30/22	Approved Budget FY 2023
<b>Revenues</b>					
Special Assessments-On Roll (Net)	\$114,900	\$114,193	\$0	\$114,193	\$113,025
Special Assessments-A Prepayments	\$0	\$0	\$0	\$0	\$0
Interest Income	\$0	\$41	\$90	\$131	\$0
Carry Forward Surplus <sup>(1)</sup>	\$83,766	\$84,761	\$0	\$84,761	\$79,186
<b>TOTAL REVENUES</b>	<b>\$198,666</b>	<b>\$198,996</b>	<b>\$90</b>	<b>\$199,086</b>	<b>\$192,211</b>
<b>Expenditures</b>					
<u>Series 2012A-1</u>					
Interest - 11/01	\$33,138	\$32,588	\$0	\$32,588	\$31,075
Interest - 05/01	\$33,138	\$32,313	\$0	\$32,313	\$31,075
Principal - 05/01	\$50,000	\$45,000	\$0	\$45,000	\$50,000
Special Call - 11/01	\$0	\$10,000	\$0	\$10,000	\$0
Special Call - 05/01	\$0	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$116,275</b>	<b>\$119,900</b>	<b>\$0</b>	<b>\$119,900</b>	<b>\$112,150</b>
<b>EXCESS REVENUES</b>	<b>\$82,391</b>	<b>\$79,096</b>	<b>\$90</b>	<b>\$79,186</b>	<b>\$80,061</b>

Interest Expense 11/1/2023	\$29,700.00
	\$29,700.00

<sup>(1)</sup> Carry forward surplus is net of the reserve requirement.

# Amelia Walk

Community Development District

## Amortization Schedule

Series 2012A-1, Special Assessment Bonds

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
05/01/22	\$ 1,175,000	5.50%	\$ 45,000.00	\$ 32,312.50	\$ -
11/01/22	\$ 1,130,000	5.50%	\$ -	\$ 31,075.00	\$ 108,387.50
05/01/23	\$ 1,130,000	5.50%	\$ 50,000.00	\$ 31,075.00	\$ -
11/01/23	\$ 1,080,000	5.50%	\$ -	\$ 29,700.00	\$ 110,775.00
05/01/24	\$ 1,080,000	5.50%	\$ 55,000.00	\$ 29,700.00	\$ -
11/01/24	\$ 1,025,000	5.50%	\$ -	\$ 28,187.50	\$ 112,887.50
05/01/25	\$ 1,025,000	5.50%	\$ 55,000.00	\$ 28,187.50	\$ -
11/01/25	\$ 970,000	5.50%	\$ -	\$ 26,675.00	\$ 109,862.50
05/01/26	\$ 970,000	5.50%	\$ 60,000.00	\$ 26,675.00	\$ -
11/01/26	\$ 910,000	5.50%	\$ -	\$ 25,025.00	\$ 111,700.00
05/01/27	\$ 910,000	5.50%	\$ 60,000.00	\$ 25,025.00	\$ -
11/01/27	\$ 850,000	5.50%	\$ -	\$ 23,375.00	\$ 108,400.00
05/01/28	\$ 850,000	5.50%	\$ 65,000.00	\$ 23,375.00	\$ -
11/01/28	\$ 785,000	5.50%	\$ -	\$ 21,587.50	\$ 109,962.50
05/01/29	\$ 785,000	5.50%	\$ 70,000.00	\$ 21,587.50	\$ -
11/01/29	\$ 715,000	5.50%	\$ -	\$ 19,662.50	\$ 111,250.00
05/01/30	\$ 715,000	5.50%	\$ 75,000.00	\$ 19,662.50	\$ -
11/01/30	\$ 640,000	5.50%	\$ -	\$ 17,600.00	\$ 112,262.50
05/01/31	\$ 640,000	5.50%	\$ 80,000.00	\$ 17,600.00	\$ -
11/01/31	\$ 560,000	5.50%	\$ -	\$ 15,400.00	\$ 113,000.00
05/01/32	\$ 560,000	5.50%	\$ 80,000.00	\$ 15,400.00	\$ -
11/01/32	\$ 480,000	5.50%	\$ -	\$ 13,200.00	\$ 108,600.00
05/01/33	\$ 480,000	5.50%	\$ 85,000.00	\$ 13,200.00	\$ -
11/01/33	\$ 395,000	5.50%	\$ -	\$ 10,862.50	\$ 109,062.50
05/01/34	\$ 395,000	5.50%	\$ 90,000.00	\$ 10,862.50	\$ -
11/01/34	\$ 305,000	5.50%	\$ -	\$ 8,387.50	\$ 109,250.00
05/01/35	\$ 305,000	5.50%	\$ 95,000.00	\$ 8,387.50	\$ -
11/01/35	\$ 210,000	5.50%	\$ -	\$ 5,775.00	\$ 109,162.50
05/01/36	\$ 210,000	5.50%	\$ 100,000.00	\$ 5,775.00	\$ -
11/01/36	\$ 110,000	5.50%	\$ -	\$ 3,025.00	\$ 108,800.00
05/01/37	\$ 110,000	5.50%	\$ 110,000.00	\$ 3,025.00	\$ 113,025.00
Total			\$ 1,175,000.00	\$ 591,387.50	\$ 1,766,387.50

Amelia Walk
Community Development District

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

Description	Adopted Budget FY 2022	Actual Thru 6/30/22	Projected Next 3 Months	Total Projected 9/30/22	Approved Budget FY 2023
<i>Revenues</i>					
Special Assessments	\$190,350	\$192,511	\$0	\$192,511	\$186,300
Special Assessments-Prepayments	\$0	\$15,661	\$0	\$15,661	\$0
Interest Income	\$0	\$99	\$135	\$234	\$0
Carry Forward Surplus <sup>(1)</sup>	\$179,133	\$191,977	\$0	\$191,977	\$135,589
<b>TOTAL REVENUES</b>	<b>\$369,483</b>	<b>\$400,248</b>	<b>\$135</b>	<b>\$400,383</b>	<b>\$321,889</b>
<i>Expenditures</i>					
<u>Series 2016A-1</u>					
Interest - 11/01	\$72,438	\$73,394	\$0	\$73,394	\$70,813
Principal - 11/01	\$45,000	\$45,000	\$0	\$45,000	\$45,000
Special Call - 11/01	\$20,000	\$35,000	\$0	\$35,000	\$0
Interest - 05/01	\$72,438	\$71,400	\$0	\$71,400	\$69,575
Special Call - 05/01	\$0	\$20,000	\$20,000	\$40,000	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$209,875</b>	<b>\$244,794</b>	<b>\$20,000</b>	<b>\$264,794</b>	<b>\$185,388</b>
<b>EXCESS REVENUES</b>	<b>\$159,608</b>	<b>\$155,454</b>	<b>(\$19,865)</b>	<b>\$135,589</b>	<b>\$136,501</b>
				Interest Expense 11/1/2023	\$69,575
				Principal Expense 11/1/2023	\$45,000
					<u>\$114,575.00</u>

<sup>(1)</sup> Carry forward surplus is net of the reserve requirement.

# Amelia Walk

Community Development District

## Amortization Schedule

Series 2016, Special Assessment Bonds <sup>(1)</sup>

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/22	\$ 2,420,000	\$ 20,000.00	\$ 71,400.00	\$ -
11/01/22	\$ 2,400,000	\$ 45,000.00	\$ 70,812.50	\$ 207,212.50
05/01/23	\$ 2,355,000	\$ -	\$ 69,575.00	\$ -
11/01/23	\$ 2,355,000	\$ 45,000.00	\$ 69,575.00	\$ 184,150.00
05/01/24	\$ 2,310,000	\$ -	\$ 68,337.50	\$ -
11/01/24	\$ 2,310,000	\$ 45,000.00	\$ 68,337.50	\$ 181,675.00
05/01/25	\$ 2,265,000	\$ -	\$ 67,100.00	\$ -
11/01/25	\$ 2,265,000	\$ 50,000.00	\$ 67,100.00	\$ 184,200.00
05/01/26	\$ 2,215,000	\$ -	\$ 65,725.00	\$ -
11/01/26	\$ 2,215,000	\$ 50,000.00	\$ 65,725.00	\$ 181,450.00
05/01/27	\$ 2,165,000	\$ -	\$ 64,350.00	\$ -
11/01/27	\$ 2,165,000	\$ 55,000.00	\$ 64,350.00	\$ 183,700.00
05/01/28	\$ 2,110,000	\$ -	\$ 62,837.50	\$ -
11/01/28	\$ 2,110,000	\$ 60,000.00	\$ 62,837.50	\$ 185,675.00
05/01/29	\$ 2,050,000	\$ -	\$ 61,187.50	\$ -
11/01/29	\$ 2,050,000	\$ 60,000.00	\$ 61,187.50	\$ 182,375.00
05/01/30	\$ 1,990,000	\$ -	\$ 59,537.50	\$ -
11/01/30	\$ 1,990,000	\$ 65,000.00	\$ 59,537.50	\$ 184,075.00
05/01/31	\$ 1,925,000	\$ -	\$ 57,750.00	\$ -
11/01/31	\$ 1,925,000	\$ 70,000.00	\$ 57,750.00	\$ 185,500.00
05/01/32	\$ 1,855,000	\$ -	\$ 55,650.00	\$ -
11/01/32	\$ 1,855,000	\$ 75,000.00	\$ 55,650.00	\$ 186,300.00
05/01/33	\$ 1,780,000	\$ -	\$ 53,400.00	\$ -
11/01/33	\$ 1,780,000	\$ 75,000.00	\$ 53,400.00	\$ 181,800.00
05/01/34	\$ 1,705,000	\$ -	\$ 51,150.00	\$ -
11/01/34	\$ 1,705,000	\$ 80,000.00	\$ 51,150.00	\$ 182,300.00
05/01/35	\$ 1,625,000	\$ -	\$ 48,750.00	\$ -
11/01/35	\$ 1,625,000	\$ 85,000.00	\$ 48,750.00	\$ 182,500.00
05/01/36	\$ 1,540,000	\$ -	\$ 46,200.00	\$ -
11/01/36	\$ 1,540,000	\$ 90,000.00	\$ 46,200.00	\$ 182,400.00
05/01/37	\$ 1,450,000	\$ -	\$ 43,500.00	\$ -
11/01/37	\$ 1,450,000	\$ 95,000.00	\$ 43,500.00	\$ 182,000.00
05/01/38	\$ 1,355,000	\$ -	\$ 40,650.00	\$ -
11/01/38	\$ 1,355,000	\$ 105,000.00	\$ 40,650.00	\$ 186,300.00
05/01/39	\$ 1,250,000	\$ -	\$ 37,500.00	\$ -
11/01/39	\$ 1,250,000	\$ 110,000.00	\$ 37,500.00	\$ 185,000.00
05/01/40	\$ 1,140,000	\$ -	\$ 34,200.00	\$ -
11/01/40	\$ 1,140,000	\$ 115,000.00	\$ 34,200.00	\$ 183,400.00
05/01/41	\$ 1,025,000	\$ -	\$ 30,750.00	\$ -
11/01/41	\$ 1,025,000	\$ 120,000.00	\$ 30,750.00	\$ 181,500.00
05/01/42	\$ 905,000	\$ -	\$ 27,150.00	\$ -
11/01/42	\$ 905,000	\$ 130,000.00	\$ 27,150.00	\$ 184,300.00
05/01/43	\$ 775,000	\$ -	\$ 23,250.00	\$ -
11/01/43	\$ 775,000	\$ 135,000.00	\$ 23,250.00	\$ 181,500.00
05/01/44	\$ 640,000	\$ -	\$ 19,200.00	\$ -
11/01/44	\$ 640,000	\$ 145,000.00	\$ 19,200.00	\$ 183,400.00
05/01/45	\$ 495,000	\$ -	\$ 14,850.00	\$ -
11/01/45	\$ 495,000	\$ 155,000.00	\$ 14,850.00	\$ 184,700.00
05/01/46	\$ 340,000	\$ -	\$ 10,200.00	\$ -
11/01/46	\$ 340,000	\$ 165,000.00	\$ 10,200.00	\$ 185,400.00
05/01/47	\$ 175,000	\$ -	\$ 5,250.00	\$ -
11/01/47	\$ 175,000	\$ 175,000.00	\$ 5,250.00	\$ 185,500.00
Total		\$ 2,420,000	\$ 2,378,312.50	\$ 4,798,312.50

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

# Amelia Walk

## Community Development District

## Debt Service Fund

### Series 2018A-3 Special Assessment Revenue Bonds

Description	Adopted Budget FY 2022	Actual Thru 6/30/22	Projected Next 3 Months	Total Projected 9/30/22	Approved Budget FY 2023
<b>Revenues</b>					
Special Assessments-On Roll (Net)	\$461,806	\$463,563	\$0	\$463,563	\$455,481
Special Assessments	\$0	\$0	\$0	\$0	\$0
Special Assessments-Prepayments	\$0	\$30,508	\$0	\$30,508	\$0
Interest Income	\$0	\$191	\$300	\$491	\$0
Carry Forward Surplus <sup>(1)</sup>	\$345,364	\$317,934	\$0	\$317,934	\$325,073
<b>TOTAL REVENUES</b>	<b>\$807,170</b>	<b>\$812,196</b>	<b>\$300</b>	<b>\$812,496</b>	<b>\$780,554</b>
<b>Expenditures</b>					
<b>Series 2018A-1</b>					
Interest - 11/01	\$171,275	\$170,088	\$0	\$170,088	\$166,884
Principal - 11/01	\$115,000	\$115,000	\$0	\$115,000	\$120,000
Interest - 02/01	\$0	\$452	\$0	\$452	\$0
Special Call - 02/01	\$0	\$35,000	\$0	\$35,000	\$0
Interest - 05/01	\$168,975	\$166,884	\$0	\$166,884	\$164,484
<b>TOTAL EXPENDITURES</b>	<b>\$455,250</b>	<b>\$487,423</b>	<b>\$0</b>	<b>\$487,423</b>	<b>\$451,369</b>
<b>EXCESS REVENUES</b>	<b>\$351,920</b>	<b>\$324,773</b>	<b>\$300</b>	<b>\$325,073</b>	<b>\$329,185</b>

Interest Expense 11/1/2023	\$164,484
Principal Expense 11/1/2023	\$125,000
	<u>\$289,484</u>

<sup>(1)</sup> Carry forward surplus is net of the reserve requirement.

# Amelia Walk

Community Development District

## Amortization Schedule

Series 2018, Special Assessment Bonds <sup>(1)</sup>

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
02/01/22	\$ 6,470,000	\$ 35,000.00	\$ 451.56	\$ -
05/01/22	\$ 6,435,000	\$ -	\$ 166,884.38	\$ -
11/01/22	\$ 6,435,000	\$ 120,000.00	\$ 166,884.38	\$ 489,220.31
05/01/23	\$ 6,315,000	\$ -	\$ 164,484.38	\$ -
11/01/23	\$ 6,315,000	\$ 125,000.00	\$ 164,484.38	\$ 453,968.75
05/01/24	\$ 6,190,000	\$ -	\$ 161,984.38	\$ -
11/01/24	\$ 6,190,000	\$ 130,000.00	\$ 161,984.38	\$ 453,968.75
05/01/25	\$ 6,060,000	\$ -	\$ 159,384.38	\$ -
11/01/25	\$ 6,060,000	\$ 135,000.00	\$ 159,384.38	\$ 453,768.75
05/01/26	\$ 5,925,000	\$ -	\$ 156,178.13	\$ -
11/01/26	\$ 5,925,000	\$ 140,000.00	\$ 156,178.13	\$ 452,356.25
05/01/27	\$ 5,785,000	\$ -	\$ 152,853.13	\$ -
11/01/27	\$ 5,785,000	\$ 145,000.00	\$ 152,853.13	\$ 450,706.25
05/01/28	\$ 5,640,000	\$ -	\$ 149,409.38	\$ -
11/01/28	\$ 5,640,000	\$ 155,000.00	\$ 149,409.38	\$ 453,818.75
05/01/29	\$ 5,485,000	\$ -	\$ 145,728.13	\$ -
11/01/29	\$ 5,485,000	\$ 160,000.00	\$ 145,728.13	\$ 451,456.25
05/01/30	\$ 5,325,000	\$ -	\$ 141,928.13	\$ -
11/01/30	\$ 5,325,000	\$ 170,000.00	\$ 141,928.13	\$ 453,856.25
05/01/31	\$ 5,155,000	\$ -	\$ 137,465.63	\$ -
11/01/31	\$ 5,155,000	\$ 180,000.00	\$ 137,465.63	\$ 454,931.25
05/01/32	\$ 4,975,000	\$ -	\$ 132,740.63	\$ -
11/01/32	\$ 4,975,000	\$ 190,000.00	\$ 132,740.63	\$ 455,481.25
05/01/33	\$ 4,785,000	\$ -	\$ 127,753.13	\$ -
11/01/33	\$ 4,785,000	\$ 195,000.00	\$ 127,753.13	\$ 450,506.25
05/01/34	\$ 4,590,000	\$ -	\$ 122,634.38	\$ -
11/01/34	\$ 4,590,000	\$ 210,000.00	\$ 122,634.38	\$ 455,268.75
05/01/35	\$ 4,380,000	\$ -	\$ 117,121.88	\$ -
11/01/35	\$ 4,380,000	\$ 220,000.00	\$ 117,121.88	\$ 454,243.75
05/01/36	\$ 4,160,000	\$ -	\$ 111,346.88	\$ -
11/01/36	\$ 4,160,000	\$ 230,000.00	\$ 111,346.88	\$ 452,693.75
05/01/37	\$ 3,930,000	\$ -	\$ 105,309.38	\$ -
11/01/37	\$ 3,930,000	\$ 240,000.00	\$ 105,309.38	\$ 450,618.75
05/01/38	\$ 3,690,000	\$ -	\$ 99,009.38	\$ -
11/01/38	\$ 3,690,000	\$ 255,000.00	\$ 99,009.38	\$ 453,018.75
05/01/39	\$ 3,435,000	\$ -	\$ 92,315.63	\$ -
11/01/39	\$ 3,435,000	\$ 270,000.00	\$ 92,315.63	\$ 454,631.25
05/01/40	\$ 3,165,000	\$ -	\$ 85,059.38	\$ -
11/01/40	\$ 3,165,000	\$ 285,000.00	\$ 85,059.38	\$ 455,118.75
05/01/41	\$ 2,880,000	\$ -	\$ 77,400.00	\$ -
11/01/41	\$ 2,880,000	\$ 300,000.00	\$ 77,400.00	\$ 454,800.00
05/01/42	\$ 2,580,000	\$ -	\$ 69,337.50	\$ -
11/01/42	\$ 2,580,000	\$ 315,000.00	\$ 69,337.50	\$ 453,675.00
05/01/43	\$ 2,265,000	\$ -	\$ 60,871.88	\$ -
11/01/43	\$ 2,265,000	\$ 330,000.00	\$ 60,871.88	\$ 451,743.75
05/01/44	\$ 1,935,000	\$ -	\$ 52,003.13	\$ -
11/01/44	\$ 1,935,000	\$ 350,000.00	\$ 52,003.13	\$ 454,006.25
05/01/45	\$ 1,585,000	\$ -	\$ 42,596.88	\$ -
11/01/45	\$ 1,585,000	\$ 365,000.00	\$ 42,596.88	\$ 450,193.75
05/01/46	\$ 1,220,000	\$ -	\$ 32,787.50	\$ -
11/01/46	\$ 1,220,000	\$ 385,000.00	\$ 32,787.50	\$ 450,575.00
05/01/47	\$ 835,000	\$ -	\$ 22,440.63	\$ -
11/01/47	\$ 835,000	\$ 405,000.00	\$ 22,440.63	\$ 449,881.25
05/01/48	\$ 430,000	\$ -	\$ 11,556.25	\$ -
11/01/48	\$ 430,000	\$ 430,000.00	\$ 11,556.25	\$ 453,112.50
Total		\$ 6,470,000	\$ 5,797,620.31	\$ 12,267,620.31

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

# Amelia Walk

## Community Development District

## Debt Service Fund

### Series 2018-3B Special Assessment Revenue Bonds

Description	Adopted Budget FY 2022	Actual Thru 6/30/22	Projected Next 3 Months	Total Projected 9/30/22	Approved Budget FY 2023
<b>Revenues</b>					
Special Assessments-On Roll (Net)	\$559,650	\$561,882	\$0	\$561,882	\$550,500
Special Assessments-Prepayments	\$0	\$167,258	\$0	\$167,258	\$0
Interest Income	\$0	\$269	\$375	\$644	\$0
Carry Forward Surplus <sup>(1)</sup>	\$370,428	\$371,001	\$0	\$371,001	\$377,463
<b>TOTAL REVENUES</b>	<b>\$930,078</b>	<b>\$1,100,410</b>	<b>\$375</b>	<b>\$1,100,785</b>	<b>\$927,963</b>
<b>Expenditures</b>					
<b>Series 2018-3B</b>					
Interest - 11/01	\$212,609	\$212,609	\$0	\$212,609	\$205,334
Principal - 11/01	\$130,000	\$130,000	\$0	\$130,000	\$140,000
Interest - 05/01	\$209,766	\$209,766	\$0	\$209,766	\$202,272
Interest - 08/01	\$0	\$0	\$947	\$947	\$0
Special Call - 05/01	\$0	\$105,000	\$0	\$105,000	\$0
Special Call - 08/01	\$0	\$0	\$65,000	\$65,000	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$552,375</b>	<b>\$657,375</b>	<b>\$65,947</b>	<b>\$723,322</b>	<b>\$547,606</b>
<b>EXCESS REVENUES</b>	<b>\$377,703</b>	<b>\$443,035</b>	<b>(\$65,572)</b>	<b>\$377,463</b>	<b>\$380,357</b>
					Interest Expense 11/1/2023 \$202,272
					Principal Expense 11/1/2023 \$140,000
					<u>\$342,272</u>

<sup>(1)</sup> Carry forward surplus is net of the reserve requirement.

# Amelia Walk

Community Development District

## Amortization Schedule

Series 2018-3B, Special Assessment Bonds <sup>(1)</sup>

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
05/01/22	\$ 8,045,000	\$ 105,000.00	\$ 209,765.63	\$ -
08/01/22	\$ 7,940,000	\$ 65,000.00	\$ 946.88	\$ -
11/01/22	\$ 7,875,000	\$ 140,000.00	\$ 205,334.38	\$ 726,046.88
05/01/23	\$ 7,735,000	\$ -	\$ 202,271.88	\$ -
11/01/23	\$ 7,735,000	\$ 140,000.00	\$ 202,271.88	\$ 544,543.75
05/01/24	\$ 7,595,000	\$ -	\$ 199,209.38	\$ -
11/01/24	\$ 7,595,000	\$ 145,000.00	\$ 199,209.38	\$ 543,418.75
05/01/25	\$ 7,450,000	\$ -	\$ 196,037.50	\$ -
11/01/25	\$ 7,450,000	\$ 150,000.00	\$ 196,037.50	\$ 542,075.00
05/01/26	\$ 7,300,000	\$ -	\$ 192,475.00	\$ -
11/01/26	\$ 7,300,000	\$ 160,000.00	\$ 192,475.00	\$ 544,950.00
05/01/27	\$ 7,140,000	\$ -	\$ 188,675.00	\$ -
11/01/27	\$ 7,140,000	\$ 170,000.00	\$ 188,675.00	\$ 547,350.00
05/01/28	\$ 6,970,000	\$ -	\$ 184,637.50	\$ -
11/01/28	\$ 6,970,000	\$ 180,000.00	\$ 184,637.50	\$ 549,275.00
05/01/29	\$ 6,790,000	\$ -	\$ 180,362.50	\$ -
11/01/29	\$ 6,790,000	\$ 185,000.00	\$ 180,362.50	\$ 545,725.00
05/01/30	\$ 6,605,000	\$ -	\$ 175,968.75	\$ -
11/01/30	\$ 6,605,000	\$ 195,000.00	\$ 175,968.75	\$ 546,937.50
05/01/31	\$ 6,410,000	\$ -	\$ 170,850.00	\$ -
11/01/31	\$ 6,410,000	\$ 205,000.00	\$ 170,850.00	\$ 546,700.00
05/01/32	\$ 6,205,000	\$ -	\$ 165,468.75	\$ -
11/01/32	\$ 6,205,000	\$ 215,000.00	\$ 165,468.75	\$ 545,937.50
05/01/33	\$ 5,990,000	\$ -	\$ 159,825.00	\$ -
11/01/33	\$ 5,990,000	\$ 225,000.00	\$ 159,825.00	\$ 544,650.00
05/01/34	\$ 5,765,000	\$ -	\$ 153,918.75	\$ -
11/01/34	\$ 5,765,000	\$ 235,000.00	\$ 153,918.75	\$ 542,837.50
05/01/35	\$ 5,530,000	\$ -	\$ 147,750.00	\$ -
11/01/35	\$ 5,530,000	\$ 255,000.00	\$ 147,750.00	\$ 550,500.00
05/01/36	\$ 5,275,000	\$ -	\$ 141,056.25	\$ -
11/01/36	\$ 5,275,000	\$ 265,000.00	\$ 141,056.25	\$ 547,112.50
05/01/37	\$ 5,010,000	\$ -	\$ 134,100.00	\$ -
11/01/37	\$ 5,010,000	\$ 275,000.00	\$ 134,100.00	\$ 543,200.00
05/01/38	\$ 4,735,000	\$ -	\$ 126,881.25	\$ -
11/01/38	\$ 4,735,000	\$ 290,000.00	\$ 126,881.25	\$ 543,762.50
05/01/39	\$ 4,445,000	\$ -	\$ 119,268.75	\$ -
11/01/39	\$ 4,445,000	\$ 305,000.00	\$ 119,268.75	\$ 543,537.50
05/01/40	\$ 4,140,000	\$ -	\$ 111,262.50	\$ -
11/01/40	\$ 4,140,000	\$ 325,000.00	\$ 111,262.50	\$ 547,525.00
05/01/41	\$ 3,815,000	\$ -	\$ 102,528.13	\$ -
11/01/41	\$ 3,815,000	\$ 340,000.00	\$ 102,528.13	\$ 545,056.25
05/01/42	\$ 3,475,000	\$ -	\$ 93,390.63	\$ -
11/01/42	\$ 3,475,000	\$ 360,000.00	\$ 93,390.63	\$ 546,781.25
05/01/43	\$ 3,115,000	\$ -	\$ 83,715.63	\$ -
11/01/43	\$ 3,115,000	\$ 380,000.00	\$ 83,715.63	\$ 547,431.25
05/01/44	\$ 2,735,000	\$ -	\$ 73,503.13	\$ -
11/01/44	\$ 2,735,000	\$ 400,000.00	\$ 73,503.13	\$ 547,006.25
05/01/45	\$ 2,335,000	\$ -	\$ 62,753.13	\$ -
11/01/45	\$ 2,335,000	\$ 420,000.00	\$ 62,753.13	\$ 545,506.25
05/01/46	\$ 1,915,000	\$ -	\$ 51,465.63	\$ -
11/01/46	\$ 1,915,000	\$ 440,000.00	\$ 51,465.63	\$ 542,931.25
05/01/47	\$ 1,475,000	\$ -	\$ 39,640.63	\$ -
11/01/47	\$ 1,475,000	\$ 465,000.00	\$ 39,640.63	\$ 544,281.25
05/01/48	\$ 1,010,000	\$ -	\$ 27,143.75	\$ -
11/01/48	\$ 1,010,000	\$ 490,000.00	\$ 27,143.75	\$ 544,287.50
05/01/49	\$ 520,000	\$ -	\$ 13,975.00	\$ -
11/01/49	\$ 520,000	\$ 520,000.00	\$ 13,975.00	\$ 547,950.00
Total		\$ 8,045,000	\$ 7,412,315.63	\$ 15,457,315.63

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



## *SEVENTH ORDER OF BUSINESS*

**AGREEMENT FOR THE PROVISION OF POND BANK REPAIR SERVICES  
BETWEEN THE AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT AND  
JAX UTILITIES MANAGEMENT, INC.**

This Agreement (the "Agreement") is made and entered into this 1st day of July, 2022, by and between the following:

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

**Jax Utilities Management, Inc.**, a Florida corporation, 5465 Verna Boulevard, Jacksonville, Florida 32205 (the "Contractor" and together with the District, the "Parties").

**RECITALS**

**WHEREAS**, the District was established pursuant to Chapter 190, *Florida Statutes*, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements, including but not limited to, stormwater management improvements; and

**WHEREAS**, the District has a need to retain an independent contractor to provide the labor and materials necessary to provide pond bank and stormwater easement repair services as more particularly described in **Exhibit A** (the "Work"), for those areas identified in the map attached hereto as **Exhibit B** (the "Site"); and

**WHEREAS**, Contractor represents that it is licensed, qualified and capable of providing the pond bank repair services, and desires to contract with the District to do so in accordance with the terms of this Agreement and the District is amenable to the same; and

**WHEREAS**, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

**NOW, THEREFORE**, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

**SECTION 1. RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

**SECTION 2. DESCRIPTION OF WORK.**

**A.** The Contractor agrees to provide the items, labor and materials necessary for the provision of the Work in accordance with the terms of this Agreement and the attached **Exhibit A**, which is incorporated herein by reference, which shall include

repairing storm washouts, regrade the pond bank, and installing sod and hay mats. Specifically, the duties, obligations, and responsibilities of the Contractor are to provide the materials, equipment, services, and supervision necessary to perform the Work as described in **Exhibit A**.

