

*Amelia Walk*  
*Community Development District*

*October 24, 2023*



## *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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October 17, 2023

Board of Supervisors  
Amelia Walk Community Development District  
**Call In #: 1-877-304-9269 Code 5440582**

Dear Board Members:

The Amelia Walk Community Development District Board of Supervisors Meeting is scheduled to be held **Tuesday, October 24, 2023, at 6:00 p.m. at the Amelia Walk Amenity Center, 85287 Majestic Walk Boulevard, Fernandina Beach, Florida 32034.**

Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comment Regarding Agenda Items Below
- III. Approval of Minutes
  - A. September 11, 2023 Special Meeting
  - B. September 19, 2023 Regular Board Meeting
- IV. Consideration of Bids for Phase 1 Road Resurfacing Project
- V. Discussion of Term Sheets for the Series 2023 Bonds
- VI. Update on RFP for Landscape and Irrigation Maintenance Services
- VII. Discussion of Village Walk Cost Share
- VIII. Discussion of Tag Camera on Spruce Run
- IX. Consideration of Proposals / Estimates
  - A. Replacement Glass for Doors
  - B. Storm Drain Cleaning
  - C. Landscaping for Flagpole
  - D. Pool Area Tree Removal



- X. Staff Reports
  - A. District Counsel
    - 1. Discussion of Request for Haul Road Easement
    - 2. Bond & Assessments FAQ
  - B. District Engineer
  - C. District Manager
  - D. Amenity / Field Operations Manager – Report
- XI. Audience Comments (Limited to three minutes)
- XII. Supervisor Requests
- XIII. Other Business
- XIV. Financial Reports
  - A. Financial Statements as of September 30, 2023
  - B. Assessment Receipts Schedule
  - C. Approval of Check Register
- XV. Consideration of Security Camera Proposals\*
- XVI. Next Meeting Scheduled for November 14, 2023 at 2:00 p.m. at the Amelia Walk Amenity Center
- XVII. Adjournment

\* Note: In accordance with Sections 119.071(3)(a) and 281.301, *Florida Statutes*, a portion of the meeting may be closed to the public, as it relates to details of the District's security system plan. The closed session may occur at any time during the meeting and is expected to last approximately thirty (30) minutes but may end earlier or extend longer.



## *MINUTES*



*A.*



MINUTES OF MEETING  
AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

The special meeting of the Board of Supervisors of the Amelia Walk Community Development District was held Tuesday, September 11, 2023 at 10:00 a.m. at the Amelia Walk Amenity Center, 85287 Majestic Walk Boulevard, Fernandina Beach, Florida.

Present and constituting a quorum were:

Jeff Robinson	Chairman
Henry “Red” Jentz	Vice Chairman
David Swan	Supervisor
Lynne Murphy	Supervisor

Also present were:

Daniel Laughlin	District Manager
Lauren Gentry <i>by phone</i>	District Counsel
Kelly Mullins	Amenity & Operations Manager
Corey Roberts <i>by phone</i>	Kilinski Van Wyk

The following is a summary of the discussions and actions taken at the September 11, 2023 meeting.

**FIRST ORDER OF BUSINESS**

**Roll Call**

Mr. Laughlin called the meeting to order at 10:00 a.m. and called the roll.

**SECOND ORDER OF BUSINESS**

**Public Comment**

Don DeCanio asked if the bids received from the last RFP for landscape maintenance services can be used to award the contract to another firm.

Mr. Laughlin responded that option has been considered, and another option is being presented by the Chair.

**THIRD ORDER OF BUSINESS**

**Review Issues and Pros and Cons of the Service BrightView has Provided from July through the First Week of September**

Mr. Robinson stated that service during the month of July did not go well and there were multiple areas in the contract that were not done. There was a meeting held on August 8<sup>th</sup> in



which a number of deficiencies were addressed that went positively, however there were areas still not addressed following the meeting. There was a second meeting scheduled with BrightView on August 16<sup>th</sup> and they failed to show. Following a meeting on August 22<sup>nd</sup> a letter of deficiency was sent, however they continue to miss areas included in the contract.