- B.** Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District and in accordance with this Agreement. While providing the Work, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Work. Contractor shall use industry best practices and procedures when carrying out the Work.
- C.** This Agreement grants to Contractor the right to enter the lands owned by the District that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, ordinances and regulations affecting the provision of the Work. For those lands that are not owned by the District, but that are nevertheless necessary for the Contractor to access to effectuate the terms of this Agreement, the District agrees to procure the necessary authorizations for Contractor's ingress and egress to the Site. Prior to the provision of the Work by the Contractor, the Contractor shall coordinate with the District as to the proper route for ingress and egress to the Site.
- D.** Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from the Contractor's provision of the Work within twenty-four (24) hours.

### **SECTION 3. COMPENSATION.**

- A.** As compensation for the Work described in this Agreement, the District agrees to pay the Contractor Seventy-Three Thousand, Six hundred Forty-Two Dollars and Fifty Cents (\$73,642.50) to be invoiced upon acceptance of the Work by the District. The District shall pay Contractor within thirty (30) days of the receipt of such an invoice.
- B.** If the District should desire additional work or services not provided in **Exhibit A**, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the parties shall agree in writing to a work order, addendum, addenda, or change order to this Agreement, and the Contractor shall perform such additional work or services as if described and delineated in this Agreement.
- C.** The District may require, as a condition precedent to making any payment to the Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers,

and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

**SECTION 4. TERMINATION.** The District agrees that the Contractor may terminate this Agreement for cause by providing ten (10) days' written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide ten (10) days' written notice of termination without cause. Upon any termination of this Agreement, and as the Contractor's sole and exclusive remedy for any termination hereunder, the Contractor shall be entitled to payment for all Work rendered up until the effective termination of this Agreement, subject to whatever claims or offsets the District may have against the Contractor.

**SECTION 5. WARRANTY.** The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all Work and materials shall be of good quality, free from faults and defects. The Contractor shall assign to all manufacturer warranties for materials purchased for purposes of this Agreement to the District upon completion of the Work.

**SECTION 6. INSURANCE.**

- A. The Contractor shall, at its own expense, maintain insurance during the performance of the Work under this Agreement, with limits of liability not less than the following:

Workers Compensation	statutory
General Liability	
<i>Bodily Injury (including contractual)</i>	\$1,000,000
<i>Property Damage (including contractual)</i>	\$1,000,000
Automobile Liability (if applicable)	
<i>Bodily Injury and Property Damage</i>	\$1,000,000

- B. The District, its staff, consultants and supervisors shall be named as an additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a

reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII.

- C. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

#### **SECTION 7. INDEMNIFICATION.**

- A. Contractor, its employees, agents and subcontractors shall defend, hold harmless and indemnify the District and its supervisors, officers, staff, employees, representatives and agents against any claims, damages, liabilities, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the acts or omissions of Contractor, and other persons employed or utilized by Contractor in the performance of this Agreement or the Work performed hereunder up to the amount of One Million Dollars (\$1,000,000.00). By executing this Agreement, Contractor agrees such indemnification amount bears a reasonable commercial relationship to the Agreement.
- B. Obligations under this section 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, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

**SECTION 8. COMPLIANCE WITH GOVERNMENTAL REGULATION.** The Contractor shall keep, observe, and perform all requirements of applicable local, state, and federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, state, or federal governmental body or agency or subdivision thereof with respect to the Work being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of Work, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.

**SECTION 9. LIENS AND CLAIMS.** The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such

claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

**SECTION 10. LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other 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 such limitations of liability or by operation of law.

**SECTION 11. NO THIRD-PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal Parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors and assigns.

**SECTION 12. INDEPENDENT CONTRACTOR.** In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

**SECTION 13. FINAL AGREEMENT; AMENDMENTS.** This instrument shall constitute the final and complete expression of the agreement between the District and Contractor relating to the subject matter of this Agreement. 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 the District and Contractor.

**SECTION 14. AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all the requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this Agreement.

**SECTION 15. NOTICES.** All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent overnight delivery service, to the Parties, as follows:

**A. If to the District:** Amelia Walk CDD

475 West Town Place, Suite 114  
St. Augustine, Florida 32092  
Attn: District Manager

**With a copy to:**

KE Law Group, PLLC  
2016 Delta Boulevard, Suite 101  
Tallahassee, Florida 32303  
Attn: District Counsel

**B. If to the Contractor:**

Jax Utilities Management, Inc.  
5465 Verna Boulevard  
Jacksonville, Florida 32205  
Attn: \_\_\_\_\_

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 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 in this Agreement.

**SECTION 16. 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 prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

**SECTION 17. 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. All actions and disputes shall be brought in the proper court and venue, which shall be Nassau County, Florida.

**SECTION 18. 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 shall be treated as such in accordance with the District's Records Retention Policy and Florida law. Pursuant to section 119.07(1)(a), *Florida Statutes*, Contractor shall permit such records to be inspected and copied by any person desiring to do so. Failure of Contractor to comply with public records laws to the extent required by statute will result in immediate termination of the Agreement.

**SECTION 19. 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.

**SECTION 20. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

**SECTION 21. 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.

**SECTION 22. 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 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.

**SECTION 23. ASSIGNMENT.** Neither party may assign this Agreement or any monies to become due hereunder without the prior written approval of the other party.

**SECTION 24. 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.

[SIGNATURES ON NEXT PAGE]




**IN WITNESS WHEREOF**, the Parties hereto have executed this Agreement to be effective on the day and year first written above.

**AMELIA WALK COMMUNITY  
DEVELOPMENT DISTRICT**

  
Chairman, Board of Supervisors

**JAX UTILITIES MANAGEMENT, INC.**

  
By: Charles D. Freshwater  
Its: President

**Exhibit A:** Scope of Work

**Exhibit B:** Site

## EXHIBIT A



Jax Utilities Management, Inc.  
5465 Verna Boulevard  
Jacksonville, Florida 32205  
904-855-0111 FAX 904-855-0117  
amjames@jaxum.com

## Estimate

<u>Date</u>	<u>Estimate #</u>
6/10/2022	04-1331A

<u>Name / Address</u>
Amelia Walk CDD 475 West Town Place Suite 114 St. Augustine, FL 32092

<u>Ship To</u>
Amelia Walk CDD 475 West Town Place Suite 114 St. Augustine, FL 32092

<u>Description</u>	<u>Qty</u>	<u>Cost</u>	<u>Total</u>
Hampton Lake Ph 4			
Lots 49-50 & 110-136, Easement Includes grading, sod and hay mats between lot slopes.	5,455	13.50	73,642.50
Charles Freshwater ... Office:855-0111 Cell:813-3534	<b>Total</b>		\$73,642.50

**EXHIBIT B**



**GREEN POINTE**  
COMMUNITIES, LLC





**AGREEMENT BY AND BETWEEN JAX UTILITIES MANAGEMENT, INC., AND  
AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT FOR ROADWAY  
REPAIRS**

THIS AGREEMENT (“Agreement”) is made and entered into this \_\_\_\_ day of June, 2022, by and between:

**AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Nassau County, Florida, whose address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 (the “District”), and

**JAX UTILITIES MANAGEMENT, INC.**, a Florida corporation, whose mailing address is 5465 Verna Boulevard, Jacksonville, Florida 32205 (the “Contractor”).

**RECITALS**

**WHEREAS**, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

**WHEREAS**, the District has a need to retain an independent contractor to repair roadways, as more particularly described in the Contractor’s Estimate attached hereto as **Exhibit A**; and

**WHEREAS**, Contractor represents and warrants to the District that it is qualified, capable and willing to provide such services and the District desires to enter into this Agreement with Contractor for the same; and

**WHEREAS**, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

**NOW, THEREFORE**, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

**SECTION 1. RECITALS.** The recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Agreement.

**SECTION 2. DUTIES.**

- A.** The duties, obligations, and responsibilities of Contractor are to provide the construction materials and services for roadway repairs as described in **Exhibit A**, attached hereto and incorporated herein, at the location set forth generally in **Exhibit B** (together, the “Project”).
- B.** Contractor shall be solely responsible for the means, manner, and methods by which its duties, obligations, and responsibilities in connection with completion of

the Project are met to the satisfaction of the District. Contractor shall report directly to the District Manager or his/her designee. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within three (3) days. Contractor shall ensure that all equipment is operated only by individuals holding the proper licenses for such operation.

- C.** Should any error or inconsistency appear in the installation plans and/or construction specifications, Contractor, before proceeding with the Project, must notify the District for the proper adjustment, and in no case proceed with the Project in uncertainty.
- D.** This Agreement grants to Contractor the right to enter District lands which are subject to and necessary to complete the Project contemplated by this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.
- E.** Changes in the Project, labor, or materials for the Project may be accomplished by change order that demonstrates the written agreement of the District and Contractor upon the change in the Project, the amount of adjustment in compensation, and the extent of adjustment to the date of completion. Any additional compensation for additional duties shall be paid only upon the written authorization of the District Manager or his designee.
- F.** Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under this Agreement. Additionally, Contractor must clean mud and debris from and repair any damage to the District streets used as access to and from the building site. At completion of the Project, Contractor shall remove from the site all waste materials, rubbish, tools, construction equipment, machinery and surplus materials. If Contractor fails to clean up as provided in this Agreement, the District may do so and the cost thereof, if any, shall be reimbursable by Contractor.
- G.** To the extent that the provisions of this Agreement conflict with **Exhibit A**, this Agreement shall control.

### **SECTION 3. COMPENSATION.**

- A.** Compensation for the Project shall be in accordance with the unit prices set forth in **Exhibit A**, in a total amount not to exceed **Thirty Thousand, Six Hundred Five Dollars and 00/100 (\$30,605.00)**. Contractor shall invoice the District upon completion of the Project and acceptance by the District, in accordance with the requirements of subsection 3(D). The invoices shall be due and payable consistent with Florida's Prompt Payment Act for construction services.
- B.** If the District should desire additional services, Contractor agrees to negotiate in

good faith to undertake such additional work or services. However, no additional services shall be provided by Contractor prior to the parties' successful negotiations of the additional terms and compensation. Upon successful negotiations, the parties shall agree in writing to an addendum, addenda, or change order(s) to this Agreement. Contractor shall be compensated for such agreed upon additional services upon mutual terms agreeable to the parties and agreed to in writing.

- C. The District may require, as a condition precedent to making any payment to Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from Contractor, in a form satisfactory to the District, that any indebtedness of Contractor, as to services to the District, has been paid and that Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workers' Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.
- D. Contractor shall maintain records conforming to usual accounting practices. Further, Contractor agrees to render invoices to the District, in writing, which shall be delivered or mailed to the District. These invoices are due and payable in accordance with the Florida's Prompt Payment Act. Each invoice shall include such supporting information as the District may reasonably require Contractor to provide.

**SECTION 4. DATE OF COMMENCEMENT.** Contractor shall commence the Project no later than July 1, provided however that such commencement date may be adjusted in writing to address any delays caused by the District or otherwise agreed to in writing by the Parties.

**SECTION 5. TERMINATION.** The District agrees that Contractor may terminate this Agreement for cause by providing thirty (30) days' written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. Contractor agrees that the District may terminate this Agreement immediately for cause by providing a written notice of termination to Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, Contractor shall be entitled to payment for any and all material and labor provided up until the effective termination of this Agreement, subject to whatever claims or offsets the District may have against Contractor.

**SECTION 6. WARRANTY.** Contractor warrants to the District that all materials furnished under this Agreement shall be new, except that the existing silos are to be relocated and reinstalled, and that all services, including specifically all construction and installation services contemplated and/or provided hereunder, and all materials shall be of good quality and free from faults and defects. Contractor hereby warrants all materials, services and workmanship for two (2) years and

agrees to assign any and all of the materials and manufacturers' warranties to the District. Neither final acceptance of the Project, nor final payment therefor, nor any provisions of this Agreement shall relieve Contractor of responsibility for defective or deficient materials or services. If any of the services provided under this Agreement are found to be defective, deficient or not in accordance with the Agreement, including specifically all design services contemplated and/or provided hereunder, Contractor shall correct, remove and/or replace such services and/or materials promptly after receipt of a written notice from the District and to correct and pay for any other damage resulting therefrom to the District property or the property of landowner's within the District such that the District receives the maximum benefit of the completed Project contemplated by this Agreement.

Contractor hereby covenants to the District that it shall perform the services necessary to complete the Project: (i) using its best skill and judgment and in accordance with generally accepted professional and design standards and practices for projects of similar design and complexity as the development occurring within the District; (ii) in compliance with all applicable federal, state, county, municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, including, without limitation, all professional registration (both corporate and individual) for all required basic disciplines that it shall perform; and (iii) in an expeditious and economical manner consistent with the best interest of the District. Contractor hereby covenants to the District that any work product of Contractor shall not call for the use of, nor infringe, any patent, trademark, services mark, copyright or other proprietary interest claimed or held by any person or business entity absent prior written consent from the District.

**SECTION 7. INSURANCE.** Contractor shall, at its own expense, maintain insurance during the performance of its services under this Agreement, with limits of liability not less than the following:

Workers' Compensation	statutory
General Liability	
<i>Bodily Injury (including contractual)</i>	\$1,000,000/\$2,000,000
<i>Property Damage (including contractual)</i>	\$1,000,000/\$2,000,000
Automobile Liability (if applicable)	
<i>Bodily Injury and Property Damage</i>	\$1,000,000/\$2,000,000

Contractor shall provide the District with a certificate naming the District, its officers, and employees as an additional insured. At no time shall Contractor be without insurance in the above amounts. 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 section shall be sent to the District prior to the commencement of any performance under this Agreement.

If Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event Contractor shall



pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

#### **SECTION 8. INDEMNIFICATION.**

- A.** Contractor agrees to indemnify, defend, and hold harmless the District and its officers, staff, and employees, from liabilities, damages, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the negligence, recklessness, or intentional wrongful misconduct of Contractor and persons employed or utilized by Contractor in performance of services related to this construction contract. The obligations under this paragraph shall be limited to no more than One Million Dollars (\$1,000,000.00), which amount the District and Contractor agree bears a reasonable commercial relationship to this Agreement. Nothing in this Section is intended to waive or alter any other remedies that the District may have as against the Contractor. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless of whether the District is adjudged to be more or less than 50% at fault.
- B.** Obligations under this section 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, attorneys' fees, and paralegals' fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

**SECTION 9. COMPLIANCE WITH GOVERNMENTAL REGULATION.** In performing its obligations under this Agreement, Contractor and each of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction, including all laws, regulations and rules relating to immigration and/or the status of foreign workers. Contractor shall initiate, maintain, and supervise all safety precautions and programs in connection with its obligations herein. Contractor shall ensure that all of Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by Contractor observe Contractor's rules and regulations of safety and conduct. Contractor shall take all reasonable precautions for the safety of and shall provide all reasonable protection to prevent damage, injury or loss to all of its employees, agents and subcontractors performing its obligations herein and other persons who may be affected, and any material, equipment and other property. Contractor shall remedy all damage or loss to any property caused in whole or in part by Contractor, its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor, or by anyone for whose acts Contractor may be liable. Consistent with Section 8 provided for herein, Contractor shall indemnify District for all damage or losses it may incur or be exposed to because of Contractor or any of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor's failure to comply with the provisions contained herein.

**SECTION 10. LIENS AND CLAIMS.** Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. Contractor shall keep the District's property free from any materialmen's or mechanics' liens and claims or notices in respect to such liens and claims, which arise by reason of Contractor's performance under this Agreement, and Contractor shall immediately discharge any such claim or lien. In the event that Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

**SECTION 11. LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in section 768.28, *Florida Statutes*, or other statute, 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 such limitations of liability or by operation of law.

**SECTION 12. NO THIRD-PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third-party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

**SECTION 13. INDEPENDENT CONTRACTOR.** It is understood and agreed that at all times the relationship of Contractor and its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor to the District is the relationship of an independent contractor and not that of an employee, agent, joint-venturer or partner of the District. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between the District and Contractor or any of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor. The parties acknowledge that Contractor is not an employee for state or federal tax purposes. Contractor shall hire and pay all of Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by Contractor, all of whom shall be employees of Contractor and not employees of the District and at all times entirely under Contractor's supervision, direction and control.

In particular, the District will not: i) withhold FICA (Social Security) from Contractor's payments; ii) make state or federal unemployment insurance contributions on Contractor's behalf; iii) withhold state or federal income tax from payment to Contractor; iv) make disability insurance contributions on behalf of Contractor; or v) obtain Workers' Compensation insurance on behalf of Contractor.

**SECTION 14. AGREEMENT.** This instrument shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement. **Exhibit A** is applicable to the extent that it states the scope of services for the

labor and materials and/or the compensation to be provided under this Agreement. Except as otherwise provided herein and to the extent that any provisions of **Exhibit A** conflict with provisions of this Agreement, this Agreement shall control.

**SECTION 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 the District and Contractor.

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

**SECTION 17. NOTICES.** All notices, requests, consents and other communications under this Agreement (the "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent overnight delivery service, to the parties, as follows:

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

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

**B. If to Contractor:** Jax Utilities Management, Inc.  
5465 Verna Boulevard  
Jacksonville, FL 32205  
Attn: \_\_\_\_\_

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 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 in this Agreement.

**SECTION 18. 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 and costs for trial, alternative dispute resolution, or appellate proceedings.

**SECTION 19. CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents that the venue for any litigation arising out of or related to this Agreement shall be in Nassau County, Florida

**SECTION 20. 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*. Contractor acknowledges that the designated public records custodian for the District is **Daniel Laughlin** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the 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 contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of this 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.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, DANIEL LAUGHLIN, C/O GOVERNMENTAL MANAGEMENT SERVICES, LLC, 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092, (904) 940-5850, [DLAUGHLIN@GMSNF.COM](mailto:DLAUGHLIN@GMSNF.COM).**

**SECTION 21. 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.

**SECTION 22. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

**SECTION 23. 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.

**SECTION 24. 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 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.

**SECTION 25. ASSIGNMENT.** Contractor may not assign this Agreement or any monies to become due hereunder without the prior written approval of the District. Any assignments attempted to be made by Contractor without the prior written approval of the District are void.

**SECTION 26. 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. Notwithstanding anything contained herein to the contrary, the Parties agree that neither party shall be entitled to consequential or special damages arising out of or relating to this Agreement or termination of this Agreement in accordance with the terms hereof. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third-party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third-party to this Agreement.

**SECTION 27. SCRUTINIZED COMPANIES STATEMENT.** Contractor certifies that it is not in violation of section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

**SECTION 28. 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.

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

**AMELIA WALK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Chair, Board of Supervisors

**JAX UTILITIES MANAGEMENT, INC.,**  
a Florida corporation

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

**Exhibit A:** Estimate  
**Exhibit B:** Location

# EXHIBIT A Estimate



Jax Utilities Management, Inc.  
5465 Verna Boulevard  
Jacksonville, Florida 32205  
904-855-0111 FAX 904-855-0117  
amjames@jaxum.com

## Estimate

Date	Estimate #
5/24/2022	04-1325A

Name / Address
GreenPointe, LLC Amelia Walk

Ship To
GreenPointe, LLC Amelia Walk

Description	Qty	Cost	Total
Amelia Walk			
Tear out and Repour Miami Curb	375	73.00	27,375.00
Curb Repairs	49	50.00	2,450.00
Asphalt Repair	4	195.00	780.00
***Curb will be measured at the end of the job and billed by the unit cost +/- the estimate footage.			
Jason James 904-237-4194	<b>Total</b>		\$30,605.00

## EXHIBIT B





*EIGHTH ORDER OF BUSINESS*

**MEMORANDUM OF UNDERSTANDING  
BETWEEN AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT AND  
TAYLOR MORRISON OF FLORIDA, INC.**

**RECITALS**

**WHEREAS**, Amelia Walk Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, and is located in Nassau County, Florida; and

**WHEREAS**, Taylor Morrison of Florida, Inc. ("Taylor Morrison") is a Florida profit corporation and the owner and/or developer of certain improvements and property located within the District; and

**WHEREAS**, the District owns, operates and maintains certain roadways, including but not limited to Miami curbs (the "Curbs") at the locations within the District indicated on the map attached hereto as Exhibit A, which are in need of certain repairs as referenced in the estimate attached hereto as Exhibit B (the "Work"), including but not limited to Miami curbs (the "Curbs") at the locations indicated on the map attached hereto as Exhibit B.; and

**WHEREAS**, Taylor Morrison has agreed to provide funds for the Work, and the parties now wish to enter into this Memorandum of Understanding regarding Taylor Morrison's agreement to provide funds for such repairs.


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

1. The Recitals stated above are true and correct and are incorporated herein as a material part of this Memorandum.
2. Taylor Morrison agrees to pay the District the sum of **\$30,605.00** (the "Estimated Amount") for the Work as set forth on Exhibit B (the "Funds"). Taylor Morrison shall remit the Funds to the District within fifteen (15) days after the District has provided Taylor Morrison with a valid invoice for the Work completed by the District's contractor, together with notification in writing that such Work is complete and that the Work has been accepted by all applicable governing jurisdictions. Notwithstanding the foregoing, if the work costs less than the Estimated Amount, then Taylor Morrison shall only be required to remit such lesser funds necessary to complete the Work.
3. Taylor Morrison acknowledges that the District has prompt payment obligations as set forth in Sections 218.70 through 218.80 of the Florida Statutes, and any delay in submitting payment may result in interest penalties. Should the District incur any interest penalties as a result of Taylor Morrison's failure to remit timely payment as required under this Agreement, Taylor Morrison agrees to be responsible for all such interest penalties.


4. The parties acknowledge that Taylor Morrison's payment of the Funds shall not grant Taylor Morrison any ownership, operation, or maintenance rights; the District shall continue to exclusively own, operate and maintain the Curbs.
5. Taylor Morrison hereby agrees that nothing herein shall be construed as a waiver of sovereign immunity granted by section 768.28, *Florida Statutes*.
6. Taylor Morrison understands and agrees that all documents of any kind provided to the District or to District Staff in connection with the activities contemplated under this Memorandum are public records pursuant to Chapter 119, *Florida Statutes*, and are treated as such in accordance with Florida law.
7. This Memorandum shall become effective as of the date below.

IN WITNESS WHEREOF, the undersigned have executed this instrument effective as of June \_\_\_, 2022.

**AMELIA WALK COMMUNITY  
DEVELOPMENT DISTRICT**

By:   
Name: Gregg F. Kern  
Title: Chairman

**TAYLOR MORRISON OF FLORIDA, INC.**

By:   
Name: G. CHRIS MCKINNEY  
Title: VICE PRESIDENT, LAND DEVELOPMENT

**Exhibit A: Map**  
**Exhibit B: Estimate**

**EXHIBIT A**  
**Map**  
**[attached at following page]**



GREEN POINTE  
COMMUNITIES, LLC





## EXHIBIT B Estimate



Jax Utilities Management, Inc.  
5465 Verna Boulevard  
Jacksonville, Florida 32205  
904-855-0111 FAX 904-855-0117  
jrmjenns@jaxum.com

### Estimate

Date	Estimate #
5/24/2022	04-1325A

Name / Address
GreenPointe, LLC Amelia Walk

Ship To
GreenPointe, LLC Amelia Walk

Description	Qty	Cost	Total
Amelia Walk			
Tear out and Repour Miami Curb	375	73.00	27,375.00
Curb Repairs	49	50.00	2,450.00
Asphalt Repair	4	195.00	780.00
***Curb will be measured at the end of the job and billed by the unit (3200) +/- the estimate footage.			
Jason James 904-237-4194		<b>Total</b>	\$30,605.00

## *NINTH ORDER OF BUSINESS*

Consideration: \$10.00  
Documentary Stamps: \$.70

**Prepared by and when  
recorded mail to:**

**Rachael L. Greenstein, Esq.  
MAHONEY LAW GROUP, P.A.  
2240 Belleair Road, Suite 201  
Clearwater, FL 33764**

### **SIGNAGE AND LANDSCAPE EASEMENT AGREEMENT**

THIS SIGNAGE AND LANDSCAPE EASEMENT AGREEMENT (this “**Agreement**”) is made this \_\_\_\_ day of \_\_\_\_\_, 2022, by and between **AEA FUND LLC**, a Florida limited liability company, (the “**Grantor**”), whose address is 6555 Sanger Road, Orlando, Florida 32827, and **AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized and existing under the laws of the State of Florida (the “**Grantee**”), whose address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092, with reference to the following facts:

A. Grantor is the owner of that certain real property more particularly described in **Exhibit “A”** attached hereto and made a part hereof (“**Easement Area**”).

B. Grantee is the owner of certain real property located in the community known as Amelia Walk (the “**Community**”) in Nassau County, Florida (“**Grantee’s Property**”).

C. Grantee desires for Grantor to grant Grantee easements for the purposes of installing, constructing, maintaining, repairing and replacing a permanent monument sign identifying and advertising the Community, together with landscaping, and associated irrigation and utility improvements, as more particularly set forth in this Agreement, on, over, across, under, and through the Easement Area, for the benefit of Grantee and its interest in Grantee’s Property.

D. Grantor is willing to grant the above-described easements to Grantee, subject to and in accordance with the terms hereof.

NOW, THEREFORE, in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Recitals; Exhibit. The above recitals are true and correct and, along with the exhibit attached hereto, are incorporated herein by this reference.

2. Grant of Easement. Grantor hereby grants to Grantee, its successors and assigns: (a) a permanent, exclusive easement on, over, across, under, and through the Easement Area, for purposes of allowing Grantee and Grantee’s employees, contractors, sub-contractors, materialmen, agents, and consultants (collectively, “**Grantee’s Permitted Parties**”) to install, construct, plant, maintain, repair, remove and replace, as determined by Grantee: (i) a permanent monument sign and wall feature identifying the Community; (ii) sod, shrubbery and/or other landscape materials if and to the extent deemed desirable by Grantee; and (iii) drainage, irrigation, electric, lighting and other utility improvements related to the items installed or planted pursuant to (i) and (ii) above (the items described in (i), (ii) and (iii) above are collectively referred to herein as the “**Improvements**”); and (b) a permanent, non-exclusive easement on, over, across and through the Easement Area for purposes of vehicular and pedestrian ingress and egress for Grantee and Grantee’s Permitted Parties, as reasonably necessary for



Grantee's use of the easement described in (a) above (the easements described in (a) and (b) above are collectively referred to herein as the "**Easements**"). The Easements are appurtenant to and for the benefit of Grantee's Property.

3. Compliance with Laws; No Liens; Maintenance. Grantee shall exercise the Easements in a reasonable manner and in compliance with all applicable permits, approvals, laws, statutes, ordinance, rules and regulations (collectively, "**Laws**"). Any work performed by Grantee pursuant to the Easements shall be performed in a good, workmanlike and lien-free manner. Grantee shall maintain, repair and replace the Improvements at Grantee's sole cost and expense and shall keep the same in good and attractive condition and repair.

4. Grantor's Use of the Easement Area. Grantor reserves unto itself, and its successors and assigns, the right to use the Easement Area; provided, however, that such use shall not (a) prohibit, interfere, impede or conflict with Grantee's use of the Easements or access to the Easement Area, or (b) damage, obstruct or otherwise adversely affect the Improvements. Grantor shall not construct or install, or permit to be constructed or installed, any improvements of any kind within the Easement Area (including, without limitation, landscaping, utilities or fences), without Grantee's prior written consent. Any damage done by Grantor or its invitees, contractors, employees, assigns or other agents to Grantee's property or improvements shall be immediately restored at Grantor's expense.

5. "As-Is". The Easements are granted to and accepted by Grantee in its "AS IS" condition and without any warranty or representation, express or implied, by Grantor as to the condition or suitability of the Easement Area for Grantee's purposes or otherwise. Grantee acknowledges that the Easements granted herein are subject to all easements, restrictions, reservations and other matters of record.

6. Miscellaneous Provisions.

(a) Notice. Notices given or served pursuant hereto or in connection herewith, must be in writing, and may be given either by (i) certified or registered mail and shall be deemed delivered on the third (3rd) business day after such notice, properly addressed and with postage prepaid, is deposited in the United States mail, or (ii) by personal delivery or overnight delivery, charges prepaid, and shall be deemed delivered when actually received (or delivery is refused) by the party to whom it is addressed. Such notices shall be given to the parties hereto at the addresses set forth in the preamble. Any party hereto may, at any time by giving five (5) days' written notice to the other party hereto, designate any other party or address in substitution of any foregoing party or address to which such notice shall be given.

(b) Severability. If any term, provision, covenant or condition of this Agreement or the application thereof to any person or circumstance shall to any extent be invalid or unenforceable, the remainder of this Agreement, or the application of such term, provision, covenant or condition to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby and each remaining term, provision, covenant or condition of this Agreement shall be valid and be enforceable to the fullest extent permitted by law.

(c) Covenants Running With the Land; Binding Effect. The Easements and the other rights and covenants of the parties set forth in this Agreement shall be deemed appurtenant to, and for the benefit of Grantee's Property, and burdening the Easement Area, and shall constitute covenants running with the land, binding upon, and inuring to the respective successors and assigns of Grantor and Grantee. Notwithstanding anything herein to the contrary, Grantee shall have the right to assign its rights

to the Easements and all of its obligations under this Agreement to any homeowners association established for the Community.

(d) Limitations on Governmental Liability and Public Records. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, Florida Statutes or other 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 such limitations of liability or by operation of law. Grantor understands and agrees that all documents of any kind provided to the Grantee in connection with this Agreement may be public records, and, accordingly, Grantor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes.

(e) Governing Law; Venue. This Agreement shall be governed in accordance with Florida law. Venue for any dispute arising under this Agreement shall lie exclusively in the courts located in Nassau County, Florida.

(f) Jury Trial Waiver. The parties each knowingly, voluntarily and intentionally waive any right which either of them may have to a trial by jury with respect to any litigation or legal proceeding based upon or arising directly, indirectly or otherwise in connection with, out of, related to or from the Easements or this Agreement including, by way of example but not limitation, any course of conduct, course of dealings, verbal or written statements or acts or omissions of either party which in any way relate to the Easements or this Agreement. The parties have specifically discussed and negotiated for this waiver and understand the legal consequences of same.

(g) Amendment; Waiver of Breach. This Agreement may only be amended, modified or terminated by an instrument executed by the parties hereto, or their respective successors or assigns. No waiver of any provision hereof shall be effective unless done so in writing signed by the party entitled to enforce such matter, nor shall any single waiver constitute a waiver of any subsequent obligation.

(h) Attorneys' Fees. In the event of any dispute arising under this Agreement, the prevailing party in such action shall be entitled, in addition to all other relief granted or awarded by the court, to a judgment for its reasonable attorneys' and paralegals' fees and costs incurred by reason of such action and all costs of mediation, arbitration, suit at both the trial and appellate levels, and any bankruptcy action. This provision shall survive any termination of this Agreement.

(i) Entire Agreement. This Agreement contains the entire agreement between the parties hereto with respect to the subject matter of the Easements, and supersedes all previous negotiations leading thereto.

(j) No Third Party Beneficiaries. No person or entity shall be deemed a beneficiary of the terms of this Agreement, unless specifically provided for herein. The Easements and other terms and conditions of this Agreement shall not constitute dedications to the public, and no member of the public shall have any rights hereunder.

(k) Construction. The parties acknowledge that they have had the benefit of independent counsel with regard to this Agreement and that this Agreement has been prepared as a result of the joint efforts of all parties and their respective counsel. Accordingly, all parties agree that the provisions of this Agreement shall not be construed or interpreted for or against any party hereto based upon authorship, and shall be construed liberally to accomplish their intended purposes.

(1) Counterparts. This Agreement may be executed in separate counterparts, each of which shall be deemed an original, and all of which when taken together, shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.

**GRANTOR:**

Signed, sealed and delivered in the presence of:

**AEA FUND LLC,**  
a Florida limited liability company

Witness: \_\_\_\_\_

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

Witness: \_\_\_\_\_

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

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

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

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

STATE OF FLORIDA

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

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by \_\_\_\_\_, as \_\_\_\_\_ of AEA Fund LLC, a Florida limited liability company, on behalf of the company. He/She is ☐ personally known to me, or ☐ has produced \_\_\_\_\_ as identification and did take an oath..

NOTARY PUBLIC, STATE OF FLORIDA:

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

[Notary Seal]

*[Signatures continue on following page.]*

*[Grantee Signature Page to Signage and Landscape Easement Agreement]*

**GRANTEE:**

Signed, sealed and delivered in the presence of:

Witness: \_\_\_\_\_

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

Witness: \_\_\_\_\_

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

**AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized and existing under the laws of the State of Florida

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

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

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

STATE OF FLORIDA

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

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2022, by \_\_\_\_\_, as \_\_\_\_\_ of Amelia Walk Community Development District, a local unit of special purpose government organized and existing under the laws of the State of Florida, on behalf of the district. He/She is ☐ personally known to me, or ☐ has produced \_\_\_\_\_ as identification and did take an oath.

NOTARY PUBLIC, STATE OF FLORIDA:

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

[Notary Seal]

**EXHIBIT “A”**

**Legal Description of Easement Area**

## *TENTH ORDER OF BUSINESS*

## MEMORANDUM

To: Amelia Walk Community Development District (“District”) Board of Supervisors (“Board”)  
From: District Staff  
Date: July 19, 2022  
Re: Road Repair Funding Options

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The Board requested District staff provide funding options for roadway repairs in the District that may exceed a million dollars or more. This memorandum is intended to provide the District Board with the various funding options for such expenditures and the options are presented in no particular order.

### Options

1. **Operation and Maintenance (O&M) Assessment:** a one-time O&M assessment for the cost of the road repair could be imposed. If the District wanted to utilize this option, adopting such assessment in conjunction with the fiscal year budget such that the tax collector could be used to collect the assessment would be the recommended route for assurance of 100% collections. A direct mailed one-time assessment would come with additional financial and administrative challenges. The District would need to determine the cost of the capital repairs and would provide mailed and published notice of the proposed assessment, hold a public hearing and then could levy the proposed assessment, with collection coming over the fiscal year in conjunction with the county’s collection of ad valorem and assessment collections. The main advantage of this option is the process is fairly inexpensive and would not involve any refinancing or other debt issuance or borrowing procedures. The District would also avoid incurring any administrative and financing costs which occur in the bond issuance and validation process. The largest disadvantages include that it would result in a sharp O&M assessment increase for each year in which road repairs take place and would be a single year assessment paid only by the residents at the time of the incurrence of the increase rather than spreading the payment out over multiple years, allowing residents that live in their homes and enjoy the repairs to pay over a 20-30 year period. Furthermore, this option takes the longest to see the financial collection results because the money is not available to spend until the assessments are collected and remitted to the District (from start to finish is likely 9-12 months).
2. **Short-Term Loan (less than five years).** Another potential option for the District would be to contact one or more private financial institutions for a short-term (less than five years) loan. The advantage is the opportunity to spread the financing of the roadway improvements over more than one budget cycle, thereby lessening the impact to residents. Further, if the loan is less than five years, the District would not have to seek any permission from a court for such a loan and would be able to engage with different institutions to obtain the most favorable rate. The main disadvantage would be that splitting the cost of the repairs over a maximum of five years would still likely result in a fairly large increase for those years for each resident. Financing charges, interest on the loan, legal fees (banks typically require legal opinions), administrative costs (i.e. a methodology and other tax opinions) and a limitation in the number of available banks willing to loan the district debt would also be present in this option, which would inflate the cost of the road repairs and would do so over a shortened time period.
3. **Long-Term Bonds (public offering or private placement).** A third option for the District would be to seek the issuance of long-term bonds. The District previously issued multiple series of bonds and a cursory view of the documents associated with the District’s previous bond issuances, there

is still validation cap left to issue an additional series without going back through the validation process (meaning filing a complaint in circuit court). So long as these bonds are used for the same purposes as the validated bonds, this issuance would be permissible. Given that the Master Engineer's Report for the District not only references the roadways but goes into detail regarding previous funding of roadways and the desire of the District to fund the roadways through the issuance of bonds, the issuance of bonds for further purposes of road reconstruction and repair likely would be considered a permissible purpose but we would want that use to be confirmed by the District's bond counsel. Bond counsel would also need to confirm there is not a prohibition on layering in additional bonds. The advantage to this option is the ability to spread the payment for the road repairs over an extended period of time, allowing property owners to pay a relatively small portion of the cost (including financing charges) each year and only paying a proportionate share while they own their residence, rather than a "luck of the draw" one-time special assessment payment. The other advantage to this long-term financing is that all of the roadway repairs could be handled at one time, along with any other enhancements or improvements the District's Board desired so long as it meets the qualified costs of the previous validation and without having to incur multiple transaction costs. The main disadvantage of this would be the incursion of administrative, legal, and other financial charges associated with the issuance process which is wrapped into the bond issuance structure and paid over the life of the bonds (usually 30 years but could be 10, 15, 20 or 30).

In summary, the District has a number of options for financing the road repairs, with costs spread over one to thirty years. Your staff can take direction on providing a more in depth financial analysis of each of these options to you should you desire them, including engaging an underwriter that does not charge the District unless and until bonds are issued.



## *ELEVENTH ORDER OF BUSINESS*

*D.*

7/19/2022

# *Amelia Walk*

Community Development District

Amenity Management & Field Operations Report



**Kelly Mullins**

AMENITY MANAGER  
GOVERNMENTAL MANAGEMENT SERVICES

**Cheryl Graham**

FIELD OPERATIONS MANAGER  
GOVERNMENTAL MANAGEMENT SERVICES

Amelia Walk  
Community Development District

Amenity Management & Field Operations Report  
July 19, 2022

To: Board of Supervisors

From: Kelly Mullins  
Amenity Manager

Cheryl Graham  
Field Operations Manager

RE: Amelia Walk Amenity Management & Field Operations Report – July 19, 2022

The following is a summary of items related to the amenity management, field operations & maintenance of Amelia Walk CDD.

## Special Events

- GMS looks forward to working with the Amelia Walk Board of Supervisors and residents of the community on hosting events desired in this district
- Resident Suggestions:
  - Water Aerobics – Began July 6<sup>th</sup>
  - Craft Beer Tasting- Planning for Fall
- July Events:
  - July 2<sup>nd</sup> – Independence Day Celebration 5pm
  - July 16<sup>th</sup> – Movie Night 8pm
  - Food Trucks – Every Tuesday Night 5-8pm
  - Water Aerobics- MWF 8am
- Example Events:
  - Easter Bunny and Egg Hunt
  - Painting Parties
  - Bingo/Trivia/Bunco/Dominoes
  - Fitness Classes
  - Garage Sales
  - Charitable Fundraisers
  - Pool Parties

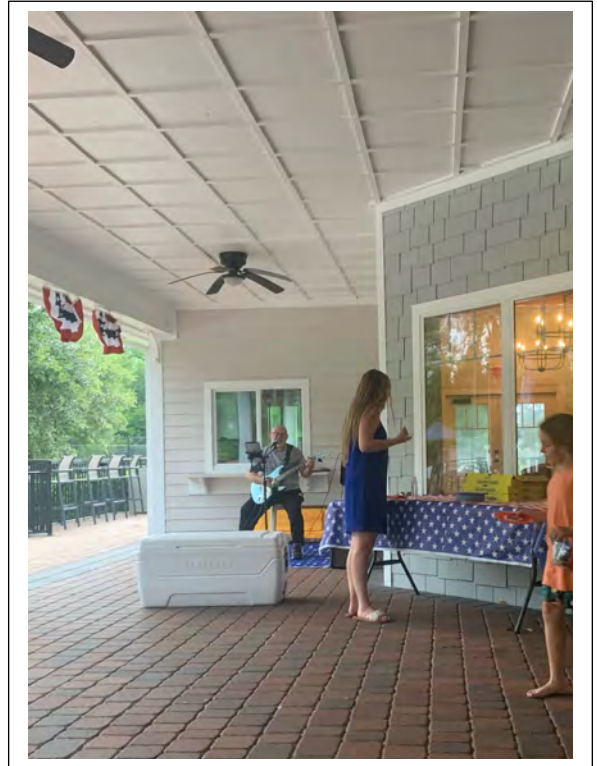
## Communication

- GMS was informed Amelia Walk CDD was in need of improved communication
  - Voicemail has been set up on the Amelia Walk CDD office phone – Office Number: 904-225-3147
  - Email blast updates will be sent out regularly to the community – please let your neighbors know if they do not receive our blasts to send an email to [ameliawalkmanager@gmsnf.com](mailto:ameliawalkmanager@gmsnf.com) to be added to the distribution list or stop by the office
  - Food trucks will be announced weekly
  - A monthly events/clubs calendar will be published each month
  - A monthly newsletter will be published each month

# Independence Day Celebration



Thank you to all residents who came out to celebrate Independence Day with us at Amelia Walk CDD! Pizza, games & live music were enjoyed by all!







## July 2022 Newsletter



### **HAPPY INDEPENDENCE DAY!**

To celebrate Independence Day, we are planning a fun evening at the Amenity Center on July 2, 2022. You'll find more details below. I hope you can join us!

Just a reminder that as we are all out enjoying the beautiful Amelia Walk community, we ask that we all keep others in mind as you drive around in the community and when stopping by to enjoy the Amenity Center. If you have any comments, questions or requests, please feel free to stop by the office.

*Your Amenity Manager,  
Kelly Mullins*

# **Here are the latest events happening at the Amelia Walk Amenity Center**

These dates are subject to change based on new rentals

## ***Amenity Center July Calendar***



**Amelia Walk  
Independence Day Celebration  
Saturday July 2nd  
5pm - 8pm**

**Come out to the Amenity  
Center and celebrate the  
Fourth of July Holiday!**

**Live Music, Games, Pizza and  
More!**

**(Pizza and drinks available ,while supplies last)**

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## Pool Hours & Amenity Center Policies

The Amenity Center Pool is open from Dawn until Dusk-No swimming is permitted outside posted hours.

No diving, jumping, pushing, running or other horseplay is allowed in the pool or on the pool deck area.

Residents may only bring Five (5) guests with them to the pool.

Residents/Guests under fourteen (14) must always be accompanied by a parent/adult eighteen (18) or older.

GLASS is NOT Permitted on the pool deck.

Bikes, skateboards, roller blades scooters and golf carts are NOT Permitted on the pool deck area inside the pool gates at any time and must be parked in the designated parking areas only.

Smoking is Not Permitted around the Amenity Center or on the Pool Deck.

Play equipment, such as floats, rafts, snorkels, dive sticks and flotation devices ..are NOT Permitted for the safety of all residents/guests.

**\*\*Children who are learning to swim are permitted to have flotation devices in the pool.**

***Click [here](#) for the full list of the Amenity Center Policies***

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# LOST AND FOUND



## Did you forget something at the Amenity Center?

Items found at the pool, gym or around the Amenity Center will be held in the Amenity Center Manager's office for thirty days. They can be picked up Monday- Friday from 9am - 5pm.

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**The Bunco Group currently meets the second Tuesday of each month from 7Pm-10pm. There has been some interest in forming a second group that would play on a weekday afternoon. If you are interested in joining, please email Lynda Watson at [lmdaname1ia@gmail.com](mailto:lmdaname1ia@gmail.com)**

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## HOW TO START A NEW CLUB

Do you have a great idea for a new Community Club? Is so, please reach out to the Amenity Center Manager. Amelia Walk is always looking for new ideas to bring the Community Together!

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# Local Events



## 4th of July Hometown Celebration

4TH OF JULY Fireworks at Centre Street. There will be vendors from 6-10pm, fireworks will go off at 9pm sharp!

**More Local Events this Month  
Amelia Island Events Calendar**

*<https://www.ameliaisland.com/Calendar>*

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## CDD Information

**The next Amelia Walk CDD meeting will be held Tuesday, July 19th, at 2:00p.m. at the Amelia Walk Amenity Center.**

**Looking for information about your CDD? Please check out our CDD website for lots of helpful information.**

**[www.ameliawalkcdd.com](http://www.ameliawalkcdd.com)**

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# Movie Night

## You're Invited!

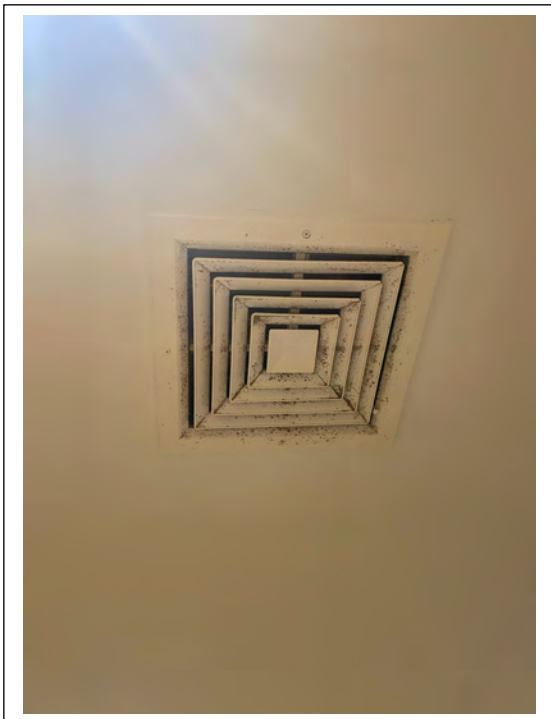
Bring the family down to the Amenity Center for a family friendly movie. We'll be showing *Finding Nemo*. Popcorn and drinks will be provided. The movie will start shortly after sunset.

Amelia Walk Amenity Center  
July 16, 2022  
8 pm



## Completed Projects – Gym

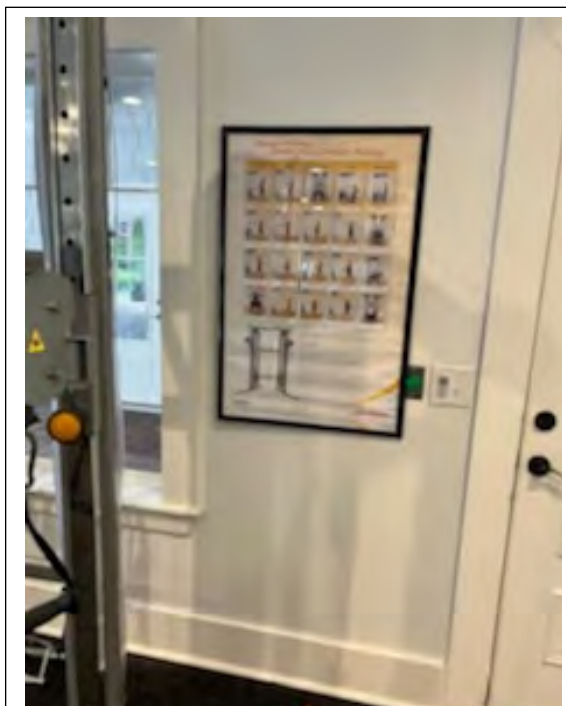
Before



After



- Multiple vents in the gym bathrooms were removed and cleaned
- A workout guide poster for some of the gym equipment was framed and displayed in the gym
- Gym wipes have been restocked and will continue to be monitored and replaced as needed
- Additional signage for Gym Policies is being considered
- The gym is continuing to be professionally cleaned weekly



## Completed Projects – Gym



- The changing table in the men's restroom has been resecured to stay closed when not in use



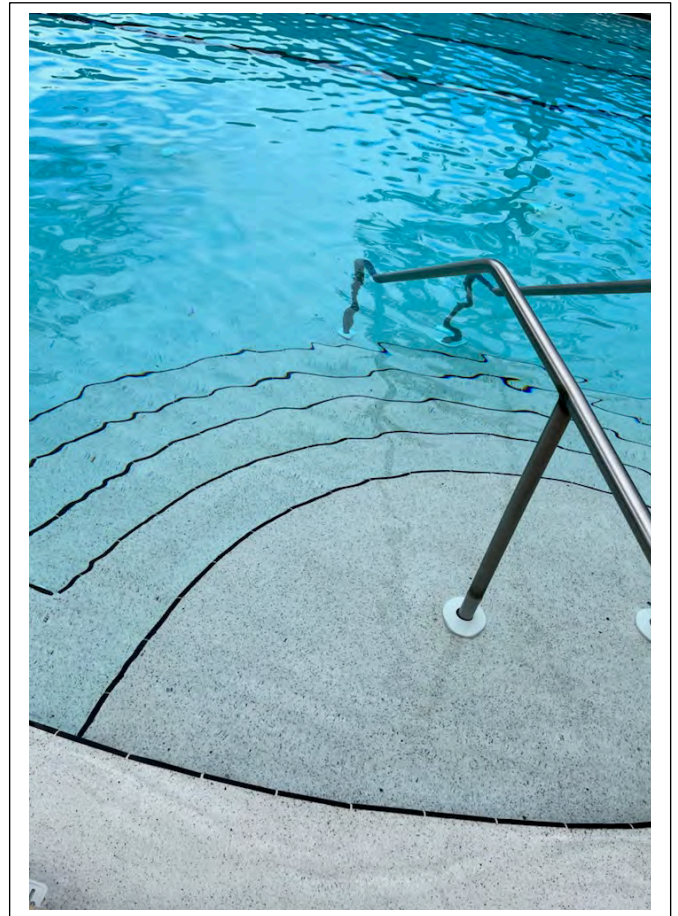
## In Progress Projects – Gym



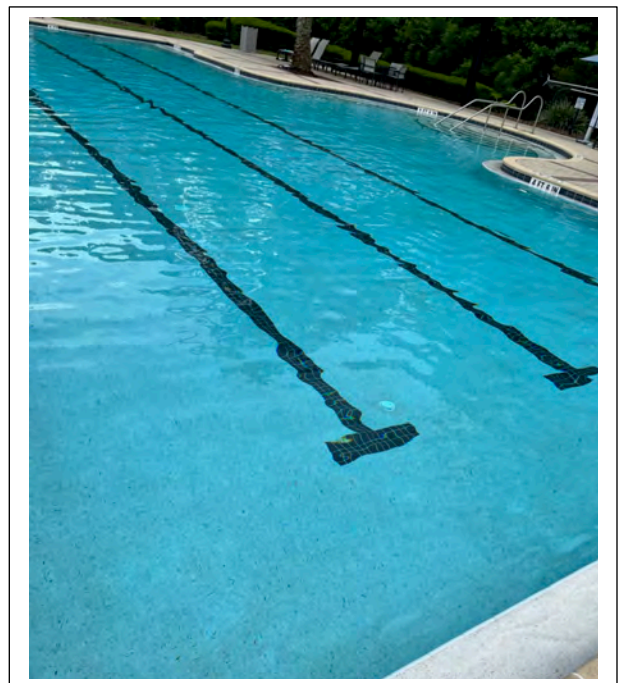
- Gym equipment repairs will be completed by Southeastern Fitness – Waiting on start date
- The fire extinguisher case will be sanded for rust and repainted to improve appearance
  - The fire extinguisher was recently serviced



## Completed Projects – Pool Deck

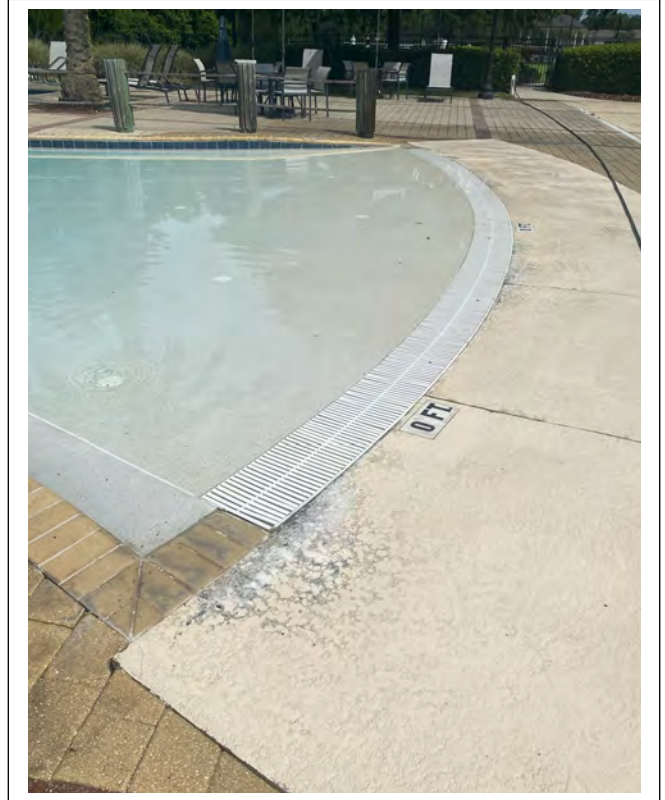
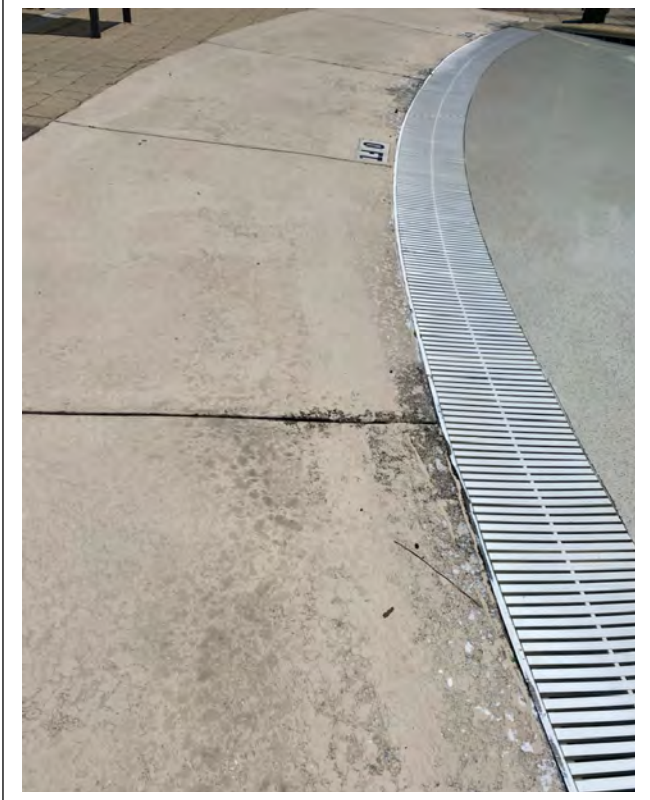


- GMS is continuing to monitor and maintain the quality of the pool
  - Chlorine levels are being tested daily and chlorine added as needed
  - Algae is being treated as needed
  - Quotes for repairs needed are being requested
- GMS will continue to maintain the pool until White Ladder is able to officially start
- White Ladder will be taking over the pool maintenance on August 1, 2022
- A clock was added to the pool deck for convenience
- The new WIFI signs have arrived and are being installed



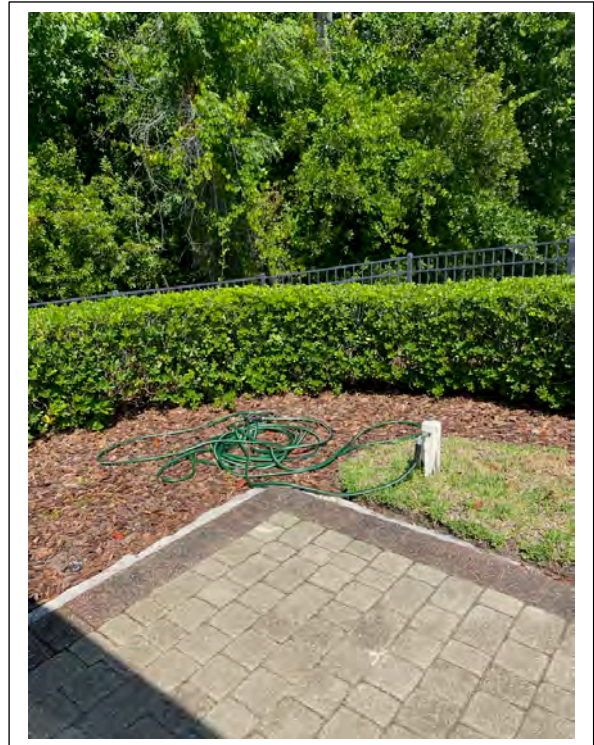
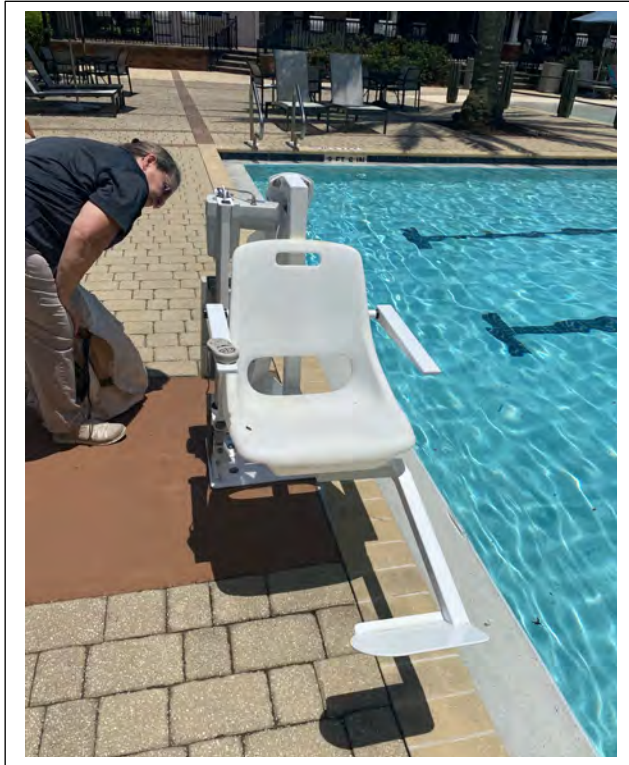