Ms. Gentry stated that the letter of deficiency is the first step, and the hope is that the contractor corrects their course. The decision to be made at this meeting is whether the Board would like to continue using BrightView for landscape maintenance services, recognizing that there is a 30-day termination clause in the contract that allows the District to terminate immediately for cause, or with 30-days' notice without cause. If the Board chooses not to continue with BrightView, a formal bid process is not necessary as the services fall below the formal bid threshold. There is a great deal of flexibility available for selecting a new vendor.

#### **FOURTH ORDER OF BUSINESS**

#### **Review and Discussion of Proposed "Plan B" Scope of Service and Request for Proposals**

Mr. Robinson presented a "Plan B" to the Board members, which is to have three categories for the scope of services: lawncare maintenance, irrigation, and fertilization. Each zone in the community would be priced separately. This would allow smaller or more specialized companies to bid on the various services.

Don DeCanio commented that there could be issues with contractors blaming each other for any issues with there being different contracts for each service. He added that he does see a good opportunity for having a separate contract for the fertilization and pest control.

A resident asked if the District could employ its own landscape maintenance staff.

Ms. Gentry responded that although Districts can have in-house employees, there are a lot of up-front costs and quite a bit of administrative work to set up all of the systems you need. It would take around six months to start an in-house employee system and you lose the benefit of passing off liability to the third-party vendors.

Carol Williams asked if the contractor that maintains North Hampton has been considered.

Mr. Laughlin stated that The Greenery is one of the contractors that bid previously. He also noted a nearby community had The Greenery and went out to bid due to similar issues.



The Board expressed their hope that Brightview's services will improve but indicated they were in favor of moving forward with an informal RFP process to obtain additional bids and made the motion below.

On MOTION by Mr. Jentz seconded by Mr. Swan with all in favor authorizing staff to issue an informal request for proposals with the proposals due October 20, 2023 for consideration at the November 14, 2023, meeting was approved.

Ms. Gentry went over the evaluation criteria included in the project manual, noting the categories had been adjusted to weigh cost as 50% of the evaluation and the other criteria (completeness of proposals, experience, qualifications of key personnel and machinery, equipment and manpower) make up the other 50%. She asked if the Board had any desire to change the point values or remove them from the project manual. She noted that in an informal bid process you are not required to state evaluation criteria or their weights. The Board may choose to include them to communicate their priorities to vendors, or may choose to remove them to allow maximum flexibility in the scoring process.

The Board agreed to removing the point allocations from the project manual.

#### **FIFTH ORDER OF BUSINESS**

#### **Discussion of BrightView Contract in the Interim**

Ms. Gentry asked if there was a consensus from the Board to withhold payment from BrightView for services performed during the month of August.

The Board members responded yes.

Mr. Laughlin stated that staff would look at the deficiencies to determine the appropriate amount to withhold.

#### **SIXTH ORDER OF BUSINESS**

#### **Audience Comments**

Don DeCanio stated that he was very concerned with the condition of the roads. He also commented that a steel plate has been placed over a depression in the roadway on one side, but nothing has been done on the other side of the road and there are two other areas that are failing.



Mr. Robinson stated that he asked the engineer about the depression across from Pond 3 and the engineer advised against placing a steel plate unless a hole is formed as it can do more harm than good.

Mr. Laughlin stated that the District is in the process of getting the roads resurfaced and part of that project will be addressing those depressions.

Don DeCanio and Carol Williams expressed concern about someone getting injured due to the depressions in the roadways and the District's liability. Mr. DeCanio recommended putting cones up around the other depressions.

#### **SEVENTH ORDER OF BUSINESS**

#### **Supervisor Requests**

Mr. Jentz stated that he spoke to a botanist regarding the ponds and his recommendation is to have a study done on the ponds prior to spending any money on aeration. He also stated that most of the algae is being caused by runoff either from the adjacent homes or the storm sewer and the phosphates in the fertilizer. He does not think it is a health issue.

#### **EIGHTH ORDER OF BUSINESS**

**Next Scheduled Meeting – September 19, 2023 at 2:00 p.m. at the Amelia Walk Amenity Center**

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

#### **Adjournment**

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman



*B.*



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, September 19, 2023 at 2:00 p.m. at the Amelia Walk Amenity Center, 85287 Majestic Walk Boulevard, Fernandina Beach, Florida.