## In Progress Projects – Pool Deck



- The entrance into the pool was pressure washed
  - GMS is looking into options to continue to improve this area such as wire brushing and touching up the paint

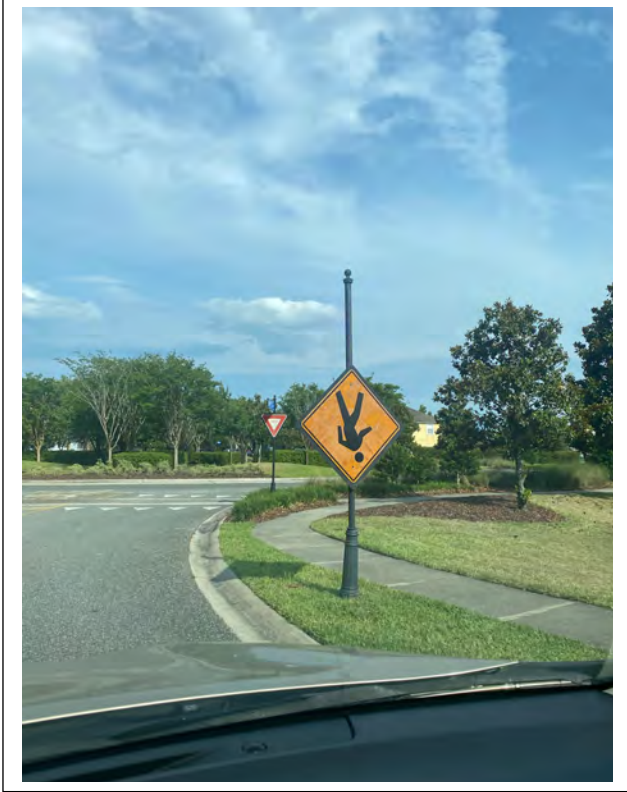
## In Progress Projects – Pool Deck



- Additional projects in progress on the pool deck:
  - Replace dead battery for ADA compliant pool lift chair
  - Additional hose holder needed
  - Replace broken pool chemical containers – both containers have broken doors that will not close properly
  - Replace worn life rings- shipment has been delayed
  - Pool Canopies – continue to improve appearance of corroded steel

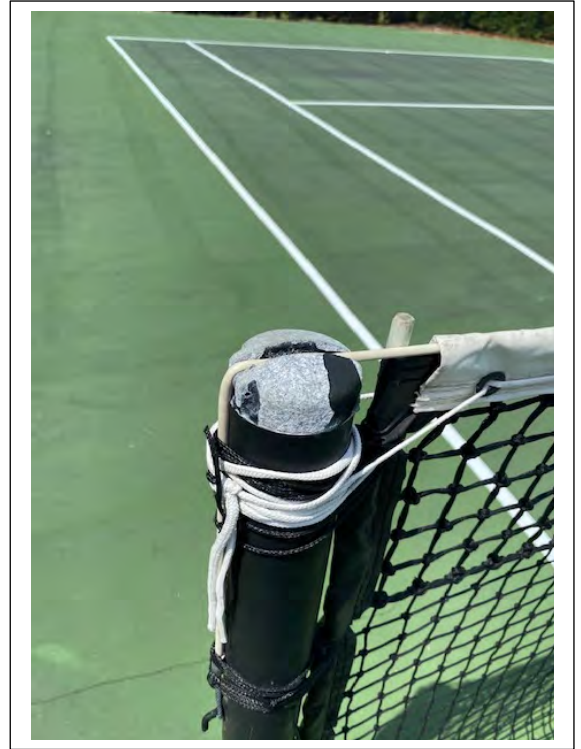
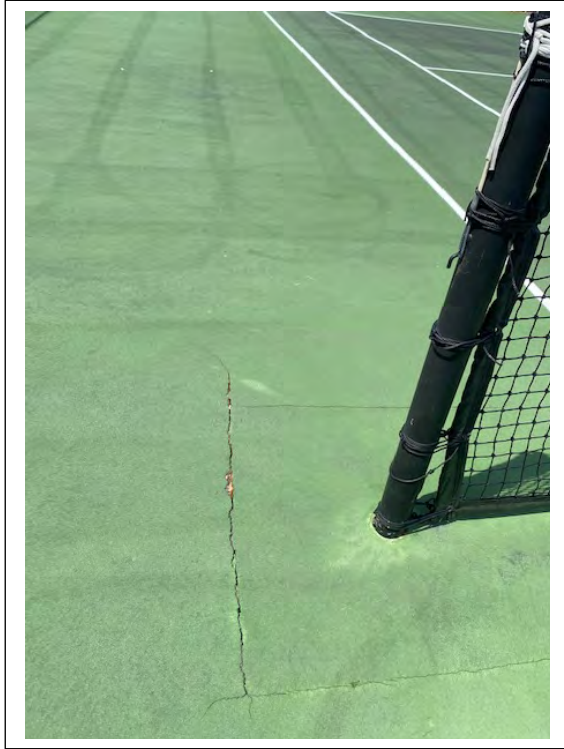


## Completed Projects



- An upside-down crosswalk sign was repaired in the community

## Upcoming Projects – Tennis Court



- Multiple cracks in the surface of the tennis courts- Quotes to repair are being requested
- Post tops on the nets need to be repainted
- Tension bands on the gate are severely rusted and broken – need to be replaced





## Upcoming Projects – Soccer Field



- Replace torn soccer net
  - The new net has arrived and will be installed this week
  - Consideration of a second goal
- Post bases in the pavilion need to be repainted



## Upcoming Projects – Landscaping/Lakes



- Trim All has been contacted by Operations Manager, Cheryl Graham, about multiple areas to improve throughout the community
  - Empty beds
  - Weeds
  - Dying flowers
  - Broken irrigation
  - Easements
- Sitex Aquatics has been contacted by Cheryl Graham
  - Algae in ponds
- Issues with alligators in the ponds have been reported

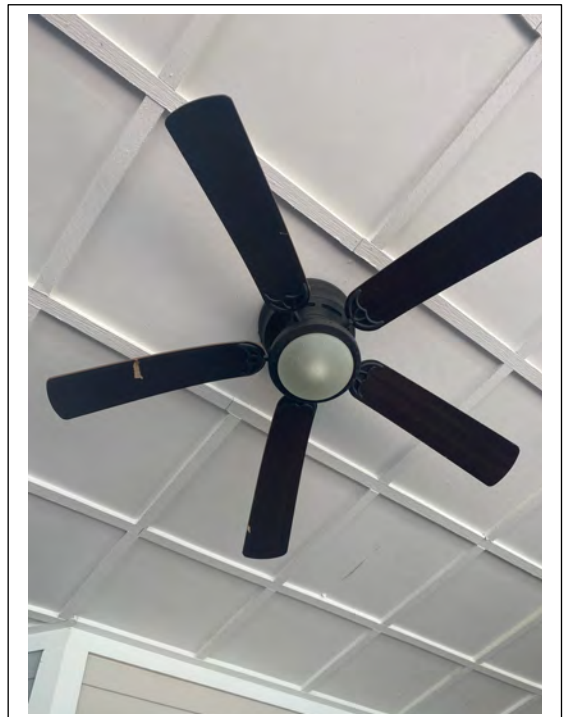




## Suggested Projects



- GMS would recommend raising the canopy of the trees on the right side of the pool to provide a clearer view of the pool deck for the security camera and reduce debris in the pool
  - Palm tree pruning around the pool has been approved – start date TBD
- Replacement of the warped and peeling fans at the Amenity Center
  - Lights on all fans need to be cleaned if not replaced
- Replace broken and faded umbrellas around the pool
- GMS works at direction of the Board of Supervisors and will only conduct larger projects upon approval



# Action Items Report

Amelia Walk CDD			
Action Items Reported on by:	7/19/2022		Cheryl Graham
			Kelly Mullins
Action Items	Date Completed	Initials	Comments
Pond 5 - Majestic Walk - East side of entrance			Fountain not operating - reported to Scitex technician. <b>Capacitor needs to be replaced.</b>
Fall River - JEA Lift Station			Turf has excessive weeds - Trim All has treated the weeds - area to be monitored.
Fall River - JEA Lift Station - West side		CG	Section of turn was removed for cluster mailboxes - Wrong area and needs sod. Trim All has been asked to provide quote. <b>Mailbox Contractor has agreed to pay for sod.</b>
Pond 8 - Majestic Walk			Pennywort along waters edge. <b>Treated</b>
Pond 7- Majestic Walk			Pennywort along waters edge. <b>Treated</b>
Pond 12 - Berryessa			Floating algae - <b>treatment evident</b>
Pond 11 - Champlain			Torpedo Grass along waters edge - <b>treatment evident</b>
Landscaping - corner of Majestic Walk Pkwy. and Circle		CG	All has been asked to provide a quote. <b>Quote provided</b>
Pool Equipment containers			Doors on containers are broken and unable to close properly - <b>Will need to be replaced.</b>
Pool Life Rings - Total of 3		CG	2 with mildew / 1 mildew & cracked - Ordered new, shipment is delayed
Pool Canopies	5/24/2022	JL	Steel corners at post top are severely corroded - Rust sanded, painted to seal - Will continue to monitor
Faucet Posts			Need painting & hose container for each location
Fan on Patio		CG	Fan hanging from ceiling is in the process of being replaced
Poolside Patio			Fan blades warped - need to replace - Quote will be obtained
Poolside - Snack Window			Counter cracked on one side



Tennis Courts			Cracks in surface in play area and by net post. <b>Quotes to be obtained for resurfacing.</b>
Pavilion by Tennis Courts	<b>6/15/2022</b>	<b>CG</b>	Bases have been painted
Gates - Tennis Courts	<b>6/28/2022</b>	<b>CG</b>	Severely rusted and tension bands are rusted and broken. Need to be replaced.
Replace soccer net			Net is torn. <b>New net obtained, will be installed this week</b>
Upside down crosswalk sign on Berressa Way	<b>6/8/2022</b>	<b>CG</b>	
Replace Broken and faded pool umbrellas			Quote to be provided.

## Conclusion

For any questions or comments regarding the above information please contact Cheryl Graham, Field Operations Manager, at [cgraham@rmsnf.com](mailto:cgraham@rmsnf.com) and Kelly Mullins, Amenity Manager, at [ameliawalkmanager@gmsnf.com](mailto:ameliawalkmanager@gmsnf.com).

Respectfully,

Kelly Mullins  
Cheryl Graham



*FOURTEENTH ORDER OF BUSINESS*

*A.*

# Amelia Walk

## Community Development District

Unaudited Financial Statements

as of

June 30, 2022

Board of Supervisors Meeting

July 19, 2022

**AMELIA WALK**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**BALANCE SHEET**  
June 30, 2022

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
<b>ASSETS:</b>				
Cash	\$56,985	---	---	\$56,985
Accounts Receivable	\$2,256	---	---	\$2,256
Due from Other Funds	\$15,299	---	---	\$15,299
Investment - Custody US Bank	\$629,264	---	---	\$629,264
Investments:				
<b>Series 2012</b>				
Reserve 2012A-1	---	\$60,861	---	\$60,861
Revenue 2012A-1	---	\$80,451	---	\$80,451
<b>Series 2016</b>				
Reserve 2016A-2	---	\$187,800	---	\$187,800
Revenue 2016A-2	---	\$159,734	---	\$159,734
Construction	---	---	\$1,384	\$1,384
<b>Series 2018</b>				
Reserve 2018A-3	---	\$343,519	---	\$343,519
Revenue 2018A-3	---	\$331,732	---	\$331,732
Construction	---	---	\$832	\$832
<b>Series 2018-Area B</b>				
Reserve 2018A	---	\$559,650	---	\$559,650
Revenue 2018A	---	\$386,774	---	\$386,774
Prepayment 2018A	---	\$61,090	---	\$61,090
Construction	---	---	\$1,833	\$1,833
Deposits-Electric	\$515	---	---	\$515
<b>TOTAL ASSETS</b>	<b>\$704,319</b>	<b>\$2,171,611</b>	<b>\$4,049</b>	<b>\$2,879,978</b>
<b>LIABILITIES</b>				
Accounts Payable	\$27,454	---	---	\$27,454
Due to other Funds	---	\$15,299	---	\$15,299
Deposits - Office Lease	\$200	---	---	\$200
<b>TOTAL LIABILITIES</b>	<b>\$27,654</b>	<b>\$15,299</b>	<b>\$0</b>	<b>\$42,953</b>
<b>FUND BALANCES:</b>				
Nonspendable	\$515	---	---	\$515
Restricted				
Debt Service	---	\$2,156,312	---	\$2,156,312
Capital Projects	---	---	\$4,049	\$4,049
Unassigned	\$676,150	---	---	\$676,150
<b>TOTAL FUND BALANCES</b>	<b>\$676,665</b>	<b>\$2,156,312</b>	<b>\$4,049</b>	<b>\$2,837,025</b>
<b>TOTAL LIABILITIES AND FUND BALANCES</b>	<b>\$704,319</b>	<b>\$2,171,611</b>	<b>\$4,049</b>	<b>\$2,879,978</b>

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

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended June 30, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 06/30/22	ACTUAL THRU 06/30/22	VARIANCE
<b><u>REVENUES:</u></b>				
Maintenance Assessments-On Roll (Net)	\$790,124	\$790,124	\$798,400	\$8,276
Interest Income	\$100	\$75	\$19	(\$56)
Clubhouse Rental Income	\$500	\$375	\$1,928	\$1,553
Interlocal Agreement	\$0	\$0	\$24,383	
Miscellaneous Income-Comcast	\$0	\$0	\$11,188	\$11,188
Miscellaneous Income-Evergreen	\$0	\$0	\$33,908	\$33,908
<b>TOTAL REVENUES</b>	<b>\$790,724</b>	<b>\$790,574</b>	<b>\$869,826</b>	<b>\$54,869</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>ADMINISTRATIVE:</u></b>				
Supervisor Fees	\$12,000	\$9,000	\$5,600	\$3,400
FICA Expense	\$842	\$631	\$428	\$203
Engineering Fees	\$10,000	\$7,500	\$0	\$7,500
Assessment Roll Administration	\$5,000	\$5,000	\$5,000	\$0
Dissemination	\$3,500	\$2,625	\$2,625	(\$0)
Dissemination-Amortization Schedules	\$1,000	\$750	\$2,150	(\$1,400)
Trustee Fees	\$21,550	\$16,163	\$9,428	\$6,734
Arbitrage	\$2,400	\$1,800	\$1,200	\$600
Attorney Fees	\$22,000	\$16,500	\$34,550	(\$18,050)
Annual Audit	\$3,745	\$2,809	\$0	\$2,809
Management Fees	\$48,600	\$36,450	\$36,450	\$0
Information Technology	\$800	\$600	\$600	(\$0)
Website Maintenance	\$400	\$300	\$300	\$0
Travel & Per Diem	\$1,000	\$750	\$0	\$750
Telephone	\$650	\$488	\$345	\$142
Postage	\$1,000	\$750	\$503	\$247
Printing & Binding	\$2,500	\$1,875	\$971	\$904
Insurance	\$8,735	\$8,735	\$9,245	(\$510)
Legal Advertising	\$8,500	\$6,375	\$569	\$5,806
Other Current Charges	\$1,200	\$900	\$646	\$254
Office Supplies	\$250	\$188	\$51	\$136
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
<b>TOTAL ADMINISTRATIVE</b>	<b>\$155,846</b>	<b>\$120,362</b>	<b>\$110,838</b>	<b>\$9,525</b>
<b><u>FIELD:</u></b>				
<b><u>Contract Services:</u></b>				
Landscaping & Fertilization Maintenance	\$128,233	\$96,175	\$111,577	(\$15,402)
Fountain Maintenance	\$1,500	\$1,125	\$600	\$525
Lake Maintenance	\$28,404	\$21,303	\$21,393	(\$90)
Security	\$7,845	\$5,884	\$6,731	(\$847)
Refuse	\$6,392	\$4,794	\$6,112	(\$1,318)
Management Company	\$15,120	\$11,340	\$11,340	\$0
<b>Subtotal Contract Services</b>	<b>\$187,494</b>	<b>\$140,620</b>	<b>\$157,752</b>	<b>(\$17,132)</b>
<b><u>Repairs &amp; Maintenance:</u></b>				
Repairs & Maintenance	\$30,000	\$22,500	\$10,161	\$12,339
Landscaping Extras (Flowers & Mulch)	\$23,181	\$17,386	\$1,067	\$16,318
Irrigation Repairs	\$7,500	\$5,625	\$3,707	\$1,918
Speed Control	\$12,000	\$9,000	\$800	\$8,200
<b>Subtotal Repairs &amp; Maintenance</b>	<b>\$72,681</b>	<b>\$54,511</b>	<b>\$15,736</b>	<b>\$38,775</b>

# AMELIA WALK

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND

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

For the Period Ended June 30, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 06/30/22	ACTUAL THRU 06/30/22	VARIANCE
<u>Utilities:</u>				
Electric	\$18,000	\$13,500	\$13,373	\$127
Streetlighting	\$18,000	\$13,500	\$22,615	(\$9,115)
Water & Wastewater	\$120,000	\$90,000	\$34,772	\$55,228
<b>Subtotal Utilities</b>	<b>\$156,000</b>	<b>\$117,000</b>	<b>\$70,759</b>	<b>\$46,241</b>
<u>Amenity Center:</u>				
Insurance	\$21,387	\$21,387	\$20,448	\$939
Pool Maintenance	\$14,700	\$11,025	\$10,525	\$500
Pool Permit	\$300	\$300	\$265	\$35
Amenity Attendant	\$35,280	\$26,460	\$26,751	(\$291)
Cable TV/Internet/Telephone	\$4,000	\$3,000	\$3,725	(\$725)
Janitorial Service	\$11,431	\$8,573	\$1,322	\$7,252
Special Events	\$10,000	\$7,500	\$2,198	\$5,302
Decorations-Holiday	\$2,000	\$1,428	\$1,428	\$0
Facility Maintenance (including Fitness Equip)	\$5,000	\$3,750	\$6,594	(\$2,844)
Lease	\$14,604	\$10,953	\$10,953	(\$0)
<b>Subtotal Amenity Center</b>	<b>\$118,703</b>	<b>\$94,376</b>	<b>\$84,209</b>	<b>\$10,168</b>
<u>Reserves:</u>				
Capital Reserves	\$100,000	\$75,000	\$12,065	\$62,935
<b>Subtotal Reserves</b>	<b>\$100,000</b>	<b>\$75,000</b>	<b>\$12,065</b>	<b>\$62,935</b>
<b>Total Field Expenditures</b>	<b>\$634,877</b>	<b>\$481,508</b>	<b>\$340,521</b>	<b>\$140,987</b>
<b>TOTAL EXPENDITURES</b>	<b>\$790,724</b>	<b>\$601,870</b>	<b>\$451,358</b>	<b>\$150,511</b>
Excess (deficiency) of revenues over (under) expenditures	<b>\$0</b>	<b>\$188,704</b>	<b>\$418,468</b>	<b>\$205,381</b>
Net change in fund balance	<b>\$0</b>	<b>\$188,704</b>	<b>\$418,468</b>	<b>\$205,381</b>
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$258,197</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$676,665</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	\$25,620	\$4,005	\$5,586	\$1,997	\$43,629	\$0	\$0	\$0	\$798,400
Interest Income	\$1	\$1	\$1	\$2	\$3	\$3	\$3	\$3	\$3	\$0	\$0	\$0	\$19
Clubhouse Rental Income	\$0	\$0	\$0	\$268	\$0	\$596	\$0	\$788	\$276	\$0	\$0	\$0	\$1,928
Interlocal Agreement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,383	\$0	\$0	\$0	\$24,383
Miscellaneous Income-Comcast	\$0	\$0	\$0	\$0	\$0	\$2,654	\$0	\$8,535	\$0	\$0	\$0	\$0	\$11,188
Miscellaneous Income-Evergreen	\$0	\$0	\$0	\$0	\$0	\$33,908	\$0	\$0	\$0	\$0	\$0	\$0	\$33,908
<b>Total Revenues</b>	<b>\$1</b>	<b>\$43,278</b>	<b>\$622,411</b>	<b>\$52,145</b>	<b>\$25,623</b>	<b>\$41,165</b>	<b>\$5,589</b>	<b>\$11,322</b>	<b>\$68,291</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$869,826</b>
Supervisor Fees	\$1,000	\$800	\$0	\$600	\$0	\$800	\$800	\$800	\$800	\$0	\$0	\$0	\$5,600
FICA Expense	\$77	\$61	\$0	\$46	\$0	\$61	\$61	\$61	\$61	\$0	\$0	\$0	\$428
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	\$292	\$292	\$292	\$292	\$292	\$0	\$0	\$0	\$2,625
Dissemination-Amortization Schedules	\$350	\$0	\$250	\$600	\$0	\$0	\$600	\$0	\$350	\$0	\$0	\$0	\$2,150
Trustee Fees	\$0	\$0	\$0	\$4,041	\$5,388	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,428
Arbitrage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,200	\$0	\$0	\$0	\$0	\$1,200
Attorney Fees	\$3,702	\$4,815	\$1,028	\$5,886	\$2,384	\$5,233	\$2,955	\$2,875	\$5,673	\$0	\$0	\$0	\$34,550
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	\$4,050	\$4,050	\$4,050	\$4,050	\$4,050	\$0	\$0	\$0	\$36,450
Information Technology	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$0	\$0	\$0	\$600
Website Maintenance	\$33	\$33	\$33	\$33	\$33	\$33	\$33	\$33	\$33	\$0	\$0	\$0	\$300
Travel & Per Diem	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Telephone	\$22	\$19	\$77	\$0	\$0	\$66	\$11	\$97	\$54	\$0	\$0	\$0	\$345
Postage	\$196	\$183	\$8	\$29	\$1	\$14	\$24	\$47	\$1	\$0	\$0	\$0	\$503
Printing & Binding	\$227	\$282	\$199	\$0	\$21	\$45	\$135	\$40	\$24	\$0	\$0	\$0	\$971
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	\$268	\$0	\$0	\$0	\$0	\$569
Other Current Charges	\$100	\$55	\$69	\$70	\$63	\$64	\$110	\$46	\$71	\$0	\$0	\$0	\$646
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>\$15,713</b>	<b>\$12,297</b>	<b>\$10,724</b>	<b>\$9,138</b>	<b>\$9,876</b>	<b>\$11,475</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$110,838</b>
FIELD:													
Contract Services:													
Landscaping & Fertilization Maintenance	\$12,397	\$12,397	\$12,397	\$12,397	\$12,397	\$12,397	\$12,397	\$12,397	\$12,397	\$0	\$0	\$0	\$111,577
Fountain Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$600	\$0	\$0	\$0	\$0	\$0	\$600
Lake Maintenance	\$2,367	\$2,367	\$2,367	\$2,367	\$2,385	\$2,385	\$2,385	\$2,385	\$2,385	\$0	\$0	\$0	\$21,393
Security	\$2,186	\$181	\$181	\$1,381	\$181	\$181	\$2,081	\$181	\$181	\$0	\$0	\$0	\$6,731
Refuse	\$538	\$545	\$549	\$714	\$722	\$726	\$774	\$772	\$772	\$0	\$0	\$0	\$6,112
Management Company	\$1,260	\$1,260	\$1,260	\$1,260	\$1,260	\$1,260	\$1,260	\$1,260	\$1,260	\$0	\$0	\$0	\$11,340
<b>Total Contract Services</b>	<b>\$18,748</b>	<b>\$16,750</b>	<b>\$16,754</b>	<b>\$18,119</b>	<b>\$16,945</b>	<b>\$16,949</b>	<b>\$19,497</b>	<b>\$16,995</b>	<b>\$16,995</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$157,752</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	\$282	\$2,491	\$616	\$354	\$5,085	\$0	\$0	\$0	\$10,161
Landscaping Extras (Flowers & Mulch)	\$0	\$700	\$350	\$0	\$0	\$0	\$0	\$0	\$17	\$0	\$0	\$0	\$1,067
Irrigation Repairs	\$0	\$0	\$215	\$261	\$0	\$0	\$3,231	\$0	\$0	\$0	\$0	\$0	\$3,707
Speed Control	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$800	\$0	\$0	\$0	\$800
<b>Total R&amp;M</b>	<b>\$0</b>	<b>\$700</b>	<b>\$920</b>	<b>\$935</b>	<b>\$282</b>	<b>\$2,491</b>	<b>\$3,847</b>	<b>\$354</b>	<b>\$5,902</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$15,736</b>
Utilities:													
Electric	\$1,545	\$1,152	\$1,172	\$1,536	\$1,494	\$1,388	\$1,587	\$1,383	\$2,116	\$0	\$0	\$0	\$13,373
Streetlighting	\$1,946	\$2,506	\$2,506	\$2,610	\$2,610	\$2,610	\$2,610	\$2,610	\$2,610	\$0	\$0	\$0	\$22,615
Water & Wastewater	\$3,528	\$6,839	\$5,166	\$8,084	\$2,777	\$1,148	\$3,282	\$3,948	\$0	\$0	\$0	\$0	\$34,772
<b>Total Utilities</b>	<b>\$7,019</b>	<b>\$10,496</b>	<b>\$8,843</b>	<b>\$12,230</b>	<b>\$6,880</b>	<b>\$5,146</b>	<b>\$7,479</b>	<b>\$7,941</b>	<b>\$4,726</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$70,759</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	\$1,200	\$1,710	\$1,200	\$1,241	\$329	\$0	\$0	\$0	\$10,525
Pool Permit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$265	\$0	\$0	\$0	\$0	\$265
Amenity Attendant	\$2,940	\$2,940	\$2,940	\$2,940	\$2,940	\$2,940	\$2,940	\$3,266	\$2,906	\$0	\$0	\$0	\$26,751
Cable TV/Internet/Telephone	\$411	\$411	\$411	\$420	\$421	\$422	\$422	\$421	\$386	\$0	\$0	\$0	\$3,725
Janitorial Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$369	\$953	\$0	\$0	\$0	\$1,322
Special Events	\$734	\$0	\$853	\$0	\$161	\$0	\$300	\$0	\$150	\$0	\$0	\$0	\$2,198
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	\$922	\$0	\$0	\$4,262	\$542	\$0	\$0	\$0	\$6,594
Lease	\$1,217	\$1,217	\$1,217	\$1,217	\$1,217	\$1,217	\$1,217	\$1,217	\$1,217	\$0	\$0	\$0	\$10,953
<b>Total Amenity Center</b>	<b>\$27,225</b>	<b>\$6,360</b>	<b>\$8,049</b>	<b>\$5,822</b>	<b>\$6,861</b>	<b>\$6,289</b>	<b>\$6,079</b>	<b>\$11,041</b>	<b>\$6,484</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$84,209</b>
Reserves:													
Capital Reserves	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,065	\$0	\$0	\$0	\$0	\$12,065
<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>\$12,065</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$12,065</b>
<b>Total Field Expenses</b>	<b>\$52,992</b>	<b>\$34,306</b>	<b>\$34,566</b>	<b>\$37,105</b>	<b>\$30,968</b>	<b>\$30,874</b>	<b>\$36,902</b>	<b>\$48,397</b>	<b>\$34,107</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$340,521</b>
<b>Subtotal Operating Expenses</b>	<b>\$77,842</b>	<b>\$44,983</b>	<b>\$40,654</b>	<b>\$52,818</b>	<b>\$43,265</b>	<b>\$41,599</b>	<b>\$46,040</b>	<b>\$58,273</b>	<b>\$45,582</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$451,358</b>
Interfund Transfers	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Excess Revenues (Expenditures)	(\$77,841)	(\$1,705)	\$581,758	(\$672)	(\$17,641)	(\$434)	(\$40,451)	(\$46,950)	\$22,709	\$0	\$0	\$0	\$418,468

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

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended June 30, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 06/30/22	ACTUAL THRU 06/30/22	VARIANCE
<b><u>REVENUES:</u></b>				
Special Assessments	\$114,900	\$114,900	\$114,193	(\$707)
Special Assessments - A Prepayments	\$0	\$0	\$0	\$0
Interest Income	\$0	\$0	\$41	\$41
<b>TOTAL REVENUES</b>	<b>\$114,900</b>	<b>\$114,900</b>	<b>\$114,234</b>	<b>(\$666)</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	\$33,138	\$32,313	\$825
Principal - 5/01	\$50,000	\$50,000	\$45,000	\$5,000
Special Call - 11/01	\$0	\$0	\$10,000	(\$10,000)
<b>TOTAL EXPENDITURES</b>	<b>\$116,275</b>	<b>\$115,725</b>	<b>\$119,900</b>	<b>(\$4,175)</b>
Excess (deficiency) of revenues over (under) expenditures	<b>(\$1,375)</b>	<b>(\$825)</b>	<b>(\$5,666)</b>	<b>(\$4,841)</b>
Net change in fund balance	<b>(\$1,375)</b>	<b>(\$825)</b>	<b>(\$5,666)</b>	<b>(\$4,841)</b>
FUND BALANCE - Beginning	\$83,766		\$145,622	
FUND BALANCE - Ending	<u>\$82,391</u>		<u>\$139,957</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 June 30, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 06/30/22	ACTUAL THRU 06/30/22	VARIANCE
<b><u>REVENUES:</u></b>				
Special Assessments	\$190,350	\$190,350	\$192,511	\$2,161
Special Assessments-Prepayments	\$0	\$0	\$15,661	\$15,661
Interest Income	\$0	\$0	\$99	\$99
<b>TOTAL REVENUES</b>	<b>\$190,350</b>	<b>\$190,350</b>	<b>\$208,271</b>	<b>\$17,921</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	\$72,438	\$71,400	\$1,038
Principal - 11/01	\$45,000	\$45,000	\$45,000	\$0
Special Call - 11/01	\$20,000	\$20,000	\$35,000	(\$15,000)
Special Call - 5/01	\$0	\$0	\$20,000	(\$20,000)
<b>TOTAL EXPENDITURES</b>	<b>\$209,875</b>	<b>\$210,831</b>	<b>\$244,794</b>	<b>(\$33,963)</b>
Excess (deficiency) of revenues over (under) expenditures	<b>(\$19,525)</b>	<b>(\$20,481)</b>	<b>(\$36,523)</b>	<b>(\$16,042)</b>
Net change in fund balance	<b>(\$19,525)</b>	<b>(\$20,481)</b>	<b>(\$36,523)</b>	<b>(\$16,042)</b>
FUND BALANCE - Beginning	\$179,133		\$381,902	
FUND BALANCE - Ending	<b>\$159,608</b>		<b>\$345,379</b>	

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

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended June 30, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 06/30/22	ACTUAL THRU 06/30/22	VARIANCE
<b><u>REVENUES:</u></b>				
Special Assessments-On Roll (Net)	\$461,806	\$461,806	\$463,563	\$1,757
Special Assessments-Prepayments	\$0	\$0	\$30,508	\$30,508
Interest Income	\$0	\$0	\$191	\$191
<b><u>TOTAL REVENUES</u></b>	<b><u>\$461,806</u></b>	<b><u>\$461,806</u></b>	<b><u>\$494,262</u></b>	<b><u>\$32,456</u></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 - 2/01	\$0	\$452	\$452	\$0
Interest - 5/01	\$168,975	\$168,975	\$166,884	\$2,091
Principal Expense - 11/01	\$115,000	\$115,000	\$115,000	\$0
Special Call - 2/01	\$0	\$35,000	\$35,000	\$0
<b><u>TOTAL EXPENDITURES</u></b>	<b><u>\$455,250</u></b>	<b><u>\$490,702</u></b>	<b><u>\$487,423</u></b>	<b><u>\$3,278</u></b>
Excess (deficiency) of revenues over (under) expenditures	<u>\$6,556</u>	<u>(\$28,895)</u>	<u>\$6,839</u>	<u>\$35,734</u>
Net change in fund balance	<u>\$6,556</u>	<u>(\$28,895)</u>	<u>\$6,839</u>	<u>\$35,734</u>
FUND BALANCE - Beginning	\$315,502		\$661,452	
FUND BALANCE - Ending	<u>\$322,058</u>		<u>\$668,291</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 June 30, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 06/30/22	ACTUAL THRU 06/30/22	VARIANCE
<b><u>REVENUES:</u></b>				
Special Assessments-On Roll	\$559,650	\$559,650	\$561,882	\$2,232
Special Assessments-Off Roll	\$0	\$0	\$691	\$691
Special Assessments-Ppmt	\$0	\$0	\$166,567	\$166,567
Interest Income	\$0	\$0	\$269	\$269
<b>TOTAL REVENUES</b>	<b>\$559,650</b>	<b>\$559,650</b>	<b>\$729,409</b>	<b>\$169,759</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	\$209,766	\$209,766	\$0
Principal Expense - 11/01	\$130,000	\$130,000	\$130,000	\$0
Special Call - 5/01	\$0	\$0	\$105,000	(\$105,000)
<b>TOTAL EXPENDITURES</b>	<b>\$552,375</b>	<b>\$552,375</b>	<b>\$657,375</b>	<b>(\$105,000)</b>
Excess (deficiency) of revenues over (under) expenditures	<b>\$7,275</b>	<b>\$7,275</b>	<b>\$72,034</b>	<b>\$64,759</b>
Net change in fund balance	<b>\$7,275</b>	<b>\$7,275</b>	<b>\$72,034</b>	<b>\$64,759</b>
FUND BALANCE - Beginning	\$370,428		\$930,651	
FUND BALANCE - Ending	<b>\$377,703</b>		<b>\$1,002,685</b>	

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

<b>Series 2012A-1, Special Assessment Bonds</b>		
Interest Rate;	5.50%	
Maturity Date:	5/1/37	
Reserve Fund Requirement:	Max Annual Debt Service	
Bonds outstanding - 9/30/2021		\$1,185,000.00
Less:	November 1, 2021 (Prepayment)	(\$10,000.00)
Less:	May 1, 2022 (Mandatory)	(\$45,000.00)
<b>Current Bonds Outstanding</b>		<b>\$1,130,000.00</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)
	November 1, 2021 (Special Call)	(\$35,000.00)
	May 1, 2022 (Special Call)	(\$20,000.00)
<b>Current Bonds Outstanding</b>		<b>\$2,400,000.00</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)
	February 1, 2022 (Special Call)	(\$35,000.00)
<b>Current Bonds Outstanding</b>		<b>\$6,365,000.00</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)
	May 1, 2022 (Special Call)	(\$105,000.00)
<b>Current Bonds Outstanding</b>		<b>\$7,375,000.00</b>

<b>Total Current Bonds Outstanding</b>		<b>\$17,270,000.00</b>
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**AMELIA WALK**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**SERIES 2016A-2**  
**CAPITAL PROJECTS FUND**

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended June 30, 2022

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED THRU 06/30/22</u>	<u>ACTUAL THRU 06/30/22</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 June 30, 2022

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED THRU 06/30/22</u>	<u>ACTUAL THRU 06/30/22</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	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>
Net change in fund balance	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>
FUND BALANCE - Beginning	\$0		\$831	
FUND BALANCE - Ending	<b><u>\$0</u></b>		<b><u>\$832</u></b>	

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

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended June 30, 2022

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 06/30/22	ACTUAL THRU 06/30/22	VARIANCE
<b><u>REVENUES:</u></b>				
Interest Income	\$0	\$0	\$2	\$2
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2</b>	<b>\$2</b>
<b><u>EXPENDITURES:</u></b>				
Capital Outlay	\$0	\$0	\$53,011	(\$53,011)
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$53,011</b>	<b>(\$53,011)</b>
Excess (deficiency) of revenues over (under) expenditures	<b>\$0</b>	<b>\$0</b>	<b>(\$53,009)</b>	<b>(\$53,009)</b>
<b><u>OTHER FINANCING SOURCES/(USES)</u></b>				
Developer Proceeds	\$0	\$0	\$54,840	\$54,840
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
<b>TOTAL OTHER FINANCING SOURCES/(USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$54,840</b>	<b>\$54,840</b>
Net change in fund balance	<b>\$0</b>	<b>\$0</b>	<b>\$1,831</b>	<b>\$1,831</b>
FUND BALANCE - Beginning	\$0		\$2	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$1,833</u>	

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

**1. Recap of Capital Project Fund Activity Through June 30, 2022**

Opening Balance in Construction Account		\$3,052,509.87
Source of Funds:	Interest Earned	\$992.88
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 June 30, 2022</b>		<b><u>\$1,384.29</u></b>

**2. Funds Available For Construction at June 30, 2022**

Book Balance of Construction Fund at June 30, 2022		\$1,384.29
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 June 30, 2022		<u>\$1,384.30</u>

**3. Investments - US Bank**

June 30, 2022	Type	Yield	Due	Maturity	Principal
Construction Fund:	Overnight	1.50%		\$1,384.29	\$1,384.29
				Contracts/Retainage Payable	\$0.00
				Balance at 6/30/2022	<b><u>\$1,384.29</u></b>

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

**1. Recap of Capital Project Fund Activity Through June 30, 2022**

Opening Balance in Construction Account		\$6,134,376.41
Source of Funds:		
	Interest Earned	\$66,309.94
	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 June 30, 2022</b>		<b><u><u>\$831.65</u></u></b>

**2. Funds Available For Construction at June 30, 2022**

Book Balance of Construction Fund at June 30, 2022		\$831.65
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 June 30, 2022		<u><u>\$831.65</u></u>

**3. Investments - US Bank**

June 30, 2022	Type	Yield	Due	Maturity	Principal
Construction Fund:	Overnight	1.50%		\$831.65	\$831.65
				Contracts/Retainage Payable	\$0.00
				Due from Developer	\$0.00
				Balance at 6/30/2022	<u><u>\$831.65</u></u>

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

**1. Recap of Capital Project Fund Activity Through June 30, 2022**

Opening Balance in Construction Account		\$7,368,283.85
Source of Funds:		
	Interest Earned	\$121,481.24
	Developer Proceeds	\$796,099.33
	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	(\$352,284.65)
	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 June 30, 2022</b>		<b><u><u>\$1,832.81</u></u></b>

**2. Funds Available For Construction at June 30, 2022**

Book Balance of Construction Fund at June 30, 2022		\$1,832.81
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 June 30, 2022		<u><u>(\$48,167.32)</u></u>

**3. Investments - US Bank**

June 30, 2022	Type	Yield	Due	Maturity	Principal
Construction Fund:	Overnight	1.50%		\$1,832.81	\$1,832.81
				Contracts/Transfers	\$0.00
				Balance at 6/30/2022	<b><u><u>\$1,832.81</u></u></b>

*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
11/15/21	Invoice	PROP APPRAISER	\$0.00	\$14,818.00	\$0.00	(\$14,818.00)	(\$5,552.88)	(\$794.22)	(\$1,338.92)	(\$3,224.09)	(\$3,907.90)	(\$14,818.00)
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
02/07/22	Distribution #6	01/01/22-01/31/22	\$69,763.70	\$1,395.27	\$0.00	\$68,368.43	\$25,620.32	\$3,664.42	\$6,177.59	\$14,875.55	\$18,030.55	\$68,368.43
03/08/22	Distribution #7	02/01/22-02/28/22	\$26,024.61	\$520.50	\$0.00	\$25,504.11	\$9,557.38	\$1,366.97	\$2,304.49	\$5,549.17	\$6,726.10	\$25,504.11
04/06/22	Distribution #8	03/01/22-03/31/22	\$15,211.11	\$304.22	\$0.00	\$14,906.89	\$5,586.19	\$798.98	\$1,346.95	\$3,243.43	\$3,931.34	\$14,906.89
05/09/22	Distribution #9	04/01/22-04/30/22	\$5,437.95	\$108.76	\$0.00	\$5,329.19	\$1,997.06	\$285.63	\$481.53	\$1,159.52	\$1,405.45	\$5,329.19
06/12/22	Distribution #10	05/01/22-05/31/22	\$118,800.76	\$2,376.01	\$0.00	\$116,424.75	\$43,628.89	\$6,240.15	\$10,519.84	\$25,331.61	\$30,704.26	\$116,424.75
TOTAL							\$798,399.65	\$114,193.43	\$192,510.83	\$463,563.21	\$561,881.54	\$2,130,548.66

Assessed on Roll:

	NET AMOUNT		ASSESSMENTS	ASSESSMENTS	AMOUNT
	ASSESSED	PERCENTAGE	COLLECTED	TRANSFERRED	TO BE TFR.
O & M	\$790,126.32	37.47%	\$798,399.65	(\$798,399.65)	\$0.00
DEBT SERVICE-12	\$113,010.11	5.36%	\$114,193.43	(\$114,193.43)	\$0.00
DEBT SERVICE-16	\$190,515.96	9.04%	\$192,510.83	(\$192,510.83)	\$0.00
DEBT SERVICE-18	\$458,759.59	21.76%	\$463,563.21	(\$463,563.21)	\$0.00
DEBT SERVICE-18	\$556,059.10	26.37%	\$561,881.54	(\$561,881.54)	\$0.00
TOTAL	\$2,108,471.08	100.00%	\$2,130,548.66	(\$2,130,548.66)	\$0.00

*C.*



# AMELIA WALK

## COMMUNITY DEVELOPMENT DISTRICT

### Check Run Summary

**July 19, 2022**

<i><b>Date</b></i>	<i><b>Check Numbers</b></i>	<i><b>Amount</b></i>
6/16/22	3361-3367	\$22,950.83
6/21/22	3368	\$2,616.85
6/27/22	3369	\$150.00
7/6/22	3370-3379	\$27,156.89
7/11/22	3380-3388	\$21,061.38
<i><b>Total</b></i>		<u><u><b>\$73,935.95</b></u></u>

AP300R  
\*\*\* CHECK NOS. 003361-050000

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

RUN 7/12/22

PAGE 1

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
6/16/22	00172	7/01/22 1190312	202207 320-57200-34500		*	180.64	
			SVCS-07/22				
				BATES SECURITY LLC			180.64 003361
6/16/22	00190	2/28/22 FEB2022-	202202 320-57200-46400		*	1,200.00	
			FEB 22 POOL MAINTENANCE				
		3/28/22 T14925	202203 320-57200-46400		*	510.15	
			ISNTALL AUTO FILL/C BOX				
		3/31/22 MAR2022-	202203 320-57200-46400		*	1,200.00	
			MAR 22 POOL MAINTENANCE				
		4/30/22 APR22-07	202204 320-57200-46400		*	1,200.00	
			APR 22 POOL MAINTENANCE				
		5/31/22 MAY22-08	202205 320-57200-46400		*	1,200.00	
			MAY 22 POOL MAINTENANCE				
		5/31/22 MAY22-08	202205 320-57200-46400		*	40.99	
			INSTALL ESCUTCHEON PLATE				
				CROWN POOLS, INC.			5,351.14 003362
6/16/22	00214	6/08/22 13595	202206 320-57200-34000		*	65.00	
			INSP/CERT EXTINGUISHERS				
				GATOR FIRE EXTINGUISHERS			65.00 003363
6/16/22	00001	6/01/22 281	202206 310-51300-34000		*	4,050.00	
			MGMT FEES-06/22				
		6/01/22 281	202206 310-51300-35101		*	33.33	
			WEBSITE ADMINISTRATION				
		6/01/22 281	202206 310-51300-35100		*	66.67	
			INFORMATION TECHNOLOGY				
		6/01/22 281	202206 310-51300-31200		*	291.67	
			DISSEMINATION AGT SVCS				
		6/01/22 281	202206 310-51300-51000		*	.06	
			OFFICE SUPPLIES				
		6/01/22 281	202206 310-51300-42000		*	1.26	
			POSTAGE				
		6/01/22 281	202206 310-51300-42500		*	23.55	
			COPIES				
		6/01/22 281	202206 310-51300-41000		*	54.20	
			TELEPHONE				
		6/01/22 282	202206 320-57200-34700		*	1,260.00	
			CONTRACT ADMIN-06/22				
		6/01/22 282	202206 320-57200-34001		*	5,005.67	
			FACILITY MGMT -06/22				
		6/01/22 282	202206 320-57200-34200		*	952.67	
			JANITORIAL -06/22				
				GOVERNMENTAL MANAGEMENT SERVICES			11,739.08 003364

AWLK -AMELIA WALK - SHENNING

AP300R  
\*\*\* CHECK NOS. 003361-050000

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

RUN 7/12/22

PAGE 2

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
6/16/22	00036	5/31/22 4050420- SVCS-05/22	202205 320-57200-43100	JEA	*	3,947.96	3,947.96 003365
6/16/22	00225	6/13/22 92722 SVC-06/22 BLACKTOP REPAIR	202206 320-57200-62000	MASONRY PLUS PROPERTY SERVICES LLC	*	450.00	450.00 003366
6/16/22	00191	6/01/22 0618483 FITNESS EQUIPMENT LEASE	202207 320-57200-44000	MUNICIPAL ASSET MANAGEMENT, INC.	*	1,217.01	1,217.01 003367
6/21/22	00212	6/02/22 17470.1A QUARTERLY PM MAINTENANCE	202206 320-57200-34000		*	300.00	
		6/21/22 18273 ELLIPTICAL MACHINE REPAIR	202206 320-57200-62000	SOUTHEASTFITNESS REPAIR	*	2,316.85	2,616.85 003368
6/27/22	00226	7/02/22 101 MUSICIAN-4TH JULY EVENT	202206 320-57200-49400	WILLIAM T. SULLIVAN	*	150.00	150.00 003369
7/06/22	00188	7/01/22 83969 BACKFLOW TEST	202206 320-57200-62000	BOB'S BACKFLOW & PLUMBING SERVICES	*	160.00	160.00 003370
7/06/22	00175	6/30/22 22 AMORTIZATION SCHEDULE	202206 310-51300-31200	DISCLOSURE SERVICES LLC	*	350.00	350.00 003371
7/06/22	00102	5/31/22 AWCDD052 IPAD	202205 320-57200-41000		*	13.50	
		5/31/22 AWCDD052 IPHONE	202205 320-57200-41000		*	20.52	
		5/31/22 AWCDD052 SUPPLIES	202205 320-57200-52000	EVERGREEN LIFESTYLES MANAGEMENT, LLC	*	354.22	388.24 003372
7/06/22	00021	6/17/22 062022 SVCS 06/22	202206 320-57200-43000		*	2,115.98	
		6/17/22 0622 SVCS-06/22	202206 320-57200-43001	FPL	*	2,609.60	4,725.58 003373
7/06/22	00215	6/14/22 2810 SVCS-05/22	202205 310-51300-31500	KE LAW GROUP, PLLC	*	2,874.86	2,874.86 003374

AWLK -AMELIA WALK - SHENNING

AP300R  
\*\*\* CHECK NOS. 003361-050000

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

RUN 7/12/22

PAGE 3

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
7/06/22	00028	6/16/22 68700123	202207 320-57200-43300		*	803.32	
		SVCS-07/22		REPUBLIC SERVICES #687(AUTO PAY)			803.32 003375
7/06/22	00055	6/16/22 1148	202206 320-57200-46500		*	281.82	
		POOL CHEMICALS					
		6/16/22 1148	202206 320-57200-46400		*	47.66	
		POOL CLEANING					
		6/16/22 1148	202206 320-57200-62000		*	613.31	
		REPAIRS AND MAINTENANCE					
		6/16/22 1148	202206 320-57200-34000		*	177.47	
		FACILITY MAINTENANCE					
		6/16/22 1148	202206 320-57200-46201		*	17.22	
		LANDSCAPE EXTRAS		RIVERSIDE MANAGEMENT SERVICES, INC.			1,137.48 003376
7/06/22	00222	7/01/22 6304B	202207 310-51300-60200		*	2,385.00	
		MAINT-07/22					
		7/01/22 6412B	202207 320-57200-61100		*	600.00	
		3RD QTR FOUNTAIN MAINT		SITEX AQUATICS			2,985.00 003377
7/06/22	00227	6/01/22 614222	202206 320-57200-62000		*	1,240.00	
		SVCS-06/22					
		6/21/22 621222	202206 320-57200-62000		*	95.00	
		SVCS-06/22		TRI STATE HANDY HELP			1,335.00 003378
7/06/22	00187	7/01/22 54603	202207 320-57200-46200		*	12,397.41	
		MAINT-07/22		TRIM ALL LAWN SERVICE, INC.			12,397.41 003379
7/11/22	00231	6/21/22 9146	202206 320-57200-34504		*	152.00	
		SVCS-06/22					
		6/21/22 9146	202206 320-57200-34504		*	8.00	
		ADMIN FEE		JEREMY ALBRECHT			160.00 003380
7/11/22	00001	7/01/22 284	202207 310-51300-34000		*	4,050.00	
		MGMT FEES-07/22					
		7/01/22 284	202207 310-51300-35101		*	33.33	
		WEBSITE ADMINISTRATION					
		7/01/22 284	202207 310-51300-35100		*	66.67	
		INFORMATION TECHNOLOGY					
		7/01/22 284	202207 310-51300-31200		*	291.67	
		DISSEMINATION AGT SVCS					

AWLK -AMELIA WALK - SHENNING

AP300R  
\*\*\* CHECK NOS. 003361-050000

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

RUN 7/12/22

PAGE 4

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		7/01/22 284	202207 310-51300-51000		*	6.58	
		OFFICE SUPPLIES					
		7/01/22 284	202207 310-51300-42000		*	29.79	
		POSTAGE					
		7/01/22 284	202207 310-51300-42500		*	182.25	
		COPIES					
		7/01/22 285	202207 320-57200-34700		*	1,260.00	
		ADMINISTRATION-07/22					
		7/01/22 285	202207 320-57200-34001		*	5,005.67	
		FACILITY MGMT-07/22					
		7/01/22 285	202207 320-57200-34200		*	952.67	
		JANITORIAL					
				GOVERNMENTAL MANAGEMENT SERVICES			11,878.63 003381
7/11/22 00229		6/21/22 9146	202206 320-57200-34504		*	152.00	
		SVCS-06/22					
		6/21/22 9146	202206 320-57200-34504		*	8.00	
		ADMIN FEE					
				NATHAN HILLIARD			160.00 003382
7/11/22 00230		6/21/22 9146	202206 320-57200-34504		*	152.00	
		SVCS-06/22					
		6/21/22 9146	202206 320-57200-34504		*	8.00	
		ADMIN FEE					
				HENRY HOLMBERG			160.00 003383
7/11/22 00228		7/05/22 9198	202206 320-57200-34504		*	152.00	
		SVCS-06/22					
		7/05/22 9198	202206 320-57200-34504		*	8.00	
		ADMIN FEES					
				JOSHUA HUFFMAN			160.00 003384
7/11/22 00215		7/06/22 2927	202206 310-51300-31500		*	5,672.75	
		SVCS-06/22					
				KE LAW GROUP, PLLC			5,672.75 003385
7/11/22 00232		6/21/22 9146	202206 320-57200-34504		*	152.00	
		SVCS-06/22					
		6/21/22 9146	202206 320-57200-34504		*	8.00	
		ADMIN FEE					
				WILFRED QUICK			160.00 003386
7/11/22 00055		7/01/22 1147	202207 320-57200-46400		*	2,500.00	
		POOL MAINT-07/22					
				RIVERSIDE MANAGEMENT SERVICES, INC.			2,500.00 003387

AWLK -AMELIA WALK - SHENNING

AP300R  
\*\*\* CHECK NOS. 003361-050000

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

RUN 7/12/22

PAGE 5

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/11/22	00227	6/27/22 626221 SVCS-06/22	202206 320-57200-62000		*	210.00	
-----							
TRI STATE HANDY HELP							210.00 003388
-----							
TOTAL FOR BANK A						73,935.95	
TOTAL FOR REGISTER						73,935.95	

AWLK -AMELIA WALK - SHENNING



# Invoice

Invoice Number <b>1190312</b>	Date <b>07/01/2022</b>
Customer Number <b>21054</b>	Terms <b>Net 5</b>

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		07/01/2022	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 07/01/2022 - 07/31/2022	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\*

57200  
34500

Date	Invoice #	Description	Amount	Balance Due
7/1/2022	1190312	System	\$180.64	<b>\$180.64</b>





3002 PHILIPS HWY  
JACKSONVILLE, FL 32207

904-858-4300

ACCOUNTING@CROWNPOOLSINC.COM

# Invoice

Date	Invoice #
2/28/2022	FEB2022-08

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 FEBRUARY	1,200.00	2/28/2022	1,200.00
			<b>Total</b>	\$1,200.00

Customer Total Balance

\$5,351.14





3002 PHILIPS HWY  
JACKSONVILLE, FL 32207

# Invoice

Date	Invoice #
3/28/2022	T14925

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 #12096 AUTO-FILL INSTALL RESOLUTION: INSTALLED NEW AUTOFILL	0.00	3/28/2022	0.00
1	LABOR / REMOVAL OF OLD AND INSTALLATION OF NEW AUTO-FILL SYSTEM	275.00	3/28/2022	275.00
1	LEVEL CONTROL BOX (CPF0511000)	130.0572	3/28/2022	130.06
1	TORO 1' FPT PIN TYPE VALVE WITH FC (TOC582276)	80.1892	3/28/2022	80.19
1	3/8"X8' POLY AF TUBING (RAI4513007)	24.90	3/28/2022	24.90
			<b>Total</b>	<b>\$510.15</b>

Customer Total Balance

\$5,351.14



3002 PHILIPS HWY  
JACKSONVILLE, FL 32207

# Invoice

Date	Invoice #
3/31/2022	MAR2022-08

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 MARCH	1,200.00	3/31/2022	1,200.00
			<b>Total</b>	\$1,200.00

Customer Total Balance

\$5,351.14



3002 PHILIPS HWY  
JACKSONVILLE, FL 32207

# Invoice

Date	Invoice #
4/30/2022	APR22-07

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 APRIL	1,200.00	4/30/2022	1,200.00
			<b>Total</b>	\$1,200.00

Customer Total Balance

\$5,351.14



3002 PHILIPS HWY  
JACKSONVILLE, FL 32207

# Invoice

Date	Invoice #
5/31/2022	MAY22-08

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	installed new escutcheon plate as required by FDOH for handrail	40.99	5/6/2022	40.99
1	MONTHLY POOL SERVICE FOR MAY	1,200.00	5/31/2022	1,200.00
			<b>Total</b>	\$1,240.99

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

\$5,351.14



# Invoice

## Gator Fire Extinguishers

206 Live Oaks Blvd  
Casselberry, FL 32707  
(904) 261-0520

Date:  
6/8/2022

Number:  
13595

Terms:

FL Lic # 04956500021978  
GatorFireExt@gmail.com

### Service Address:

Amelia Walk Amenity Center  
Kelly Mullins  
85287 Majestic Walk Blvd  
Fernandina Beach FL 32034

### Billing Address:

1401 Deerwood Park Blvd Suite 2130  
Jacksonville FL 32256



Click here to pay this Invoice online

Item	Quantity	UOM	Rate	Amount
A1 INSP/ CERT - 1st Extinguisher	1.00	EA	\$45.00	\$45.00
A2 INSP/ CERT- 2-5 Extinguishers	1.00	EA	\$20.00	\$20.00
Subtotal:				\$65.00
Sales Tax:				\$0.00
Total:				\$65.00
Payments:				
Balance Due:				\$65.00

572.34000

### Terms and Conditions

Please read before accepting & authorizing. ALL CERTIFICATION TAGS, FIRE EXTINGUISHERS, AND EQUIPMENT IS NOW AND SHALL REMAIN THE PROPERTY OF GATOR FIRE SYSTEMS, LLC (GFS) UNTIL THE BALANCE DUE IS PAID IN FULL.

Fernandina Beach / Jacksonville:  
(904) 261-0520

Dayton / Orlando / Tampa:  
(407) 960-3183

NOTE: Please make checks payable to Gator Fire Extinguishers

## Equipment

Description	Location	Model	Status	Notes
CE-481720	Fitness room in cabinet	5 ABC	INSP / CERT	
CE-488287	Meeting room right in cabinet	5 ABC	INSP / CERT	

1001 Bradford Way  
Kingston, TN 37763

**Invoice #:** 281  
**Invoice Date:** 6/1/22  
**Due Date:** 6/1/22  
**Case:**  
**P.O. Number:**

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

[illegible]

**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice****Invoice #:** 282**Invoice Date:** 6/1/22**Due Date:** 6/1/22**Case:****P.O. Number:****Bill To:**

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

Description	Hours/Qty	Rate	Amount
Contract Administration - June 2022 <i>572.34700</i>		1,260.00	1,260.00
Facility Management - June 2022 <i>572.34001</i>		5,005.67	5,005.67
Janitorial - June 2022 <i>572.34200</i>		952.67	952.67

**Total** **\$7,218.34****Payments/Credits** **\$0.00****Balance Due** **\$7,218.34**

*6-7-22*  
*AM*





21 West Church Street, Jacksonville, FL 32202-3139  
Phone: 904.665.6000 • Fax: 904.665.7990 • Internet: jea.com

Page 1 of 4

Customer Name: AMELIA WALK COMMUNITY DEV DISTRICT

Account #: 3124050420

Cycle: 03

Bill Date: 05/31/22

### TOTAL SUMMARY OF CHARGES

Irrigation ..... \$ 3,535.31  
Sewer ..... 265.05  
Water ..... 147.60

(A complete breakdown of charges can be found on the following pages.)

Total New Charges: ..... \$ 3,947.96



Please pay \$3,947.96 by 06/22/22 to avoid 1.5% late payment fee and service disconnections.



JEA's Annual Water Quality report for 2021 is available at [jea.com/WQR2021](http://jea.com/WQR2021). For a paper copy, email your address to [waterquality@jea.com](mailto:waterquality@jea.com) or call 665-6000 to request one.

JUN 06 2022

572.431  
may

A late payment fee will be assessed for unpaid balance.

Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay
\$3,282.04	-\$3,282.04	\$0.00	\$3,947.96	\$3,947.96

**WE APPRECIATE  
YOUR BUSINESS**

PLEASE DETACH AND RETURN PAYMENT STUB BELOW WITH TOTAL DUE IN ENVELOPE PROVIDED.