Present and constituting a quorum were:

Jeff Robinson	Chairman
Henry “Red” Jentz	Vice Chairman
David Swan	Supervisor
Lynne Murphy	Supervisor
Brad Thomas	Supervisor

Also present were:

Daniel Laughlin	District Manager
Dan McCranie <i>by phone</i>	District Engineer
Lauren Gentry	District Counsel
Kelly Mullins	Amenity & Operations Manager
Terry Glynn	GMS Landscape Consultant
Rhonda Mossing <i>by phone</i>	MBS Capital Markets
Corey Roberts	Kilinski Van Wyk
Tim Bramwell <i>by phone</i>	Akerman

The following is a summary of the discussions and actions taken at the September 19, 2023 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**

Connie Philipp asked what the status is on the solar panels for the swimming pools.

Mr. Robinson responded that it was ranked number two on the survey and the cost turned out to be lower than anticipated at around \$35,000. An update will be provided later.

Connie Philipp also asked about the status of the budget.

Mr. Laughlin responded that the Fiscal Year 2024 budget was adopted, and it is available on the District’s website.



**THIRD ORDER OF BUSINESS****Approval of the Minutes of the August 15, 2023 Meeting**

There were no comments on the minutes.

On MOTION by Mr. Robinson seconded by Mr. Jentz with all in favor the minutes of the August 15, 2023 meeting were approved as presented.

**FOURTH ORDER OF BUSINESS****Financing Matters**

Item A was taken later in the meeting.

**B. Consideration of Preliminary Master Special Assessment Methodology Report**

Mr. Laughlin noted the methodology report details the amount of funds being financed and how they will be paid back. Table 1 provides the breakdown of the cost estimates for the roadway project taken from the engineer's report. The total estimated construction cost is \$1,398,000. Table 2 provides the sources and other uses of the funds. The par amount of bonds is \$1,705,000. Table 3 provides the projected gross annual assessment per unit of \$213.12. Table 4 includes the preliminary assessment roll.

Mr. Robinson stated that a bid has come in at \$26,000 for the brick and concrete work at the roundabout and one is expected for the arbors and asked if those costs can be covered by the bonds.

Ms. Gentry responded that it would depend on the final bid for the roadway work. The amounts in the Engineer's Report, on which these assessment numbers are based, are the maximum amounts for financing. The engineer included a contingency in the estimate. The numbers in the assessment report may go down based on actual terms of financing, but could not go up.

On MOTION by Mr. Robinson seconded by Mr. Jentz with all in favor the preliminary master special assessment methodology report was approved.

**C. Consideration of Resolution 2023-12, Declaring Special Assessments and Setting a Public Hearing Date to Levy Assessments**

Mr. Laughlin noted the public hearing will be set for October 24, 2023 at 6:00 p.m.



Ms. Gentry stated that two notices will be sent regarding the public hearing; a notice published in the newspaper, and a mailed notice that goes to every homeowner that will be subject to the assessments. She also provided an overview Resolution 2023-12 stating that it makes findings including that the benefits from the improvements will accrue to the property improved, the amount of those benefits will exceed the amount of the assessments and the assessments are fairly and reasonably allocated.

On MOTION by Mr. Thomas seconded by Mr. Robinson with all in favor Resolution 2023-12, declaring special assessments and setting a public hearing for October 24, 2023 at 6:00 p.m. was approved

**D. Consideration of Engagement Letter from Akerman LLP for Bond Counsel Services**

Mr. Bramwell gave a brief overview of the engagement letter noting it assumes a \$25,000 fee if the bonds are placed with a bank.

Ms. Gentry added that the fee is paid out of the cost of issuance for the bonds. Mr. Bramwell clarified that payment of the fee is contingent upon issuance of the bonds.

On MOTION by Mr. Robinson seconded by Mr. Jentz with all in favor the engagement letter from Akerman LLP for bond counsel services was approved.

Ms. Gentry asked the Board to send her any questions the community has about the bond issuance that should be addressed in an informational document to put out to the community. Included in the document will be information on prepayments, the need for the project, as well frequently asked questions about bonds.