Additional information on reverse side. →



☐ Add \$\_\_\_\_\_ to my monthly bill: \$\_\_\_\_\_ for Neighbor to Neighbor and/or \$\_\_\_\_\_ for the Prosperity Scholarship Fund. I will notify JEA when I no longer wish to contribute.

☐ Check here for telephone/mail address correction and fill in on reverse side.

Acct#: 3124050420		Bill Date: 05/31/22		Please pay by 06/22/22 to avoid 1.5% late Payment Fee.	
Previous Balance	Payment(s) Received	Balance Before New Charges	New Charges	Please Pay	TOTAL AMOUNT PAID
\$3,282.04	-\$3,282.04	\$0.00	\$3,947.96	\$3,947.96	

# 0000152

I=10010000



152 1 MB 0.482  
AMELIA WALK CDD C/O GMS-SF LLC  
5385 N NOB HILL RD  
SUNRISE FL 33351-4761



\*\* JEA \*\*  
PO BOX 45047  
JACKSONVILLE FL 32232-5047

42943124050420000000000004000394796010100000000300014



## BILLING AND PAYMENT OPTIONS

JEA offers a number of convenient billing and payment options. You can pay online, by phone, by mail, in person or automatically using your bank account. And you can go paperless by receiving your bill by email, which is easy for you and good for the environment.

**eBill:** Receive, view, and pay your bill online. JEA ebill is one of our most convenient ways to receive, view and pay your bill.

**MyBudget:** With MyBudget, your bill is based on a rolling 12-month average. This prevents drastic changes in your bill month to month, even in the coldest or hottest months when you use more.

**Auto-Pay:** Our Automatic Bill Payment service ensures your JEA bill is paid automatically. You still receive a bill, but Automatic Bill Pay deducts the amount you owe from your bank account on your due date. Once set up, you don't have to do a thing.

**Pay Online:** When you pay your JEA bill on [jea.com](http://jea.com), your payment is credited to your account immediately. It is free to pay using your checking or savings account. Pay by debit or credit card—convenience fees charged by card payment vendor: Payments up to \$500: \$2.20, \$500.01–\$1,000: \$4.40, \$1,000.01–\$10,000: \$9.95.

**Pay Through Your Bank:** Use your bank's bill payer system to pay JEA electronically. Provide your JEA account information to your bank and enter the date and amount to pay each month.

**Pay by Phone:** Call 665-6000 to pay your JEA bill using our automated phone system 24 hours a day. Your payment will be credited to your account immediately.

It is free to pay using your checking or savings account. Pay by debit or credit card—convenience fees charged by card payment vendor: Payments up to \$500: \$2.20, \$500.01–\$1,000: \$4.40, \$1,000.01–\$10,000: \$9.95.

**Pay by Mail:** Please write your account number on your check or money order. Please include the payment stub with your payment and mail to P.O. Box 45047, Jacksonville, FL 32232-5047. Make checks payable to JEA.

**Pay in Person:** JEA payments are accepted at the JEA Downtown Customer Center, Winn-Dixie stores, Duval County Tax Collector offices and over 140 JEA authorized payment-only locations. Find locations at [JEA.com/paymentlocations](http://JEA.com/paymentlocations). Be sure to take a copy of your JEA bill when you go. **The JEA Downtown Customer Center, 43 W. Church Street, is open 8:00 a.m.–5:00 p.m. Monday through Friday except holidays. Closed Saturday.**

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.

**Request an Extension:** We understand that sometimes things happen and you need a little more time to pay your bill. You can apply for an extension online at [jea.com](http://jea.com). Also, residential customers can call 665-6000; commercial customers can call 665-6250. Our self-serve system will let you know if you qualify and give you a new due date.

**Need Help Paying Your Bill?** United Way maintains a computerized database of programs that may be able to assist you in paying your utility bill. For assistance with your utility bill, dial 2-1-1 or 632-0600.

## STATEMENT INFORMATION

**APPLICATION AND CONTRACT FOR SERVICE—**Customers may review terms and conditions of service and policies on [jea.com](http://jea.com), or may call, write or e-mail JEA to request a copy. Requesting of utility service and JEA's acceptance to provide utility service, including the rendering of a bill, constitutes a binding contractual agreement between JEA and the customer, including each financially responsible person or entity as defined by applicable State, City and Utility regulations and policies, whether or not service is listed in that individual's name.

Please review your billing statement. Should you suspect a billing or payment error, please notify us immediately at 665-6000. Commercial customers can call us at 665-6250. You have 90 days from the statement date to request a JEA review for correction or credit.

**Customer Charge** is a fixed monthly charge to maintain an account for a customer, including metering, billing and account administration.

**Energy Charge** pays for the cost of the electric infrastructure, contribution to the City of Jacksonville and to generate and deliver the electricity you use, excluding the cost of fuel.

**Fuel Cost** is determined by the Adjustable Fuel Rate, which may go up or down based on the cost of fuels JEA uses to generate electricity. A portion of the fuel charge is exempt from the Public Service Tax.

**Water/Sewer Service Availability Charge** is a fixed monthly charge that covers a portion of the water/sewer infrastructure and the cost to maintain an account for a customer, including metering, billing and account administration.

**Conservation Charge** applies only if you use more than 2,750 kWh during a billing period. If this occurs, you will be charged an additional \$.01 per kWh over 2,750 kWh to encourage conservation. Average home usage is 1,000 kWh per month.

**Environmental Charge** provides funding for environmental and regulatory programs.

**Water Consumption/Sewer Usage Tiers** are based on the amount of water you use. Typical household usage is 6 kgal or less.

**Fees and Taxes** are government transfers paid to city or state governments.

**kgal:** 1,000 gallons

**cf:** Cubic foot of water which equals 7.48 gallons of water

**kWh:** Kilowatt-hour is a measure of electrical energy. One kWh is the equivalent of using 1,000 watts for one hour. For example, if you use a 100 watt light bulb for 720 hours (i.e. for 30 days straight), you will have used 72 kWh.

## ADDRESS CORRECTION

Account #

Tel:

Address:

City:

State:

Zip Code:

E-mail:





Customer Name: AMELIA WALK COMMUNITY DEV DISTRICT

Account #: 3124050420

Cycle: 03

Bill Date: 05/31/22

#### IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 84703 FALL RIVER PY APT IR01

Service Period: 04/28/22 - 05/27/22 Reading Date: 05/27/2022

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
76553197	29	256	Regular	1	24000 GAL
Basic Monthly Charge					\$ 31.50
Tier 1 Consumption (1-14 kgal @ \$3.44)					48.17
Tier 2 Consumption (> 14 kgal @ \$3.96)					39.59
Environmental Charge					8.88
<b>TOTAL CURRENT IRRIGATION CHARGES</b>					<b>\$ 128.14</b>

#### IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 85059 MAJESTIC WALK BV APT IR01

Service Period: 04/28/22 - 05/27/22 Reading Date: 05/27/2022

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
82157379	29	814	Regular	1	32000 GAL
Basic Monthly Charge					\$ 31.50
Tier 1 Consumption (1-14 kgal @ \$3.44)					48.17
Tier 2 Consumption (> 14 kgal @ \$3.96)					71.27
Environmental Charge					11.84
<b>TOTAL CURRENT IRRIGATION CHARGES</b>					<b>\$ 162.78</b>

#### IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 85108 MAJESTIC WALK BLVD

Service Period: 04/28/22 - 05/27/22 Reading Date: 05/27/2022

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
66898811	29	5129	Regular	1	178000 GAL
Basic Monthly Charge					\$ 31.50
Tier 1 Consumption (1-14 kgal @ \$3.44)					48.17
Tier 2 Consumption (> 14 kgal @ \$3.96)					649.43
Environmental Charge					65.86
<b>TOTAL CURRENT IRRIGATION CHARGES</b>					<b>\$ 794.96</b>

#### IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 85254 FALL RIVER PY APT IR01

Service Period: 04/22/22 - 05/31/22 Reading Date: 05/31/2022

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
89140510	39	1176	Regular	1	43000 GAL
Basic Monthly Charge					\$ 40.95
Tier 1 Consumption (1-14 kgal @ \$3.44)					62.62
Tier 2 Consumption (> 14 kgal @ \$3.96)					98.20
Environmental Charge					15.91
<b>TOTAL CURRENT IRRIGATION CHARGES</b>					<b>\$ 217.68</b>

#### IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 85287 MAJESTIC WALK BLVD

Service Period: 05/03/22 - 05/27/22 Reading Date: 05/27/2022

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
86638079	24	23201	Regular	2	0 GAL
Basic Monthly Charge					\$ 100.80
<b>TOTAL CURRENT IRRIGATION CHARGES</b>					<b>\$ 100.80</b>

#### IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 85287 MAJESTIC WALK BLVD

Service Period: 05/02/22 - 05/27/22 Reading Date: 05/27/2022

Service Point: Irrigation 2 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
67133220	25	86685	Regular	1 1/2	344000 GAL
Basic Monthly Charge					\$ 63.00
Tier 1 Consumption (1-14 kgal @ \$3.44)					48.17
Tier 2 Consumption (> 14 kgal @ \$3.96)					1,306.79
Environmental Charge					127.28
<b>TOTAL CURRENT IRRIGATION CHARGES</b>					<b>\$ 1,545.24</b>





Customer Name: AMELIA WALK COMMUNITY DEV DISTRICT

Account #: 3124050420

Cycle: 03

Bill Date: 05/31/22

### SEWER SERVICE

Billing Rate: Commercial Sewer Service

Service Address: 85287 MAJESTIC WALK BLVD

Service Period: 05/02/22 - 05/27/22 Reading Date: 05/27/2022

Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
67579885	25	4211	Regular	2	15000 GAL
Basic Monthly Charge					\$ 169.20
Sewer Usage Charge					90.30
Environmental Charge					5.55
<b>TOTAL CURRENT SEWER CHARGES</b>					<b>\$ 265.05</b>

### WATER SERVICE

Billing Rate: Commercial Water Service

Service Address: 85287 MAJESTIC WALK BLVD

Service Period: 04/28/22 - 05/27/22 Reading Date: 05/27/2022

Service Point: Commercial - Water

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
77677281	29	0	Regular	3/4	0 GAL
Basic Monthly Charge					\$ 18.90
<b>TOTAL CURRENT WATER CHARGES</b>					<b>\$ 18.90</b>

### WATER SERVICE

Billing Rate: Commercial Water Service

Service Address: 85287 MAJESTIC WALK BLVD

Service Period: 05/02/22 - 05/27/22 Reading Date: 05/27/2022

Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
67579885	25	4211	Regular	2	15000 GAL
Basic Monthly Charge					\$ 100.80
Water Consumption Charge					22.35
Environmental Charge					5.55
<b>TOTAL CURRENT WATER CHARGES</b>					<b>\$ 128.70</b>

### IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 85377 MAJESTIC WALK BV APT IR01

Service Period: 04/28/22 - 05/27/22 Reading Date: 05/27/2022

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
82157504	29	830	Regular	1	5000 GAL
Basic Monthly Charge					\$ 31.50
Tier 1 Consumption (1-14 kgal @ \$3.44)					17.20
Environmental Charge					1.85
<b>TOTAL CURRENT IRRIGATION CHARGES</b>					<b>\$ 50.55</b>

### IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

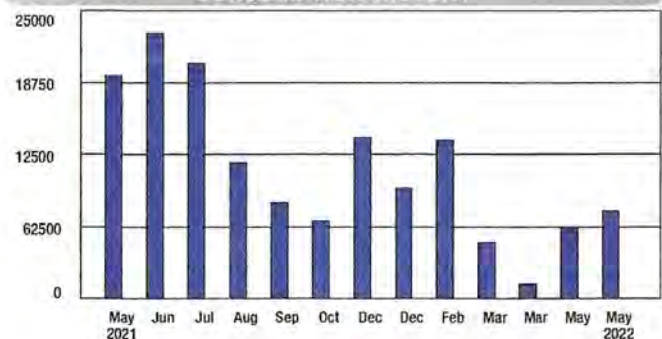
Service Address: 85633 FALL RIVER PY APT IR01

Service Period: 04/28/22 - 05/27/22 Reading Date: 05/27/2022

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
89240294	29	563	Regular	1	118000 GAL
Basic Monthly Charge					\$ 31.50
Tier 1 Consumption (1-14 kgal @ \$3.44)					48.17
Tier 2 Consumption (> 14 kgal @ \$3.96)					411.83
Environmental Charge					43.66
<b>TOTAL CURRENT IRRIGATION CHARGES</b>					<b>\$ 535.16</b>

### CONSUMPTION HISTORY



	1 year ago	Last Month	This Month	Average Daily
Total Kwh used				
Total Gallons used	1,931,002	614,000	759,000	26,172





## Masonry Plus Property Services, LLC

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32435 Fern Parke Way  
Fernandina Beach, Florida 32034-7043  
Office/Fax (904) 491-5998  
Email: bricks4515@gmail.com

### Invoice

6/13/2022

Invoice # 92722

Amelia Walk  
C/O Riverside Management Services  
9655 Florida Mining Blvd  
Bldg. 300, Ste.305  
Jacksonville, Florida 32257

Attention: Cheryl Graham, LCAM, CMCA  
Project: Blacktop Repair

Excavated Pot Hole along roadway of loose debris, cut along edges to remove broken pieces of Blacktop. Infilled with QPR Asphalt Patch Material. Graded to existing surface and compacted with Plate Compactor.

All excess debris removed from property and properly disposed of.

Thank you for the opportunity to work with your company.

Labor and Materials: \$ 450.00

Payment is due upon receipt of this Invoice.

Approved  
Cheryl Graham, Operations  
Manager  
Riverside Management Services  
On behalf of Amelia Walk CDD  
Date: 6-13-22  
Acct. # 1-320-57200-62000

572 620

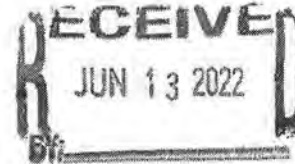
# Municipal Asset Management, Inc.

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

# INVOICE

**INVOICE NO:** 0618483  
**DATE:** 6/1/2022

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



DUE DATE	RENTAL PERIOD
7/8/2022	

PMT NUMBER	DESCRIPTION	AMOUNT
36	Lease payment on Tax-Exempt Lease Purchase Agreement dated May 8, 2019 for the acquisition of fitness equipment.  <i>572.44000 July</i>	1,217.01

**TOTAL DUE**

**\$1,217.01**

Please detach coupon and return with check payable to MUNICIPAL ASSET MANAGEMENT, INC. and remit to address above.

If you have any questions concerning this invoice,  
call: Municipal Asset Management, Paul Collings, (303) 273-9494.

THANK YOU FOR YOUR BUSINESS!

Invoice #	Due Date	Total Due	Amount Enclosed
0618483	7/8/2022	\$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

**Southeast Fitness Repair**  
14476 Duval Place West #208  
Jacksonville, Florida 32218



## JOB CARD

**18273**

**AMELIA WALK COMMUNITY**  
85287 MAJESTIC WALK BLVD  
FERNANDINA BEACH, Florida 32034

### Job Detail

**Site Information:**  
85287 MAJESTIC WALK BLVD  
FERNANDINA BEACH, Florida 32034  
**Technician:**

### Description of Work

LF TM S/N HTT104365 - BOTH THUMB CONTROLS PER IC.  
LF TM S/N HTT104366 - BOTH THUMB CONTROLS PER IC.  
LF ELL S/N HDX101576 M/N INX - CONSOLE PER IC.  
LF ELL S/N HDX101577 M/N INX - CONSOLE PER IC.  
LF UBK S/N HXC100992 M/N INCDE - DRIVE BELT PER IC.  
LF TRICEP PUSH DOWN S/N 101914812287 M/N OSTWR8-BT - CABLE PER IC.  
CHERYL 904-541-2555 OR 904-813-4393

### Contact Name Contact Phone

**Scheduled Start      Scheduled Finish      Estimate Duration      Actual Start      Actual Finish      Actual Duration**

Item	Qty	Unit Price	Amount
MINIMUM SHIPPING	1.00	65.00	65.00
LABOR PER HOUR 1 TECH	1.00	60.00	60.00
FLAT RATE FEE	1.00	150.00	150.00
LF - CMDAP - CABLE END HOUSING	1.00	4.50	4.50
LF - CMDAP - CABLE END HOUSING SCREWS	2.00	3.29	6.58
LF - CMDAP- CABLE END LINK	1.00	29.99	29.99
LF - HHT TM - RT. BULL HORN - SPEED CONTROL	2.00	37.89	75.78
LF - HHT TM - LFT. BULL HORN - INCLINE CONTROL	2.00	27.73	55.46
LF - TRICEP CURL - CABLE	1.00	149.00	149.00
LF - HDX ELL - CONSOLE	1.00	1,700.00	1,700.00
LF - HXC UBK - DRIVE BELT	1.00	20.54	20.54

**Approved**  
**Cheryl Graham, Operations Manager**  
**Riverside Management Services**  
**On behalf of Amelia Walk CDD**  
**Date: 6-21-22**  
**Acct. # 1-320-57200-62000**

**Sub Total:** \$ 2,316.85  
**Tax:** \$ 0.00  
**Total:** \$ 2,316.85

### Notes:

LF TM S/N HTT104365 - BOTH THUMB CONTROLS PER IC.  
LF TM S/N HTT104366 - BOTH THUMB CONTROLS PER IC.  
LF ELL S/N HDX101576 M/N INX - CONSOLE PER IC.

14476 Duval Place West #208 Jacksonville, Florida 32218  
Phone: (904) 683-1439 Email: kelly@southeastfitnessrepair.com

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LF ELL S/N HDX101577 M/N INX - CONSOLE PER IC.

LF UBK S/N HXC100992 M/N INCDE - DRIVE BELT PER IC.

LF TRICEP PUSH DOWN S/N 101914812287 M/N OSTWR8-BT - CABLE PER IC.

CHERYL 904-541-2555 OR 904-813-4393



# SoutheastFitness

## REPAIR

Equipment Repair & Maintenance

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

Office: 904.683.1439 • Fax: 904.683.1624

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

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

Invoice # 17470.1A

Date: 02-Jun-2022

Payment is due within 30 days of invoice date.

<b>Facility Name:</b>	AMELIA WALK COMMUNITY
<b>Facility Address:</b>	85207 MAJESTIC WALK BLVD FERNANDINA BEACH, Florida 32034
<b>Billing Address:</b>	85287 MAJESTIC WALK BLVD FERNANDINA BEACH, Florida 32034
<b>Contact &amp; Phone:</b>	CHERYL GRAHAM 904-813-4393
<b>Reason for call:</b>	QUARTERLY PM. FEB/ MAY/ AUG/ NOV 2 TREADMILLS 2 ELLIPTICALS 2 BIKES 1 MULTI-STATION 6 SINGLE-STATIONS 1 SMITH MACHINE TOTAL \$300 - TAX EXEMPT. SANDELINE 904-327-1499

**Approved**  
**Cheryl Graham, Operations Manager**  
**Riverside Management Services**  
**On behalf of Amelia Walk CDD**  
**Date: 6-21-22**  
**Acct. # 1-320-57200-62000**

Description	Part #	Part Cost	QTY	Total
PM - FLAT RATE: TRAVEL + FIRST HOUR LABOR		300.00	1.00	300.00
<b>Comments:</b>			<i>Parts Total</i>	300.00
			<i>Tax</i>	0.00
			<i>Balance</i>	300.00

Technician: ISAIAH CRICK

**Thank you for your business.**

**Subject:** Amelia Walk

**Date:** Tuesday, June 21, 2022 at 10:53:04 AM Eastern Daylight Time

**From:** Cheryl Graham <cgraham@rmsnf.com>

**To:** Sharyn Henning <shenning@gmssf.com>, Daniel Laughlin <DLaughlin@gmsnf.com>

Good morning Sharyn,

Attached you will find two invoices from Southeast Fitness:

1. Invoice 17470.1A in the amount of \$300
2. Invoice 18273 in the amount of \$2,316.85

Invoice 17470.01A is for work already performed. Invoice 18273 is for parts needed to repair the two (2) elliptical machines, they are unable to order parts until they are paid in advance. If you could provide a copy of the check when it is cut, we can email it to Rosemary and she will order the parts in good faith.

Due to the amount of the invoice, I have copied Daniel for his approval.

If you have any questions, please let me know.

Best regards,  
Cheryl

--

**Cheryl Graham, LCAM, CMCA**

**Operations Manager**

**Riverside Management Services**

9655 Florida Mining Blvd., Bldg. 300, Ste. 305

Jacksonville, FL 32257

email: [cgraham@rmsnf.com](mailto:cgraham@rmsnf.com)

Phone: 904-239-5305

DATE  
7/02/2022

Invoice No. 101

AMELIA WALK:

Instructions:

Quantity	Description	Unit Price	Total
	Party 12 pm to 3 pm		\$150.00
	Subtotal		\$150.00
	Sales Tax		
	Shipping & Handling		
	Total Due		\$150.00

**TOM SULLIVAN GUITARIST**

317 372 7526

78297 DUCKWOOD TR.  
YULEE FL. 32097

wbilltom@gmail.com

replace with  
**LOGO**



## BACKFLOW ASSEMBLY TEST REPORT

Name of premises (company, person) Amelia Walk Community		Owner or agent's name Jillian Burns	
Service Address: 85287 Majestic Walk Blvd Fernandina Beach, FL 32034		Mailing address C/O Governmental Management Services Central Florida 135 West Central Blvd., Ste 320 Orlando, FL 32801	
Physical location of device In front of clubhouse		Contact phone number	
JEA account number 3124050420		Meter number 67133220 Scan number 60812580	

Commercial test purpose	<input checked="" type="checkbox"/> Annual	<input type="checkbox"/> Repair	<input type="checkbox"/> Replacement	<input type="checkbox"/> New Installation
Commercial service type	<input type="checkbox"/> Fire	<input checked="" type="checkbox"/> Irrigation	<input type="checkbox"/> Process / Isolation	<input type="checkbox"/> Potable
	<input type="checkbox"/> Fire Bypass	Reclaimed water is supplied <input type="checkbox"/>		
Residential test purpose	<input type="checkbox"/> Annual	<input type="checkbox"/> Repair	<input type="checkbox"/> Replacement	<input type="checkbox"/> New Installation
Residential service type	<input type="checkbox"/> Potable	<input type="checkbox"/> Irrigation	Reclaimed water is supplied <input type="checkbox"/>	

DeviceType: RPZ	Manufacturer: Watts	Size: 2"	Model: 919 QT	Serial Number: 17588	Install Date:
--------------------	------------------------	-------------	------------------	-------------------------	---------------

INITIAL  TEST	Check valve #1	Check valve #2	Differential pressure relief valve	Pressure vacuum breaker
	<input checked="" type="checkbox"/> Closed tight at 8.4 psi	<input checked="" type="checkbox"/> Closed tight at 2.4 psi	<input checked="" type="checkbox"/> Opened at 2.8 lbs reduced pressure	<input type="checkbox"/> Air inlet opened at psi
	<input type="checkbox"/> Leaked	<input type="checkbox"/> Leaked	<input type="checkbox"/> Did not open	<input type="checkbox"/> Did not open
FINAL TEST	<input type="checkbox"/> Closed tight at psi	<input type="checkbox"/> Closed tight at psi	<input type="checkbox"/> Opened at lbs reduced pressure	<input type="checkbox"/> Satisfactory

Remarks:

Initial test performed by Nicholas Seymour	Company affiliation Bob's Backflow & Plumbing Services, Inc.	BFDT certificate number J09-20-12358	Test date 06-29-22
Repaired by	Company affiliation	BFDT certificate number	Repair date
Final test performed by	Company affiliation	BFDT certificate number	Test date

**PASS / FAIL CERTIFICATION**

I hereby certify the assembly described above ☒ passed / ☐ failed and supportive data is accurate.

Signature Nicholas Seymour Date 06-29-22





## BACKFLOW ASSEMBLY TEST REPORT

Name of premises (company, person) Amelia Walk Community		Owner or agent's name Jillian Burns	
Service Address: 85287 Majestic Walk Blvd Fernandina Beach, FL 32034		Mailing address C/O Governmental Management Services Central Florida 135 West Central Blvd., Ste 320 Orlando, FL 32801	
Physical location of device At entrance behind wall Left side		Contact phone number	
JEA account number 3124050420		Meter number 86638079 Scan number 86638079	

Commercial test purpose	<input checked="" type="checkbox"/> Annual	<input type="checkbox"/> Repair	<input type="checkbox"/> Replacement	<input type="checkbox"/> New Installation
Commercial service type	<input type="checkbox"/> Fire	<input checked="" type="checkbox"/> Irrigation	<input type="checkbox"/> Process / Isolation	<input type="checkbox"/> Potable
	<input type="checkbox"/> Fire Bypass	Reclaimed water is supplied <input type="checkbox"/>		
Residential test purpose	<input type="checkbox"/> Annual	<input type="checkbox"/> Repair	<input type="checkbox"/> Replacement	<input type="checkbox"/> New Installation
Residential service type	<input type="checkbox"/> Potable	<input type="checkbox"/> Irrigation	Reclaimed water is supplied <input type="checkbox"/>	

DeviceType: DC	Manufacturer: Wilkins	Size: 2"	Model: 950XL	Serial Number: 3781274	Install Date:
-------------------	--------------------------	-------------	-----------------	---------------------------	---------------

INITIAL  TEST	Check valve #1	Check valve #2	Differential pressure relief valve	Pressure vacuum breaker
	<input type="checkbox"/> Closed tight at _____ psi	<input type="checkbox"/> Closed tight at _____ psi	<input type="checkbox"/> Opened at _____ lbs reduced pressure	<input type="checkbox"/> Air inlet opened at _____ psi
	<input checked="" type="checkbox"/> Leaked	<input checked="" type="checkbox"/> Leaked	<input type="checkbox"/> Did not open	<input type="checkbox"/> Did not open
FINAL TEST	<input type="checkbox"/> Closed tight at _____ psi	<input type="checkbox"/> Closed tight at _____ psi	<input type="checkbox"/> Opened at _____ lbs reduced pressure	<input type="checkbox"/> Satisfactory

Remarks: **Bad Bal valves**

Initial test performed by <b>Nicholas Seymour</b>	Company affiliation Bob's Backflow & Plumbing Services, Inc.	BFDt certificate number <b>J09-20-12358</b>	Test date <b>06-29-22</b>
Repaired by	Company affiliation	BFDt certificate number	Repair date
Final test performed by	Company affiliation	BFDt certificate number	Test date

**PASS / FAIL CERTIFICATION**

I hereby certify the assembly described above ☐ passed / ☒ failed and supportive data is accurate.

Signature Nicholas Seymour Date 06-29-22

## BACKFLOW ASSEMBLY TEST REPORT

Name of premises (company, person) Amelia Walk Community		Owner or agent's name Jillian Burns	
Service Address: 85287 Majestic Walk Blvd Fernandina Beach, FL 32034		Mailing address C/O Governmental Management Services Central Florida 135 West Central Blvd., Ste 320 Orlando, FL 32801	
Physical location of device By dumpster by clubhouse- LF of clubhouse		Contact phone number	
JEA account number 3124050420		Meter number 77677281 Scan number	
Commercial test purpose <input checked="" type="checkbox"/> Annual <input type="checkbox"/> Repair <input type="checkbox"/> Replacement <input type="checkbox"/> New Installation Commercial service type <input type="checkbox"/> Fire <input type="checkbox"/> Irrigation <input type="checkbox"/> Process / Isolation <input checked="" type="checkbox"/> Potable <input type="checkbox"/> Fire Bypass    Reclaimed water is supplied <input type="checkbox"/>			
Residential test purpose <input type="checkbox"/> Annual <input type="checkbox"/> Repair <input type="checkbox"/> Replacement <input type="checkbox"/> New Installation Residential service type <input type="checkbox"/> Potable <input type="checkbox"/> Irrigation    Reclaimed water is supplied <input type="checkbox"/>			
DeviceType: RPZ	Manufacturer: Wilkins	Size: 1"	Model: 975XL
Serial Number: 2835022		Install Date:	
INITIAL  TEST	Check valve #1  <input checked="" type="checkbox"/> Closed tight at 7.8    psi  <input type="checkbox"/> Leaked	Check valve #2  <input checked="" type="checkbox"/> Closed tight at 2.0    psi  <input type="checkbox"/> Leaked	Differential pressure relief valve  <input checked="" type="checkbox"/> Opened at    2.0 lbs reduced pressure  <input type="checkbox"/> Did not open
	Pressure vacuum breaker  <input type="checkbox"/> Air inlet opened at psi  <input type="checkbox"/> Did not open		
FINAL  TEST	<input type="checkbox"/> Closed tight at psi	<input type="checkbox"/> Closed tight at psi	<input type="checkbox"/> Opened at lbs reduced pressure  <input type="checkbox"/> Satisfactory
Remarks:			
Initial test performed by Nicholas Seymour		Company affiliation Bob's Backflow & Plumbing Services, Inc.	BFDT certificate number J09-20-12358
Repaired by		Company affiliation	BFDT certificate number
Final test performed by		Company affiliation	BFDT certificate number
Test date 06-30-22			
Repair date			
Test date			
PASS / FAIL CERTIFICATION			
I hereby certify the assembly described above <input checked="" type="checkbox"/> passed / <input type="checkbox"/> failed and supportive data is accurate.			
Signature <u>Nicholas Seymour</u>		Date <u>06-30-22</u>	



Disclosure Services LLC

1005 Bradford Way  
Kingston, TN 37763

# Invoice

Date	Invoice #
6/30/2022	22

Bill To
Amelia Walk CDD c/o GMS, LLC

Terms	Due Date
Net 30	7/30/2022

Description	Amount
Amortization Schedule Series 2018 3A 8-1-22 Prepay \$5,000	100.00
Amortization Schedule Series 2018 3B 8-1-22 Prepay \$65,000	250.00
<div style="text-align: center; font-size: 2em; color: blue; transform: rotate(-15deg);">                     513-312                 </div>	

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

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

# INVOICE

DATE:	5/31/2022
INVOICE #	AWCDD0522N

**ACCT # 110059800**  
Amelia Walk CDD  
85287 Majestic Walk Blvd  
Fernandina Beach, FL 32034

[illegible]

Please include the the account number 110059800 on your check  
**Please send all payments to our new address:**  
 270 W Plant St #340  
 Winter Garden, FL 34787

<b>TOTAL Due</b>	<b>\$ 2,488.24</b>
------------------	--------------------

Make all checks payable to  
**Evergreen Lifestyles Management, LLC**

If you have any questions about this invoice, please contact Melinda Archer  
marcher@evergreen-lm.com

388-24 only  
572.52000



**Order #81643317**

Status: Order Received

Purchased On: Build.Com

Placed On: 5/9/2022

**Shipping**

Alex Boyer

\*\*\*\*\*

Fernandina Beach, FL 32034

\*\*\*\_\*\*\*\_\*\*\*

Standard Delivery

**Payment**

David A Boyer

\*\*\* \* \*\*\*\* \*

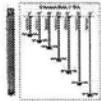
Winter Garden, FL 34787

\*\*\*\_\*\*\*\_\*\*\*

(2000) - \$322.02

**Kichler Bowen 52" 5 Blade Ceiling Fan with Blades****\$280.00****Model: 330242NI****Color/Finish:** Brushed Nickel

\$280.00 (Qty. 1)

**Kichler 12" Down Rod for 9 Ft Ceilings****\$20.95****Model: 360000NI****Color/Finish:** Brushed Nickel

\$20.95 (Qty. 1)

---

Subtotal:	\$300.95
Shipping:	\$0.00
Tax:	\$21.07
<b>Grand Total:</b>	<b>\$322.02</b>

## Evergreen Lifestyles Management

270 W Plant Street #340  
Winter Garden, FL 34787

# INVOICE

DATE:  
INVOICE #

5/31/2022

AdminProcessAMEX052022

### BILL TO

1000-Amelia Walk CDD

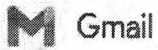
DESCRIPTION	GL Code	Per Unit Cost	Quantity	AMOUNT
Administrative Processing Fees-Amex- May	1999	\$32.20	1	\$32.20

Subtotal	\$32.20
Taxable	\$0.00
Tax rate	
Tax due	\$0.00
Other	\$0.00
<b>TOTAL Due</b>	<b>\$32.20</b>

### OTHER COMMENTS

Funds are drafted through ACH

If you have any questions about this invoice, please contact  
Melinda Archer [marcher@evergreen-lm.com](mailto:marcher@evergreen-lm.com)



Cheryl Graham <cgraham@rmanf.com>

## Amelia Walk sign

Irving Soriano <tristatehandyhelp@gmail.com>  
To: Cheryl Graham <cgraham@rmanf.com>

Wed, Jun 8, 2022 at 2:34 PM

Hello Cheryl,

This quote is for sign repair in Amelia Walk.

Regards

Irving Soriano

904 477 0665

### Tri State Handy help

1417 Sadler Road # 191

Fernandina Beach, FL 32034

904-477-0665

[tristatehandyhelp@gmail.com](mailto:tristatehandyhelp@gmail.com)

Invoice 66222

Amelia Walk CDD o/o	Phone : 904-239-5305
Riverside Management Services	Email : cgraham@rmanf.com
	Date : June 6 2022

Work Order	Item
Repair Walk sign	\$65
Approved Cheryl Graham, Operations Manager Riverside Management Services On behalf of Amelia Walk CDD Date: 6-8-22 Acct. # 1-320-57200-62000	
50% of monies are required upon estimate acceptance.	
Balance due upon job completion.	
All Quotes are Valid for 15 days	
Subtotal	\$65.00
Tax	7%
Total	\$65.00

Sent from Mail for Windows

**Subject:** Amelia Walk Evergreen Invoice May

**Date:** Thursday, May 5, 2022 at 2:42:55 PM Eastern Daylight Time

**From:** Daniel Laughlin <dlaughlin@gmsnf.com>

**To:** Sharyn Henning <shenning@gmssf.com>

Hey Sharyn,

Not sure if you've received or paid the Evergreen invoice for Amelia Walk for May yet. If not please hold off or send to me for approval. It should be a prorated invoice as they will only be there for half the month. Let me know if you have any questions.

Thank you

**Daniel Laughlin**  
Governmental Management Services, LLC  
District Manager  
475 West Town Place, Suite 114  
Saint Augustine, Florida 32092  
(904)-940-5850 x401 (Office)  
(904)-940-5899 (Fax)  
[dlaughlin@gmsnf.com](mailto:dlaughlin@gmsnf.com)



**Subject:** Re: Amelia Walk CDD Last Invoice 5/19 Termination

**Date:** Monday, June 6, 2022 at 12:36:25 PM Eastern Daylight Time

**From:** Daniel Laughlin <dlaughlin@gmsnf.com>

**To:** Sharyn Henning <shenning@gmssf.com>

Actually, can you hold off for a few days (not sure when this would be processed)? They are having serious pool issues due to lack of maintenance so want to make sure we have that figured out before releasing all the payments. Waiting to hear from Counsel on this.

Thank you

**Daniel Laughlin**  
Governmental Management Services, LLC  
District Manager  
475 West Town Place, Suite 114  
Saint Augustine, Florida 32092  
(904)-940-5850 x401 (Office)  
(904)-940-5899 (Fax)  
[dlaughlin@gmsnf.com](mailto:dlaughlin@gmsnf.com)

On Jun 6, 2022, at 12:35 PM, Daniel Laughlin <dlaughlin@gmsnf.com> wrote:

Good to pay. Looks like they did prorate the invoice. Just wanted to make sure they did that.

Thank you

**Daniel Laughlin**  
Governmental Management Services, LLC  
District Manager  
475 West Town Place, Suite 114  
Saint Augustine, Florida 32092  
(904)-940-5850 x401 (Office)  
(904)-940-5899 (Fax)  
[dlaughlin@gmsnf.com](mailto:dlaughlin@gmsnf.com)



**Subject:** RE: Amelia Walk CDD Last Invoice 5/19 Termination  
**Date:** Monday, July 4, 2022 at 9:19:12 PM Eastern Daylight Time  
**From:** Melinda Archer <marcher@evergreen-lm.com>  
**To:** Sharyn Henning <shenning@gmssf.com>  
**Attachments:** image005.png, image006.gif, image007.png, image008.gif, image009.png

Afternoon,

I have talked it over with my manager, they are confirming if a notice of the pool issues was sent in.

Regardless, we have decided to waive the partial fee of the monthly amount, equal to \$2100. Can we settle on receiving the AMEX invoice and other fees- total \$388.94?

Please let me know to modify the last invoice.

Melinda Archer  
**Corporate Accountant**  
Evergreen Lifestyles Management  
270 W Plant Street, Ste 340  
Winter Garden, FL 34787  
Email [marcher@evergreen-lm.com](mailto:marcher@evergreen-lm.com)  
Visit us at [www.evergreen-lm.com](http://www.evergreen-lm.com)

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---

**From:** Sharyn Henning <shenning@gmssf.com>  
**Sent:** Monday, June 27, 2022 12:19 PM  
**To:** Melinda Archer <marcher@evergreen-lm.com>  
**Subject:** Re: Amelia Walk CDD Last Invoice 5/19 Termination

Hi Melinda,

I was told to continue to hold. Apparently, there are/were a lot of pool maintenance issues that were not taken care of while Evergreen was managing the District. If you would like more info, you can email the district manager directly at [dlaughlin@gmsno.com](mailto:dlaughlin@gmsno.com)

Thanks!

**Sharyn Henning, CPA\***

## ***Amelia Walk CDD***

FPL Electric

June-22

73913-05054	85057 MAJESTIC WALK BLVD.#LS	\$	227.22
76801-07336	85359 MAJESTIC WALK BLVD.	\$	36.91
79966-25336	85287 MAJESTIC WALK BLVD. CLUB	\$	920.43
90653-46331	85257 MAJESTIC WALK BLVD. FTN	\$	278.57
14381-88177	85108 MAJESTIC WALK BLVD. # IRR	\$	25.80
84322-19536	85059 MAJESTIC WALK BLVD.	\$	14.75
64677-16194	85254 FALL RIVER PKWY ENTRANCE	\$	307.40
81986-72449	85633 FALL RIVER PKWY #IRR	\$	304.90
		<u>\$</u>	<u>2,115.98</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: May 18, 2022 to Jun 17, 2022 (30 days)

**Statement Date:** Jun 17, 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****\$227.22**

TOTAL AMOUNT YOU OWE

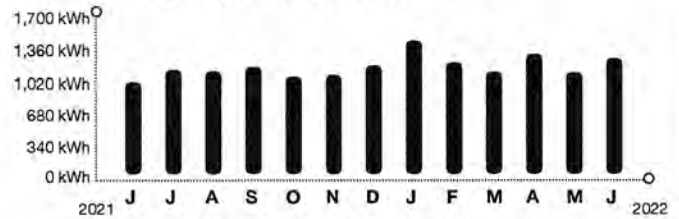
**Jul 8, 2022**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	204.40
Payments received	-204.40
Balance before new charges	0.00
Total new charges	227.22
<b>Total amount you owe</b>	<b>\$227.22</b>

(See page 2 for bill details.)

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

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

Customer Service: 1-800-375-2434  
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)  
Hearing/Speech Impaired: 711 (Relay Service)

/ 27

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AMELIA WALK CDD  
C/O GMS-SF, LLC  
5385 N NOB HILL RD  
SUNRISE FL 33351-4761The amount enclosed includes  
the following donation:  
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in U.S. funds and mail along with  
this coupon to:FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001Visit **FPL.com/PayBill**  
for ways to pay.

73913-05054

ACCOUNT NUMBER

**\$227.22**

TOTAL AMOUNT YOU OWE

**Jul 8, 2022**

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:  
AMELIA WALK CDD

Account Number:  
73913-05054

FPL.com Page 2

0004 0016 072075

E001

### BILL DETAILS

Amount of your last bill	204.40
Payment received - Thank you	-204.40
Balance before new charges	\$0.00

#### New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge:	\$28.17
Non-fuel: (\$0.026290 per kWh)	\$35.07
Fuel: (\$0.038060 per kWh)	\$50.77
Demand: (\$11.93 per KW)	\$107.37

Electric service amount 221.38

Gross rec. tax/Regulatory fee 5.84

Taxes and charges 5.84

Total new charges \$227.22

Total amount you owe \$227.22

### METER SUMMARY

Meter reading - Meter KN20453. Next meter reading Jul 19, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	66390		65056		1334
Demand KW	9.07				9

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 17, 2022	May 18, 2022	Jun 18, 2021
kWh Used	1334	1174	1069
Service days	30	29	30
kWh/day	44	40	35
Amount	\$227.22	\$204.40	\$176.78

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**Electric Bill Statement**

For: May 18, 2022 to Jun 17, 2022 (30 days)

Statement Date: Jun 17, 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****\$36.91**

TOTAL AMOUNT YOU OWE

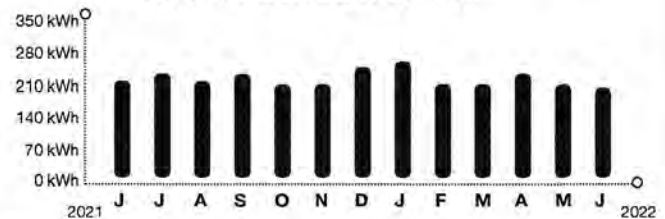
**Jul 8, 2022**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	37.70
Payments received	-37.70
Balance before new charges	0.00
Total new charges	36.91
<b>Total amount you owe</b>	<b>\$36.91</b>

(See page 2 for bill details.)

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

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

A new minimum base bill of \$25, which was approved by the Florida Public Service Commission, is now in effect for metered GS-1 and GST-1 customers whose monthly base electric service costs fall below \$25.

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

/ 27

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AMELIA WALK CDD  
C/O GMS-SF, LLC  
5385 N NOB HILL RD  
SUNRISE FL 33351-4761The amount enclosed includes  
the following donation:  
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in U.S. funds and mail along with  
this coupon to:FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001Visit **FPL.com/PayBill**  
for ways to pay.

76801-07336

ACCOUNT NUMBER

\$36.91

TOTAL AMOUNT YOU OWE

Jul 8, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:  
AMELIA WALK CDD

Account Number:  
76801-07336

FPL.com Page 2

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E001

### BILL DETAILS

Amount of your last bill	37.70
Payment received - Thank you	-37.70
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)	\$15.94
Fuel: (\$0.038060 per kWh)	\$8.11

Electric service amount 35.96

Gross rec. tax/Regulatory fee 0.95

Taxes and charges 0.95

Total new charges \$36.91

Total amount you owe \$36.91

### METER SUMMARY

Meter reading - Meter ACD4413. Next meter reading Jul 19, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	21080		20867		213

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 17, 2022	May 18, 2022	Jun 18, 2021
kWh Used	213	220	228
Service days	30	29	30
kWh/day	7	8	8
Amount	\$36.91	\$37.70	\$32.85

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**Electric Bill Statement**

For: May 18, 2022 to Jun 17, 2022 (30 days)

**Statement Date:** Jun 17, 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****\$920.43**

TOTAL AMOUNT YOU OWE

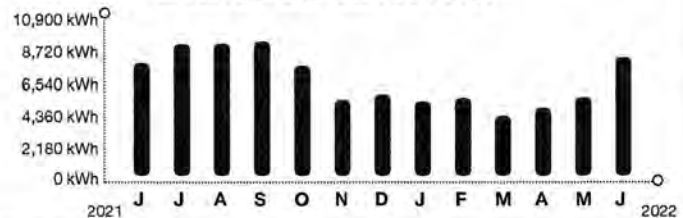
**Jul 18, 2022**

NEW CHARGES DUE BY

Pay \$709.90 instead  
of \$920.43 by your  
due date. Enroll in  
FPL Budget Billing®.  
**FPL.com/BB****BILL SUMMARY**

Amount of your last bill	718.51
Payments received	-718.51
Balance before new charges	0.00
Total new charges	920.43
<b>Total amount you owe</b>	<b>\$920.43</b>

(See page 2 for bill details.)

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

- Enroll now in FPL Budget Billing when you pay \$709.90 by your due date instead of \$920.43. Make your bills easier to manage with more predictable payments. Learn more at [FPL.com/BB](http://FPL.com/BB)
- Payment received after September 16, 2022 is considered LATE; a late payment charge of 1% will apply.

Customer Service: 1-800-375-2434  
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)  
Hearing/Speech Impaired: 711 (Relay Service)

/ 27

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AMELIA WALK CDD  
C/O GMS-SF, LLC  
5385 N NOB HILL RD  
SUNRISE FL 33351-4761The amount enclosed includes  
the following donation:  
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this coupon to:FPL  
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for ways to pay.

79966-25336

ACCOUNT NUMBER

\$920.43

TOTAL AMOUNT YOU OWE

Jul 18, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED





Customer Name:  
AMELIA WALK CDD

Account Number:  
79966-25336

FPL.com Page 2

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### BILL DETAILS

Amount of your last bill	718.51
Payment received - Thank you	-718.51
Balance before new charges	\$0.00

#### New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge:	\$28.17
Non-fuel: (\$0.026290 per kWh)	\$228.14
Fuel: (\$0.038060 per kWh)	\$330.28
Demand: (\$11.93 per KW)	\$310.18

Electric service amount 896.77

Gross rec. tax/Regulatory fee 23.66

Taxes and charges 23.66

Total new charges \$920.43

Total amount you owe \$920.43

### METER SUMMARY

Meter reading - Meter KLL2800. Next meter reading Jul 19, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	03527		94849		8678
Demand KW	25.85				26

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 17, 2022	May 18, 2022	Jun 18, 2021
kWh Used	8678	5806	8254
Service days	30	29	30
kWh/day	289	200	275
Amount	\$920.43	\$718.51	\$721.50

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**Electric Bill Statement**

For: May 18, 2022 to Jun 17, 2022 (30 days)

Statement Date: Jun 17, 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****\$278.57**

TOTAL AMOUNT YOU OWE

**Jul 8, 2022**

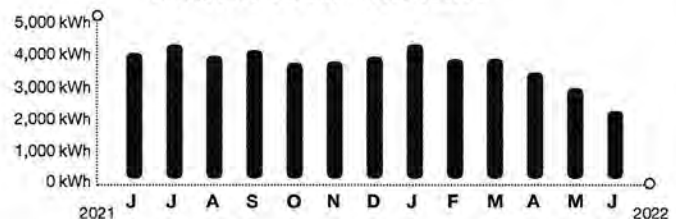
NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	367.68
Payments received	-367.68
Balance before new charges	0.00
Total new charges	278.57
<b>Total amount you owe</b>	<b>\$278.57</b>

(See page 2 for bill details.)

A new minimum base bill of \$25, which was approved by the Florida Public Service Commission, is now in effect for metered GS-1 and GST-1 customers whose monthly base electric service costs fall below \$25.

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

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

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

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AMELIA WALK CDD  
C/O GMS-SF, LLC  
5385 N NOB HILL RD  
SUNRISE FL 33351-4761The amount enclosed includes  
the following donation:  
**FPL Care To Share:** \_\_\_\_\_Make check payable to FPL  
in U.S. funds and mail along with  
this coupon to:FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001Visit **FPL.com/PayBill**  
for ways to pay.

90653-46331

ACCOUNT NUMBER

\$278.57

TOTAL AMOUNT YOU OWE

Jul 8, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:  
AMELIA WALK CDD

Account Number:  
90653-46331

FPL.com Page 2

0016 0016 072075

E001

### BILL DETAILS

Amount of your last bill	367.68
Payment received - Thank you	-367.68
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)	\$172.00
Fuel: (\$0.038060 per kWh)	\$87.50

Electric service amount 271.41

Gross rec. tax/Regulatory fee 7.16

Taxes and charges 7.16

Total new charges \$278.57

Total amount you owe \$278.57

### METER SUMMARY

Meter reading - Meter ACD7475. Next meter reading Jul 19, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	46436		44137		2299

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 17, 2022	May 18, 2022	Jun 18, 2021
kWh Used	2299	3068	4217
Service days	30	29	30
kWh/day	77	106	141
Amount	\$278.57	\$367.68	\$417.15

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**Electric Bill Statement**

For: May 18, 2022 to Jun 17, 2022 (30 days)

Statement Date: Jun 17, 2022

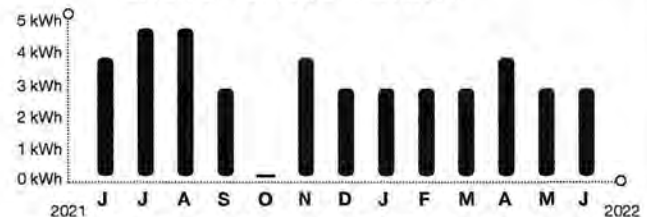
Account Number: 14381-88177

**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****\$25.80**

TOTAL AMOUNT YOU OWE

**Jul 8, 2022**

NEW CHARGES DUE BY

Pay \$12.99 instead  
of \$25.80 by your  
due date. Enroll in  
FPL Budget Billing®.  
**FPL.com/BB****ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	12.57
Payments received	-12.57
Balance before new charges	0.00
Total new charges	25.80
<b>Total amount you owe</b>	<b>\$25.80</b>

(See page 2 for bill details.)

**KEEP IN MIND**

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- Payment received after September 08, 2022 is considered LATE; a late payment charge of 1% will apply.
- Your bill is subject to a minimum base bill charge. Please visit [FPL.com/rates](http://FPL.com/rates) for details.

A new minimum base bill of \$25, which was approved by the Florida Public Service Commission, is now in effect for metered GS-1 and GST-1 customers whose monthly base electric service costs fall below \$25.

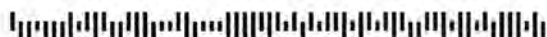
Customer Service: (386) 255-3020  
Outside Florida: 1-800-226-3545Report Power Outages: 1-800-4OUTAGE (468-8243)  
Hearing/Speech Impaired: 711 (Relay Service)

/ 27

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AMELIA WALK CDD  
C/O GMS-SF-LLC  
5385 N NOB HILL RD  
SUNRISE FL 33351-4761The amount enclosed includes  
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this coupon to:FPL  
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MIAMI FL 33188-0001Visit **FPL.com/PayBill**  
for ways to pay.

14381-88177

ACCOUNT NUMBER

\$25.80

TOTAL AMOUNT YOU OWE

Jul 8, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED





Customer Name:  
AMELIA WALK CDD

Account Number:  
14381-88177

FPL.com Page 2

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### BILL DETAILS

Amount of your last bill	12.57
Payment received - Thank you	-12.57
Balance before new charges	\$0.00

#### New Charges

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

Base charge: \$11.91

Minimum base bill: \$12.89

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

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

Electric service amount 25.14

Gross rec. tax/Regulatory fee 0.66

Taxes and charges 0.66

Total new charges \$25.80

Total amount you owe \$25.80

### METER SUMMARY

Meter reading - Meter AC94981. Next meter reading Jul 19, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	00174		00171		3

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 17, 2022	May 18, 2022	Jun 18, 2021
kWh Used	3	3	4
Service days	30	29	30
kWh/day	0	0	0
Amount	\$25.80	\$12.57	\$11.27

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**Electric Bill Statement**

For: May 18, 2022 to Jun 17, 2022 (30 days)

Statement Date: Jun 17, 2022

Account Number: 84322-19536

Service Address:

85059 MAJESTIC WALK BLVD  
FERNANDINA BEACH, FL 32034

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

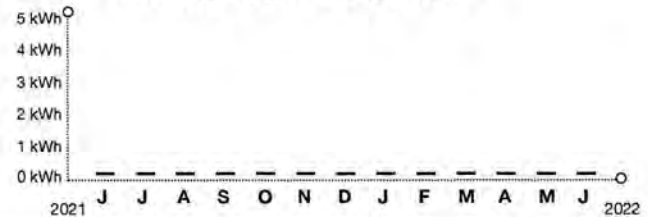
**CURRENT BILL****\$14.75**

TOTAL AMOUNT YOU OWE

**Jul 8, 2022**

NEW CHARGES DUE BY

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

Amount of your last bill	-10.91
Balance before new charges	-10.91
Total new charges	25.66
<b>Total amount you owe</b>	<b>\$14.75</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payments received after July 08, 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.
- Your bill is subject to a minimum base bill charge. Please visit FPL.com/rates for details.

A new minimum base bill of \$25, which was approved by the Florida Public Service Commission, is now in effect for metered residential customers whose monthly base electric service costs fall below \$25.

JUN 21 2022

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

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



/ 27

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

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for ways to pay.

84322-19536

ACCOUNT NUMBER

\$14.75

TOTAL AMOUNT YOU OWE

Jul 8, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED





Customer Name:  
Amelia Walk Cdd

Account Number:  
84322-19536

FPL.com Page 2

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### BILL DETAILS

Amount of your last bill	-10.91
Balance before new charges	-\$10.91
<b>New Charges</b>	
Rate: RS-1 RESIDENTIAL SERVICE	
Base charge:	\$8.99
Minimum base bill:	\$16.01
Non-fuel energy charge:	
First 1000 Kwh	\$0.073710 per kWh
Over 1000 kWh	\$0.083710 per kWh
Fuel charge:	
First 1000 kWh	\$0.034870 per kWh
Over 1000 kWh	\$0.044870 per kWh
Electric service amount	25.00
Gross rec. tax/Regulatory fee	0.66
Taxes and charges	0.66
Total new charges	\$25.66
Total amount you owe	\$14.75

### METER SUMMARY

Meter reading - Meter ACD3749. Next meter reading Jul 19, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	00000		00000		0

### ENERGY USAGE COMPARISON

	This Month Jun 17, 2022	Last Month May 18, 2022	Last Year Jun 18, 2021
Service to			
kWh Used	0	0	0
Service days	30	29	30
kWh/day	0	0	0
Amount	\$25.66	\$9.23	\$8.55

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**Electric Bill Statement****For:** May 6, 2022 to Jun 7, 2022 (32 days)**Statement Date:** Jun 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.

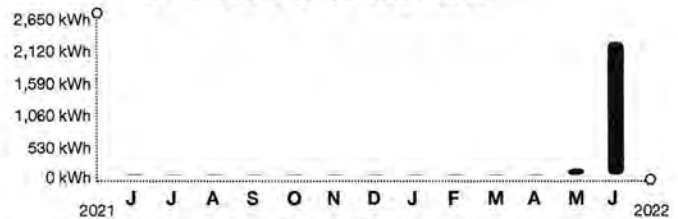
**CURRENT BILL****\$307.40**

TOTAL AMOUNT YOU OWE

**Jun 28, 2022**

NEW CHARGES DUE BY

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

Amount of your last bill	25.60
Payments received	-25.60
Balance before new charges	0.00
Total new charges	307.40
<b>Total amount you owe</b>	<b>\$307.40</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payments received after June 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.

A new minimum base bill of \$25, which was approved by the Florida Public Service Commission, is now in effect for metered residential customers whose monthly base electric service costs fall below \$25.

JUN 10 2022

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

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

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64677-16194

ACCOUNT NUMBER

\$307.40

TOTAL AMOUNT YOU OWE

Jun 28, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:  
Amelia Walk Cdd

Account Number:  
64677-16194

FPL.com Page 2

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### BILL DETAILS

Amount of your last bill	25.60
Payment received - Thank you	-25.60
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) \$188.98  
(Over 1000 kWh at \$0.083710)

Fuel: (First 1000 kWh at \$0.034870) \$96.66  
(Over 1000 kWh at \$0.044870)

Electric service amount 294.63

Gross rec. tax/Regulatory fee 7.77

Taxes and charges 7.77

Late payment charge 5.00

Total new charges \$307.40

Total amount you owe \$307.40

### METER SUMMARY

Meter reading - Meter ACD5703. Next meter reading Jul 8, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	02558		00181		2377

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 7, 2022	May 6, 2022	Jun 8, 2021
kWh Used	2377	102	5
Service days	32	29	32
kWh/day	74	4	0
Amount	\$302.40	\$20.60	\$9.04

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**Electric Bill Statement**

For: May 6, 2022 to Jun 7, 2022 (32 days)

Statement Date: Jun 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.

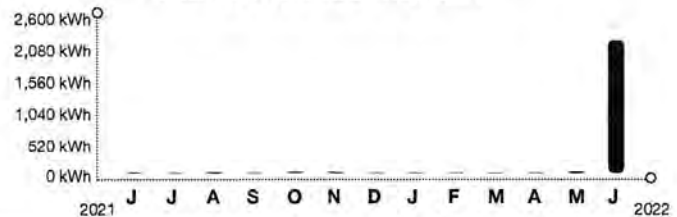
**CURRENT BILL****\$304.90**

TOTAL AMOUNT YOU OWE

**Jun 28, 2022**

NEW CHARGES DUE BY

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

- Payments received after June 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	16.90
Payments received	-16.90
Balance before new charges	0.00
Total new charges	304.90
Total amount you owe	<b>\$304.90</b>

(See page 2 for bill details.)

A new minimum base bill of \$25, which was approved by the Florida Public Service Commission, is now in effect for metered residential customers whose monthly base electric service costs fall below \$25.

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

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

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81986-72449

ACCOUNT NUMBER

\$304.90

TOTAL AMOUNT YOU OWE

Jun 28, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:  
Amelia Walk Cdd

Account Number:  
81986-72449

FPL.com Page 2

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### BILL DETAILS

Amount of your last bill	16.90
Payment received - Thank you	-16.90
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) \$187.40  
(Over 1000 kWh at \$0.083710)

Fuel: (First 1000 kWh at \$0.034870) \$95.80  
(Over 1000 kWh at \$0.044870)

Electric service amount 292.19

Gross rec. tax/Regulatory fee 7.71

Taxes and charges 7.71

Late payment charge 5.00

Total new charges \$304.90

Total amount you owe \$304.90

### METER SUMMARY

Meter reading - Meter ACD0023. Next meter reading Jul 8, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	02515		00157		2358

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jun 7, 2022	May 6, 2022	Jun 8, 2021
kWh Used	2358	24	6
Service days	32	29	32
kWh/day	74	1	0
Amount	\$299.90	\$11.90	\$9.12

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**Electric Bill Statement**

For: May 18, 2022 to Jun 17, 2022 (30 days)

**Statement Date:** Jun 17, 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

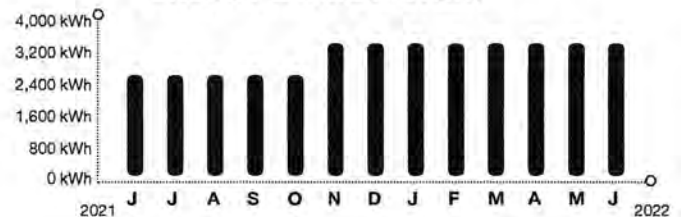
**Jul 8, 2022**

NEW CHARGES DUE BY

**BILL SUMMARY**

Amount of your last bill	2,609.60
Payments received	-2,609.60
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 September 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.