**SIXTH ORDER OF BUSINESS**

**Discussion on Request for Funding from  
HOA to Cover Productivity Impact on the  
Amenity/Operations Manager**

Mr. Robinson stated that Ms. Mullins is spending about 20% of her time dealing with HOA related items and made the motion below to submit a request to the HOA for \$50,000 to be used for future projects.



On MOTION by Mr. Robinson seconded by Mr. Jentz with all in favor requesting \$50,000 from the HOA to be used for future projects was approved.

**SEVENTH ORDER OF BUSINESS****Discussion of Signage and Other Actions  
Related to Parking on Grass at Majestic  
Walk / Champlain / Berryessa Roundabout**

Mr. Robinson stated that \$7,000 has just been spent to fix irrigation and a lot of it was in the roundabout area. The school bus stops in the roundabout and there have been several cars parked in the grass. The Board discussed various solutions such as landscaping the area to prevent parking, painting curbs, or adding signage.

This item will be added to the next agenda for further discussion.

**FOURTH ORDER OF BUSINESS****Financing Matters (Continued)****A. Update on Bid Documents for 2023 Project**

Mr. McCranie informed the Board that he put together a revised bid package to show Phase 1 to include all roadways within Phase 1 and sent the package to five contractors and asked that bids be submitted within two weeks.

**FIFTH ORDER OF BUSINESS****Discussion of Solutions for Potholes and  
Manhole Covers**

Mr. McCranie stated that he drove through the community and reviewed the settlement around the sewer manholes that have been reported. The areas will need to be monitored, however none of them will cause any damage to vehicles at this time. He explained the roadway was not compacted enough when the manholes were installed, and the asphalt settled around the manholes. If it continues to get worse, it will be repaired, however if it stays the same now that everything has settled, it can remain until the milling and resurfacing of those roadways is scheduled in the future.

Mr. Robinson asked if the pothole around the storm drain on Fall River was inspected.

Mr. McCranie responded yes. He does not expect it to be as catastrophic as the pothole on Majestic Walk because it is different pipe material than what was used in Phase 1. Once the contractor is chosen for the Phase 1 roadways, that will be a good time to figure out what areas require patches while they're onsite.



Mr. Thomas asked if 85197 Fall River Parkway is on the list of areas that were inspected as there is sediment buildup against the curb line due to a grading issue.

Mr. McCranie stated that he would inspect the area.

Mr. Robinson asked him to inspect areas at Fall River and Stonehurst as well.

## **EIGHTH ORDER OF BUSINESS**

### **Discussion of Proposed Enhancements to Landscaping in the Pool Area**

Mr. Robinson stated that he'd like to look into getting rid of the pine bark around the pool or installing raised beds to stop it from blowing toward the pool.

There were no objections from the other board members.

This item will be discussed further when a plan and quotes are available.

## **NINTH ORDER OF BUSINESS**

### **Consideration of Proposals**

#### **A. Electric Service – Lighting for Flagpole and Light Switches for Poolside Restrooms**

Ms. Mullins informed the Board that the sensors need to be updated in the pool restrooms. A proposal including replacing the sensors as well as adding flood lights to the flagpole totaling \$2,363 was included in the agenda package.

On MOTION by Mr. Robinson seconded by Mr. Swan with all in favor the proposal from Peacock Electric totaling \$2,363 was approved.

#### **B. Landscaping for Flagpole**

Ms. Mullins presented a proposal from Brightview to install pavers and landscaping around the flagpole for a total of \$14,627.54. A second proposal from Imetry for just the pavers totaling \$5,300 was also included in the agenda package for the Board's review.

This item was tabled in order to obtain more proposals.

#### **C. Entrance Signs, Trellises and Monument Signs**

Mr. Laughlin stated that a proposal was approved for this work in the past, however after beginning the work, it was determined more than touch up work is needed. A change order totaling \$16,100 was included in the agenda package for the Board's review.



On MOTION by Mr. Robinson seconded by Mr. Thomas with all in favor the change order from HuGus Group totaling \$16,100 was approved.

Charlie DeFilippo asked if the builder/developer signs will be removed.

Mr. Robinson responded that the Board voted to remove all marketing signs at the last meeting.

#### **D. Trash Removal for Amenity Center**

Ms. Mullins stated that the bill for the current trash removal contractor continues to increase so she has provided a proposal for an alternate provider.

Mr. Robinson stated that the monthly fee for Meridian should be around \$197 for a two-yard dumpster. The current contractor is charging close to \$1,000 per month.

On MOTION by Mr. Robinson seconded by Mr. Jentz with all in favor the proposal from Meridian Waste was approved.

#### **E. Clean Up Fallen Trees in Preserve Area**

Ms. Mullins stated that one of the homeowners on Cherry Creek has had two trees fall on her fence and there is another hanging low that needs to be removed before it falls as well. A proposal from The Tree Surgeons totaling \$450 was included in the agenda package for the Board's review.

On MOTION by Mr. Robinson seconded by Ms. Murphy with all in favor the proposal from The Tree Surgeons to clean up fallen trees off Cherry Creek totaling \$450 was approved.

#### **F. Pool Area Tree Removal**

Ms. Mullins stated that there are a couple of issues. A palm tree in the pool area was struck by lightning and needs to be removed, however the vendor that submitted a proposal for removal is not comfortable removing the stump as it will cause damage to the patio area. Also



included on the proposal from The Tree Surgeons is to trim down the back fence line and pull vegetation back to the grass line.

Mr. Glynn stated that the first option would be removing the trunk and root ball, which will more than likely damage the footer base for the pavers and will require three or four yards of fill dirt to backfill, in addition to repairs likely needed to irrigation and lighting in the area. The second option would be to stump grind it as deep as desired and either spend around \$16,000 on a replacement Medjool Palm, or paver over the stump area.

On MOTION by Mr. Robinson seconded by Ms. Murphy with all in favor the proposal from The Tree Surgeons to cut the dead palm tree, grind the stump, and trim the back fence line was approved at an amount not to exceed \$3,000.

## **TENTH ORDER OF BUSINESS**

### **Staff Reports**

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

Ms. Gentry informed the Board that the solar power contract for heating the pool is underway and should be finalized in the next few weeks. The total for that work is \$33,750.

Ms. Gentry also stated that the public notice for the informal landscape bid was published, and proposals are due October 20, 2023.

Mr. Robinson added that a brief summary of the proposals will be provided at the October 24<sup>th</sup> meeting, however the evaluation will take place at the November 14<sup>th</sup> meeting to provide proper review time.

Mr. Robinson asked if there has been a response from Lennar on Pond 14.

Ms. Gentry responded that there has not.

Mr. Robinson asked that a professional proposal be obtained to fix the pond.

Ms. Mullins was directed to seek proposals to remove the dirt in the pond and Mr. Laughlin asked Mr. McCranie to inspect the pond banks to determine if any repairs are necessary.

#### **B. District Engineer**

There being nothing to report, the next item followed.



**C. District Manager**

There being nothing to report, the next item followed.

**D. Amenity / Field Operations Manager – Report**

A copy of the operations report was included in the agenda package for the Board's review.

Ms. Mullins presented a proposal for fire ant treatment for the pool area totaling \$300 per year.

Mr. Laughlin stated that the BrightView contract includes spot treatments for fire ant control.

Ms. Mullins informed the Board that the fob access system for the tennis courts will be installed October 4<sup>th</sup> through the 6<sup>th</sup>. She also informed the Board that the wetlands are being monitored and debris removal will be scheduled once the temperature drops as recommended.

Mr. Robinson suggested looking into sanding and repainting the picnic table.

**ELEVENTH ORDER OF BUSINESS      Audience Comments**

A resident asked what the due diligence is for allowing businesses to use the amenity center for profit and making sure they're following the rules.

Mr. Laughlin stated that the District is mainly concerned with ensuring there is an agreement in place that states they have to follow the District's rules, and they have to provide proof of insurance.

Ms. Gentry added that if there are classes being held at the amenity center, they need to be coordinated through Ms. Mullins as an amenity to the residents, so a business cannot just rent the facility to host whatever class they want. Commercial activities are generally not allowed at the clubhouse, but the Board can choose to engage vendors to offer classes.