JUN 21 2022

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

/ 27

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AMELIA WALK CDD  
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78458-32232

ACCOUNT NUMBER

\$2,609.60

TOTAL AMOUNT YOU OWE

Jul 8, 2022

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:  
AMELIA WALK CDD

Account Number:  
78458-32232

FPL.com Page 2

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### BILL DETAILS

Amount of your last bill	2,609.60
Payment received - Thank you	-2,609.60
Balance before new charges	\$0.00

#### New Charges

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
Total amount you owe	\$2,609.60

\*\* 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 Jul 19, 2022.

#### Usage Type

Total kWh used

#### Usage

3598

### ENERGY USAGE COMPARISON

	This Month Jun 17, 2022	Last Month May 18, 2022	Last Year Jun 18, 2021
Service to			
kWh Used	3598	3598	2723
Service days	30	29	30
kWh/day	120	124	91
Amount	\$2,609.60	\$2,609.60	\$1,945.98

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Customer Name:  
AMELIA WALK CDD

Account Number:  
78458-32232

FPL.com Page 1

0009 0016 072075 ESLA

For: 05-18-2022 to 06-17-2022 (30 days)

kWh/Day: 120

Service Address:

100 MAJESTIC WALK BLVD # SL  
FERNANDINA BEACH, FL 32034

### Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
C861207	74	6746	F	57		1,482	
Energy					0.800000		45.60
Non-energy							
Fixtures					6.370000		363.09
Maintenance					1.300000		74.10
F861207	74	6746	F	16		416	
Energy					0.800000		12.80
Non-energy							
Fixtures					4.500000		72.00
Maintenance					1.300000		20.80
F861227	73	6000	F	68		1,700	
Energy					0.800000		54.40
Non-energy							
Fixtures					4.500000		306.00
Maintenance					1.300000		88.40
PMF0001				141			
Non-energy							
Fixtures					8.890000		1,253.49
UCNP				4,102			
Non-energy							
Maintenance					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 0016 072075 ESLA

For: 05-18-2022 to 06-17-2022 (30 days)

kWh/Day: 120

Service Address:

100 MAJESTIC WALK BLVD # SL  
FERNANDINA BEACH, FL 32034

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
Energy sub total							112.80
Non-energy sub total							2,362.39
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



## INVOICE

Invoice # 2810  
Date: 06/14/2022  
Due On: 07/14/2022

### KE Law Group, PLLC

P.O. Box 6386  
Tallahassee, Florida 32314

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

### AWCDD-01

#### Amelia Walk CDD - General Coun

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	LG	05/02/2022	Analyze issues related to mutual indemnification language in amenity management contract.	0.30	\$250.00	\$75.00
Service	LG	05/03/2022	Review signed amenity agreement from GMS and coordinate District signature.	0.20	\$250.00	\$50.00
Service	LG	05/06/2022	Review draft budget and send comments to same.	0.30	\$250.00	\$75.00
Service	JW	05/10/2022	Review May meeting agenda and draft agenda memo	0.50	\$250.00	\$125.00
Service	JW	05/11/2022	Review proposed budget and draft budget approval resolution(s) and budget public hearing notice	1.20	\$250.00	\$300.00
Service	JK	05/11/2022	Review budget and agenda package and confer with Laughlin on same	0.20	\$280.00	\$56.00
Service	LG	05/12/2022	Evaluate information regarding potential conflict of interest.	0.30	\$250.00	\$75.00
Service	JK	05/15/2022	Review agenda package, including cost share allocations, work authorizations, RFP summary, operations report and issues therein and related materials and transmit information to staff in preparation for public meeting	0.30	\$280.00	\$84.00
Service	JW	05/16/2022	Research re sunshine exemption for security patrols and speeding enforcement	0.60	\$250.00	\$150.00

Service	LG	05/16/2022	Review prior Board discussion regarding security patrols and speed enforcement.	0.20	\$250.00	\$50.00
Service	JK	05/17/2022	Prepare for Board meeting; travel to/from and attend Board meeting;	4.80	\$280.00	\$1,344.00
Service	JW	05/18/2022	Draft access form to allow for e-mail list inclusion	0.20	\$250.00	\$50.00
Service	JK	05/19/2022	Review correspondence on pool algae issue and confer with staff on same	0.20	\$280.00	\$56.00
Service	JK	05/24/2022	Confer re: status of pool closure/algae issue	0.10	\$280.00	\$28.00
Expense	JK	05/25/2022	Rental Car Expenses: Travel Expense	1.00	\$40.14	\$40.14
Expense	JK	05/25/2022	Meals: Travel Expense	1.00	\$19.69	\$19.69
Expense	JK	05/25/2022	Gas: Travel Expense	1.00	\$27.63	\$27.63
Expense	JK	05/25/2022	Hotel: Travel Expense	1.00	\$45.40	\$45.40
Service	JW	05/27/2022	Draft and review budget notice	0.20	\$250.00	\$50.00
Service	JW	05/29/2022	Confer with district manager re landscape proposal	0.10	\$250.00	\$25.00
Service	LG	05/31/2022	Review and revise budget notice; send for publication.	0.20	\$250.00	\$50.00
Service	MG	05/31/2022	Prepare auditor letter response	0.60	\$165.00	\$99.00
					<b>Total</b>	<b>\$2,874.86</b>

## Detailed Statement of Account

### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
2810	07/14/2022	\$2,874.86	\$0.00	\$2,874.86
<b>Outstanding Balance</b>				<b>\$2,874.86</b>
<b>Total Amount Outstanding</b>				<b>\$2,874.86</b>

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

Please pay within 30 days.

573 31500





**REPUBLIC**  
SERVICES

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** 0687-001237918  
**Invoice Date** June 16, 2022  
**Previous Balance** \$0.00  
**Payments/Adjustments** \$0.00  
**Current Invoice Charges** \$803.32

<b>Total Amount Due</b> \$803.32	<b>Payment Due Date</b> July 06, 2022
-------------------------------------	--

**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 07/01-07/31			\$517.31	\$517.31
<b>Total Fuel/Environmental Recovery Fee</b>				\$286.01
<b>CURRENT INVOICE CHARGES</b>				<b>\$803.32</b>

572 43300  
AeH

Simple account access at your fingertips.

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RepublicServices.com today.



8619 Western Way  
Jacksonville FL 32256-036060

Thank You For Choosing Paperless

**Total Enclosed**

Return Service Requested

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

**Total Amount Due** \$803.32  
**Payment Due Date** July 06, 2022  
**Account Number** 3-0687-3534401  
**Invoice Number** 0687-001237918

☐

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	


**Riverside Management Services, Inc**  
 9655 Florida Mining Blvd. W.  
 Building 300, Suite 305  
 Jacksonville, FL 32257

# Invoice

Invoice #: 1148  
 Invoice Date: 6/16/2022  
 Due Date: 6/16/2022  
 Case:  
 P.O. Number:

**Bill To:**  
 Amelia Walk CDD  
 9655 Florida Mining Blvd West  
 Suite 305  
 Jacksonville, FL 32257

Description		Hours/Qty	Rate	Amount
Maintenance Supplies			1,137.48	1,137.48
<div> <div> <div>may</div> <div>2022</div> </div> <div> <p>               Approved                Cheryl Graham                Operations Manager                Riverside Management Services                On behalf of Amelia Walk CDD                Date: 6-22-22             </p> </div> </div>				

Account	Amount	Description
I-320-57200-46500	\$281.82	Pool Chemicals
I-320-57200-46400	47.66	Pool Cleaning
I-320-57200-62000	613.31	Repairs & Maintenance
I-320-57200-34000	177.47	Facility Maintenance
I-320-57200-46201	<u>17.22</u>	Landscape Extras
Total	\$1,137.48	

<b>Total</b>	<b>\$1,137.48</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$1,137.48</b>

6/28/22

**MAINTENANCE BILLABLE PURCHASES**

Period Ending 06/05/22

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
AW				
AMELIA WALK	5/18/22	12.5 Gallons Chlorine	41.89	J.L.
	5/18/22	2.5 Gal P.A.P Stackable (5)	55.30	J.L.
	5/18/22	Ultimate Metal Control Plus	49.20	J.L.
	5/18/22	Test Kit Taylor Chlor, DPD, PH	135.33	J.L.
	5/19/22	Purdy 6 Piece Paint Roller Kit	26.92	J.L.
	5/19/22	Clean Seal 6oz White Latex Caulk	8.30	J.L.
	5/19/22	Valspar 3pc Tray Liner - Amelia Walk	3.15	J.L.
	5/23/22	1/2" x10' CPVC Pipe	8.69	J.L.
	5/23/22	Bounty Cleaning Towels	19.62	J.L.
	5/23/22	Microfiber Towels 24pk	12.63	J.L.
	5/23/22	Ant Killer Spray	17.22	J.L.
	5/23/22	Cleaner 409	3.77	J.L.
	5/23/22	Dawn Cleaner	4.30	J.L.
	5/23/22	Simple Green	6.07	J.L.
	5/23/22	Lysol	4.92	J.L.
	5/23/22	Rubber Cleaning Gloves (4)	10.44	J.L.
	5/23/22	Ajax Cleaner	1.47	J.L.
	5/23/22	1-1/4" CPVC Cutter	16.08	J.L.
	5/23/22	1/2" Tube Straps 10pk	2.01	J.L.
	5/23/22	1/2" Sharkbite Coupling	9.51	J.L.
	5/23/22	1/2" Sharkbite Disconnect	10.89	J.L.
	5/23/22	1/2" Sharkbite Male Adapter	9.17	J.L.
	5/23/22	Constant Contact Yearly Subscription	390.84	A.M.
	5/23/22	Gym Wipes 4 rolls of 800 wipes	114.34	A.M.
	5/23/22	24"x18" Pool Closed Sign	149.52	A.M.
	5/23/22	10"x14" Pool Closed Sign	16.01	A.M.
	5/23/22	Open & Closed Sign	9.88	A.M.
TOTAL			<u>\$1,137.48</u>	



Date	Invoice #
7/1/2022	6304B

Bill To
Amelia Walk CDD 475 West Town Place, Ste 114 St. Augustine, FL 32092

P.O. No.	Terms	Project
	Net 30	

Quantity	Description	Rate	Amount
	Monthly Lake Maintenance- 17 Ponds-July  S13-607	2,385.00	2,385.00
		<b>Balance Due</b>	\$2,385.00





### Tri State Handy help

1417 Sadler Road # 191  
Fernandina Beach, FL 32034  
904-477-0665  
[tristatehandyhelp@gmail.com](mailto:tristatehandyhelp@gmail.com)

invoice 614222

Amelia Walk CDD c/o  
Riverside Management Services

Phone : 904-239-5305

Email : [cgreham@msnf.com](mailto:cgreham@msnf.com)

Date : June 1, 20212

Work Order	Item	
Replace Gate Bracket, latches, support rods and paint gates \$310ea		\$1,240
Approved		
Cheryl Graham, Operations Manager		
Riverside Management Services		
On behalf of Amelia Walk CDD		
Date: 6-22-22		
Acct. # 1-320-57200-62000		
50% of monies are required upon estimate acceptance.		
Balance due upon job completion.		
All Quotes are Valid for 15 days		
Subtotal		\$1,240.00
Tax	7%	
Total		\$1,240.00



**Tri State Handy help**

1417 Sadler Road # 191

Fernandina Beach, FL 32034

904-477-0865

[tristatehandyhelp@gmail.com](mailto:tristatehandyhelp@gmail.com)

invoice 621222

Amelia Walk CDD c/o

Riverside Management Services

Phone : 904-238-5305

Email : [cgraham@smmf.com](mailto:cgraham@smmf.com)

Date : June 21, 2022

Work Order	Item	
Repair Hanging sign on Champlain and Majestic walk		\$95
Approved		
Cheryl Graham, Operations		
Manager		
<del>Riverside Management Services</del>		
On behalf of Amelia Walk CDD		
Date: 6-22-22		
Acct. # 1-320-57200-62000		
50% of monies are required upon estimate acceptance.		
Balance due upon job completion.		
All Quotes are valid for 15 days		
Subtotal		\$95.00
Tax	7%	
Total		\$95.00

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

Date	7/1/2022
Invoice #	54603

**(904) 491-3232     Trimalllawn@gmail.com**

Bill To
Amelia Walk CDD C/o Riverside Management Services 85287 Majestic Walk Blvd Fernandina Beach, FL 32034

Property Address
85287 Majestic Walk Blvd Fernandina Beach, FL 32034

JULY 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	
<p>572.442 July 2022</p>	<b>Total</b>	
	<b>\$12,397.41</b>	
	<b>Payments/Credits</b>	
	<b>\$0.00</b>	
Thank you for your business.	<b>Balance Due</b>	
	<b>\$12,397.41</b>	

**Nassau County Sheriff's Office**

77151 Citizens Circle

Yulee, FL 32097

**INVOICE**

Invoice ID: 9146

Date: 06/21/2022

Customer #: 126

Due Date: 07/06/2022

Reference:

**Bill To:**

Amelia Walk

Attention:

475 West Town Plaza

St. Augustine, FL 00000

dlaughlin@gmsnf.com

DESCRIPTION	QTY	RATE	TOTAL
23177 - NHILLIARD at Amelia Walk - 1294	4.000	\$38.00	\$152.00
NATHAN HILLIARD - Admin Fee Per Hour	4.000	\$2.00	\$8.00
23178 - HHOLMBERG at Amelia Walk -	4.000	\$38.00	\$152.00
HENRY HOLMBERG - Admin Fee Per Hour	4.000	\$2.00	\$8.00
23180 - JALBRECHT at Amelia Walk -	4.000	\$38.00	\$152.00
JEREMY ALBRECHT - Admin Fee Per Hour	4.000	\$2.00	\$8.00
23182 - WQUICK at Amelia Walk - 743	4.000	\$38.00	\$152.00
WILFRED QUICK - Admin Fee Per Hour	4.000	\$2.00	\$8.00
<b>TOTAL:</b>	<b>32.000</b>		<b>\$640.00</b>

Amount Paid: \$0.00

Balance Due: \$640.00

**Notes**

All deputies must be paid individually; Please remit checks to each individual listed on the invoice for the amount shown (to include any fees listed) and mail to:

Nassau County Sheriff's Office

77151 Citizens Cir

Yulee, Florida 32097

Attn: Secondary Employment Coordinator

57000- 34504

**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice****Invoice #:** 284**Invoice Date:** 7/1/22**Due Date:** 7/1/22**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 - July 2022		4,050.00	4,050.00
Website Administration - July 2022		33.33	33.33
Information Technology - July 2022		66.67	66.67
Dissemination Agent Services - July 2022		291.67	291.67
Office Supplies		6.58	6.58
Postage		29.79	29.79
Copies		182.25	182.25
<b>Total</b>			<b>\$4,660.29</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$4,660.29</b>

**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice**

Invoice #: 285

Invoice Date: 7/1/22

Due Date: 7/1/22

Case:

P.O. Number:

**Bill To:**

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

Description	Hours/Qty	Rate	Amount
Contract Administration - July 2022 <i>572.34700</i>		1,260.00	1,260.00
Facility Management - July 2022 <i>572.34001</i>		5,005.67	5,005.67
Janitorial - July 2022 <i>572.34200</i>		952.67	952.67
<i>Jimmy Lambert</i> <i>7-7-22</i>			

**Total** \$7,218.34**Payments/Credits** \$0.00**Balance Due** \$7,218.34



**Nassau County Sheriff's Office**

77151 Citizens Circle

Yulee, FL 32097

**INVOICE**

Invoice ID: 9146

Date: 06/21/2022

Customer #: 126

Due Date: 07/06/2022

Reference:

**Bill To:**

Amelia Walk

Attention:

475 West Town Plaza

St. Augustine, FL 00000

dlaughlin@gmsnf.com

DESCRIPTION	QTY	RATE	TOTAL
23177 - NHILLIARD at Amelia Walk - 1294	4.000	\$38.00	\$152.00
NATHAN HILLIARD - Admin Fee Per Hour	4.000	\$2.00	\$8.00
23178 - HHOLMBERG at Amelia Walk -	4.000	\$38.00	\$152.00
HENRY HOLMBERG - Admin Fee Per Hour	4.000	\$2.00	\$8.00
23180 - JALBRECHT at Amelia Walk -	4.000	\$38.00	\$152.00
JEREMY ALBRECHT - Admin Fee Per Hour	4.000	\$2.00	\$8.00
23182 - WQUICK at Amelia Walk - 743	4.000	\$38.00	\$152.00
WILFRED QUICK - Admin Fee Per Hour	4.000	\$2.00	\$8.00
<b>TOTAL:</b>	<b>32.000</b>		<b>\$640.00</b>

Amount Paid: \$0.00

Balance Due: \$640.00

**Notes**

All deputies must be paid individually; Please remit checks to each individual listed on the invoice for the amount shown (to include any fees listed) and mail to:

Nassau County Sheriff's Office

77151 Citizens Cir

Yulee, Florida 32097

Attn: Secondary Employment Coordinator

57200 - 34504

**Nassau County Sheriff's Office**

77151 Citizens Circle

Yulee, FL 32097

**INVOICE**

Invoice ID: 9146

Date: 06/21/2022

Customer #: 126

Due Date: 07/06/2022

Reference:

**Bill To:**

Amelia Walk

Attention:

475 West Town Plaza

St. Augustine, FL 00000

dlaughlin@gmsnf.com

DESCRIPTION	QTY	RATE	TOTAL
23177 - NHILLIARD at Amelia Walk - 1294	4.000	\$38.00	\$152.00
NATHAN HILLIARD - Admin Fee Per Hour	4.000	\$2.00	\$8.00
23178 - HHOLMBERG at Amelia Walk -	4.000	\$38.00	\$152.00
HENRY HOLMBERG - Admin Fee Per Hour	4.000	\$2.00	\$8.00
23180 - JALBRECHT at Amelia Walk -	4.000	\$38.00	\$152.00
JEREMY ALBRECHT - Admin Fee Per Hour	4.000	\$2.00	\$8.00
23182 - WQUICK at Amelia Walk - 743	4.000	\$38.00	\$152.00
WILFRED QUICK - Admin Fee Per Hour	4.000	\$2.00	\$8.00
<b>TOTAL:</b>	<b>32.000</b>		<b>\$640.00</b>

Amount Paid: \$0.00

Balance Due: \$640.00

**Notes**

All deputies must be paid individually; Please remit checks to each individual listed on the invoice for the amount shown (to include any fees listed) and mail to:

Nassau County Sheriff's Office

77151 Citizens Cir

Yulee, Florida 32097

Attn: Secondary Employment Coordinator

57200.34504



**Nassau County Sheriff's Office**

77151 Citizens Circle

Yulee, FL 32097

**INVOICE**

Invoice ID: 9198

Date: 07/05/2022

Customer #: 126

Due Date: 07/20/2022

Reference:

**Bill To:**

Amelia Walk

Attention:

475 West Town Plaza

St. Augustine, FL 00000

dlaughlin@gmsnf.com

DESCRIPTION	QTY	RATE	TOTAL
23183 - JDHUFFMON at Amelia Walk - 1368	4.000	\$38.00	\$152.00
JOSHUA HUFFMON - Admin Fee Per Hour	4.000	\$2.00	\$8.00
<b>TOTAL:</b>	<b>8.000</b>		<b>\$160.00</b>

Amount Paid: \$0.00

Balance Due: \$160.00

**Notes**

All deputies must be paid individually; Please remit checks to each individual listed on the invoice for the amount shown (to include any fees listed) and mail to:

Nassau County Sheriff's Office

77151 Citizens Cir

Yulee, Florida 32097

Attn: Secondary Employment Coordinator

57200.34504



## INVOICE

Invoice # 2927  
Date: 07/06/2022  
Due On: 08/05/2022

### KE Law Group, PLLC

P.O. Box 6386  
Tallahassee, Florida 32314

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

### AWCDD-01

### Amelia Walk CDD - General Coun

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	JW	06/07/2022	Research and draft road repair agreement with builder; prepare for monthly meeting	1.10	\$250.00	\$275.00
Service	LG	06/09/2022	Research and advise regarding service animals at District facilities; review open action items and prepare for meeting; send road repair proposal for agenda.	0.90	\$250.00	\$225.00
Service	JW	06/09/2022	Prepare for monthly meeting; review and analyze agreements, including cancellation clauses and work quality provisions, with Trim-All and Crown Pools	0.60	\$250.00	\$150.00
Service	JW	06/14/2022	Draft agreement and MOU for road repair	0.70	\$250.00	\$175.00
Service	JK	06/14/2022	Travel to/from and attend Board meeting; post meeting wrap up; finalize audit letter response	5.50	\$280.00	\$1,540.00
Expense	AL	06/15/2022	Rental Car Expenses: JK- Travel to Amelia Walk Meeting	1.00	\$55.80	\$55.80
Expense	AL	06/15/2022	Gas: JK- Travel to Amelia Walk Meeting	1.00	\$19.70	\$19.70
Expense	AL	06/15/2022	Meals: JK- Travel to Amelia Walk Meeting	1.00	\$9.00	\$9.00
Expense	AL	06/15/2022	Hotel: JK- Travel to Amelia Walk Meeting	1.00	\$60.00	\$60.00
Service	GK	06/16/2022	Prepare License Agreement for water	0.70	\$250.00	\$175.00

aerobics classes.						
Service	GK	06/16/2022	Prepare Agreement with White Ladder, Inc. for pool maintenance services and review termination support/demand for Crown	1.10	\$250.00	\$275.00
Service	LG	06/16/2022	Review and revise agreement with JUM for curb repairs and memorandum of understanding with Taylor Morrison for funding.	0.50	\$250.00	\$125.00
Service	JK	06/17/2022	Finalize pool maintenance agreement; update/edit and disseminate yoga instructor agreement; review roadway repair cost share agreement and confer with staff on same; confer re: deficiency amounts for Crown pools and immediate termination notice for same	0.80	\$280.00	\$224.00
Service	GK	06/17/2022	Prepare Work Authorization for landscaping services.	0.30	\$250.00	\$75.00
Service	JK	06/19/2022	Draft e-mail opt in form for assessment notice package and transmit same	0.20	\$280.00	\$56.00
Service	JK	06/20/2022	Confer re: email blast forms and review/edit and disseminate mailed and published assessment notices	0.40	\$280.00	\$112.00
Service	GK	06/20/2022	Prepare letter to Crown Pool regarding notice of termination and withholding of payment.	0.90	\$250.00	\$225.00
Service	MG	06/20/2022	Prepare budget notices/mailling affidavit	0.90	\$165.00	\$148.50
Service	GK	06/21/2022	Prepare email list registration form.	0.30	\$250.00	\$75.00
Service	JK	06/21/2022	Review/edit and disseminate pool contractors notices and deficiency letters	0.30	\$280.00	\$84.00
Service	JK	06/22/2022	Confer with staff re: pond 14 and review correspondence and objections to same; finalize dissemination of information to Crown; confer re: updates to Yoga/water aerobics license agreements and transmit same	0.70	\$280.00	\$196.00
Service	GK	06/22/2022	Update Amenity Facility Policies.	0.60	\$250.00	\$150.00
Service	GK	06/22/2022	Update License Agreement for Water Aerobics.	0.10	\$250.00	\$25.00
Service	JK	06/24/2022	Review/edit and disseminate amenity policy edits, e-blast communication and confer re: status of pool maintenance items	0.50	\$280.00	\$140.00

Service	JW	06/28/2022	Research and draft memo on road financing options	1.10	\$250.00	\$275.00
Service	MG	06/28/2022	Revise Memorandum of Understanding	0.30	\$165.00	\$49.50
Service	JW	06/29/2022	Research and draft memo on road financing options and confer with Gentry re same	0.80	\$250.00	\$200.00
Expense	AL	06/29/2022	shipping: Certified mail	1.00	\$3.75	\$3.75
Service	LG	06/29/2022	Confer with Whealdon regarding financing options.	0.20	\$250.00	\$50.00
Service	MG	06/29/2022	Draft pond maintenance services agreement	0.80	\$165.00	\$132.00
Service	LG	06/30/2022	Prepare agreement for pond bank repair.	0.60	\$250.00	\$150.00
Service	JK	06/30/2022	Update construction contract; update landscape contract; update amenity policies; confer re: swimming pool maintenance services	0.60	\$280.00	\$168.00
Service	MG	06/30/2022	Research unopposed candidates and vacancies; prepare letter regarding same	0.30	\$165.00	\$49.50

Total **\$5,672.75**

573.31500

**Detailed Statement of Account****Other Invoices**

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
2810	07/14/2022	\$2,874.86	\$0.00	\$2,874.86

**Current Invoice**

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
2927	08/05/2022	\$5,672.75	\$0.00	\$5,672.75

**Outstanding Balance** **\$8,547.61**  
**Total Amount Outstanding** **\$8,547.61**

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

Please pay within 30 days.



**Nassau County Sheriff's Office**

77151 Citizens Circle

Yulee, FL 32097

**INVOICE**

Invoice ID: 9146

Date: 06/21/2022

Customer #: 126

Due Date: 07/06/2022

Reference:

**Bill To:**

Amelia Walk

Attention:

475 West Town Plaza

St. Augustine, FL 00000

dlaughlin@gmsnf.com

DESCRIPTION	QTY	RATE	TOTAL
23177 - NHILLIARD at Amelia Walk - 1294	4.000	\$38.00	\$152.00
NATHAN HILLIARD - Admin Fee Per Hour	4.000	\$2.00	\$8.00
23178 - HHOLMBERG at Amelia Walk -	4.000	\$38.00	\$152.00
HENRY HOLMBERG - Admin Fee Per Hour	4.000	\$2.00	\$8.00
23180 - JALBRECHT at Amelia Walk -	4.000	\$38.00	\$152.00
JEREMY ALBRECHT - Admin Fee Per Hour	4.000	\$2.00	\$8.00
23182 - WQUICK at Amelia Walk - 743	4.000	\$38.00	\$152.00
WILFRED QUICK - Admin Fee Per Hour	4.000	\$2.00	\$8.00
<b>TOTAL:</b>	<b>32.000</b>		<b>\$640.00</b>

Amount Paid: \$0.00

Balance Due: \$640.00

**Notes**

All deputies must be paid individually; Please remit checks to each individual listed on the invoice for the amount shown (to include any fees listed) and mail to:

Nassau County Sheriff's Office

77151 Citizens Cir

Yulee, Florida 32097

Attn: Secondary Employment Coordinator

57200 34504

**Riverside Management Services, Inc**

9655 Florida Mining Blvd. W.  
Building 300, Suite 305  
Jacksonville, FL 32257

**Invoice****Invoice #:** 1147**Invoice Date:** 7/1/2022**Due Date:** 7/1/2022**Case:****P.O. Number:****Bill To:**

Amelia Walk CDD  
9655 Florida Mining Blvd West  
Suite 305  
Jacksonville, FL 32257

Description	Hours/Qty	Rate	Amount
Pool Maintenance Services -		2,500.00	2,500.00
<i>44400 July 2022</i>			
<i>Jerry Lambert 7-7-22</i>			

<b>Total</b>	<b>\$2,500.00</b>
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<b>Payments/Credits</b>	<b>\$0.00</b>
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<b>Balance Due</b>	<b>\$2,500.00</b>
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## Tennis court fence

Irving Soriano <tristatehandyhelp@gmail.com>  
To: Cheryl Graham <cgraham@msnf.com>

Tue, Jul 5, 2022 at 7:41 AM

### Tri State Handy help

1417 Sadler Road # 191

Fernandina Beach, FL 32034

904-477-0665

[tristatehandyhelp@gmail.com](mailto:tristatehandyhelp@gmail.com)

invoice 626221

Amelia Walk CDD c/o

Riverside Management Services

Phone : 904-239-5305

Email : [cgraham@msnf.com](mailto:cgraham@msnf.com)

Date : June 27 2022

Work Order	Item
Replace rusted tension bands, rods and paint gate.	\$210
Approved Cheryl Graham, Operations Manager Riverside Management Services On behalf of Amelia Walk CDD	
Date: 7-6-22 Acct. # 1-320-57200-62000	
50% of monies are required upon estimate acceptance.	
Balance due upon job completion.	
All Quotes are Valid for 15 days	
Subtotal	\$210.00