Connie Philipp stated that there are a number of clubs that use the amenity center and there will be one resident and the rest of the attendees are friends of that resident and that has to be monitored better. She also stated that there are people from adjacent communities using the District's facilities.

Mr. Thomas recommended reporting that type of information to Ms. Mullins and she is within her right to confirm if they are residents.



Ms. Gentry stated that the club policies could be reviewed to see if there is anything that can be optimized.

William Knudsen stated that the article written in the newsletter explaining the background of the roads was very well written and suggested explaining the upcoming special assessments in the newsletter as well.

William Knudsen also asked why the areas between the marsh and homeowner's yards can't be deeded so that the District does not have to mow those areas.

Mr. Robinson stated that the developer, with board approval, changed the property line to move it to the edge of the marsh for the Riverside homes and that had to be approved by the county.

Mr. Jentz added that transferring property would likely be difficult to do and would take a lot of legal time.

Stephen Thornton stated that the easement area near his home had dirt put in, but then it was taken back out and it has not been sodded or irrigated. He asked if there is an update on if the area will be improved. Additionally, he stated that the drain is backed up with plastic bottles and the barrier is now in the drain.

Mr. Robinson stated that there are a number of storm drains that need to be cleaned out so Ms. Mullins is seeking proposals to do so. He also stated that according to the landscape vendor, it looks like the easement area near Mr. Thornton's home might have been seeded with Bahia. He also added that Ms. Murphy is working on addressing several common areas.

## **TWELFTH ORDER OF BUSINESS**

### **Supervisor Requests**

Ms. Murphy stated that there are a number of areas throughout Phase 4 and 5 that require landscaping improvements and she's working with Ms. Mullins and the landscaping vendor on recommendations for each area.

Mr. Robinson stated that revised proposals from BrightView and Down to Earth for an area off Falling Leaf to change the grass. Down to Earth's price did not change and BrightView's reduced. Staff will proceed with Down to Earth and remain under the approved amount.

Mr. Swan requested data from the Sheriff's Department such as the number of tickets issued so the Board is aware of what is being done.



Mr. Laughlin stated that the budgeted amount for that expense has been depleted, so services will resume after the beginning of the new fiscal year. He added that he will request the data.

Mr. Jentz asked if the Sheriff's officers can be provided access to the amenity center to use the restroom during patrols.

Mr. Laughlin responded that they would just need to be given fobs.

**THIRTEENTH ORDER OF BUSINESS                      Other Business**

There being none, the next item followed.

**FOURTEENTH ORDER OF BUSINESS    Financial Reports**

**A. Financial Statements as of August 31, 2023**

**B. Assessment Receipts Schedule**

**C. Approval of Check Registers**

Copies of the financial statements were included in the agenda package for the Board's review. Mr. Laughlin noted the check register totals \$73,283.25.

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

**FIFTEENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – October 24, 2023  
at 6:00 p.m. at the Amelia Walk Amenity  
Center**

**SIXTEENTH ORDER OF BUSINESS**

**Adjournment**

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman



## *FOURTH ORDER OF BUSINESS*



Amelia Walk CDD - Phase 1 M&R  
Bid Sheet

		Quantity	Units	Duval	
				Unit Cost	Amount
	BASE BID				
1	Mobilization	1	LS	\$ 10,233.50	\$ 10,233.50
2	Erosion Control (Inlet protection)	1	LS	\$ 3,750.00	\$ 3,750.00
3	MOT	1	LS	\$ 7,000.00	\$ 7,000.00
4	Milling (1" ave depth)	32500	SY	\$ 2.47	\$ 80,275.00
5	Resurfacing (1" SP 9.5)	1787.5	TN	\$ 157.86	\$ 282,174.75
5a	Resurfacing Additional Tonnage Required	304	TN	\$ 157.86	\$ 47,989.44
6	Base Repairs (assumed)(as needed)	1000	SY	\$ 16.93	\$ 16,930.00
7	Striping	1	LS	\$ 37,334.00	\$ 37,334.00
8	Payment / Performance Bond	1	LS	\$ 3,411.00	\$ 3,411.00
9	Testing / cores	1	LS	\$ 6,448.22	\$ 6,448.22
10	Stormwater pipe repairs/replacement	120	LF	\$ -	\$ -
11	Payment / Performance Bond	1	LS	\$ -	\$ -
	ADDITIVE				
12	Erosion Control (Inlet protection)	1	LS	\$ 2,500.00	\$ 2,500.00
13	MOT	1	LS	\$ 3,500.00	\$ 3,500.00
14	Milling (1" ave depth)	16500	SY	\$ 2.47	\$ 40,755.00
15	Resurfacing (1" SP 9.5)	907.5	TN	\$ 157.86	\$ 143,257.95
15a	Resurfacing Additional Tonnage Required	143.5	TN	\$ 157.86	\$ 22,652.93
16	Base Repairs (assumed)(as needed)	300	SY	\$ 16.93	\$ 5,079.00
17	Striping	1	LS	\$ 7,150.00	\$ 7,150.00
18	Payment / Performance Bond (additional work)	1	LS	\$ 1,665.35	\$ 1,665.35
19	Testing / cores	1	LS	\$ 4,302.25	\$ 4,302.25
				BASE	\$ 495,545.93
				ADDITIVE	\$ 230,862.46
				SUB-TOTAL	\$ 726,408.39
				TOTAL	\$ 726,408.39

Holland	
Unit Cost	Amount
\$ 40,728.00	\$ 40,728.00
\$ 14,087.50	\$ 14,087.50
\$ 1,650.00	\$ 1,650.00
\$ 2.97	\$ 96,525.00
\$ 235.20	\$ 420,420.00
\$ 235.20	\$ 71,500.80
\$ 49.20	\$ 49,200.00
\$ 25,801.86	\$ 25,801.86
\$ 18,677.00	\$ 18,677.00
\$ 8,598.00	\$ 8,598.00
\$ -	\$ -
\$ -	\$ -
	\$ -
\$ 8,855.00	\$ 8,855.00
\$ 825.00	\$ 825.00
\$ 2.98	\$ 49,170.00
\$ 232.80	\$ 211,266.00
\$ 232.80	\$ 33,406.80
\$ 49.20	\$ 14,760.00
\$ 4,914.27	\$ 4,914.27
\$ 9,310.00	\$ 9,310.00
\$ 5,795.00	\$ 5,795.00
BASE	\$ 747,188.11
ADDITIVE	\$ 338,302.07
SUB-TOTAL	\$ 1,085,490.22
TOTAL	\$ 1,085,490.22

Additional Work (estimate)	
Unit Cost	Amount

\$	500.00	\$	60,000.00
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Project Cost	\$	786,408.37
Oversight	\$	7,864.08
Contingency	5% \$	39,320.42
<b>TOTAL</b>	<b>\$</b>	<b>833,592.87</b>



## Amelia Walk CDD - Phase 1 M&amp;R

## Bid Sheet

	Contractor's Name _____				
		Quantity	Units	Unit Cost	Amount
	BASE BID				
1	Mobilization	1	LS		\$ 40,728.00
2	Erosion Control (Inlet protection)	1	LS		\$ 14,087.50
3	MOT	1	LS		\$ 1,650.00
4	Milling (1" ave depth)	32500	SY	\$ 2.97	\$ 96,525.00
5	Resurfacing (1" FC 9.5) (	1787.5	TN	\$ 235.20	\$ 420,420.00
6	Base Repairs (assumed)(as needed)	300	SY	\$ 49.20	\$ 14,760.00
7	Striping	1	LS		\$ 25,801.86
8	Payment / Performance Bond	1	LS		\$ 18,677.00
9	Testing / cores	1	LS		\$ 8,598.00
	ADDITIVE				
10	Erosion Control (Inlet protection)	1	LS		\$ 8,855.00
11	MOT	1	LS		\$ 825.00
12	Milling (1" ave depth)	16500	SY	\$ 2.98	\$ 49,170.00
13	Resurfacing (1" FC 9.5)	907.5	TN	\$ 232.80	\$ 211,266.00
14	Base Repairs (assumed)(as needed)	300	SY	\$ 49.20	\$ 14,760.00
15	Striping	1	LS		\$ 4,914.27
16	Payment / Performance Bond	1	LS		\$ 9,310.00
17	Testing / cores	1	LS		\$ 5,795.00
18	General Conditions - Additives	1	LS		\$ 14,775.00
				BASE	\$ 641,247.36
				ADDITIVE	\$ 319,670.27
				TOTAL	\$ 960,917.63
	Begin Date	TBD			
	Substantial Completion date	6 weeks from start date			
	End date				
	NTP-Substantial				
	Substantial to Complete				



## Amelia Walk CDD - Phase 1 M&amp;R

## Bid Sheet

Duval Asphalt Products, Inc.					
		Quantity	Units	Unit Cost	Amount
	BASE BID				
1	Mobilization	1	LS	\$ 10,233.50	\$ 10,233.50
2	Erosion Control (Inlet protection)	1	LS	\$ 3,750.00	\$ 3,750.00
3	MOT	1	LS	\$ 7,000.00	\$ 7,000.00
4	Milling (1" ave depth)	32500	SY	\$ 2.47	\$ 80,275.00
5	Resurfacing (1" SP 9.5)	1787.5	TN	\$ 157.86	\$ 282,174.75
5a	Resurfacing Additional Tonnage Required	304	TN	\$ 157.86	\$ 47,989.44
6	Base Repairs (assumed)(as needed)	1000	SY	\$ 16.93	\$ 16,930.00
7	Striping	1	LS	\$ 37,334.00	\$ 37,334.00
8	Payment / Performance Bond	1	LS	\$ 3,411.00	\$ 3,411.00
9	Testing / cores	1	LS	\$ 6,448.22	\$ 6,448.22
10	Stormwater pipe repairs/replacement	60	LF	\$ -	\$ -
11	Payment / Performance Bond	1	LS	\$ -	\$ -
	ADDITIVE				
12	Erosion Control (Inlet protection)	1	LS	\$ 2,500.00	\$ 2,500.00
13	MOT	1	LS	\$ 3,500.00	\$ 3,500.00
14	Milling (1" ave depth)	16500	SY	\$ 2.47	\$ 40,755.00
15	Resurfacing (1" SP 9.5)	907.5	TN	\$ 157.86	\$ 143,257.95
15a	Resurfacing Additional Tonnage Required	143.5	TN	\$ 157.86	\$ 22,652.91
16	Base Repairs (assumed)(as needed)	300	SY	\$ 16.93	\$ 5,079.00
17	Striping	1	LS	\$ 7,150.00	\$ 7,150.00
18	Payment / Performance Bond (additional work)	1	LS	\$ 1,665.35	\$ 1,665.35
19	Testing / cores	1	LS	\$ 4,302.25	\$ 4,302.25
				BASE	\$ 495,545.91
				ADDITIVE	\$ 230,862.46
				SUB-TOTAL	\$ 726,408.37
	Begin Date	12/1/23		TOTAL	\$ 726,408.37
	Substantial Completion date	5-6 days for milling and paving			
	End date				
	NTP-Substantial		days		



	Substantial to Complete		days		
--	-------------------------	--	------	--	--



## *FIFTH ORDER OF BUSINESS*





October 17, 2023

Board of Supervisors  
Amelia Walk Community Development District

Dear Board of Supervisors:

On September 21, 2023, following the adoption of the Master Assessment Methodology Report dated September 19, 2023, we sent out credit packages to fifteen (15) banks soliciting their interest in providing bank qualified tax-exempt financing to the District in an amount not to exceed \$1,705,000. We received proposals from two (2) banks. The following summary provides our original projections as used for the Master Assessment Methodology Report as well as the mailed notices to the property owners, a projection of where a rated and insured public offering would fall, and the two (2) bank proposals received. We've reviewed the proposals and have summarized the positives and negatives of each.

**Seacoast Bank**

Positives:

- Provided the lowest interest rate of 6.175%
- No Debt Service Reserve Fund Requirement
- Annual Assessments per unit are less than the amount provided in the mailed notices to the property owners

Negatives:

- Bonds are non-callable for future refinancing

**Valley Bank**

Positives:

- No pre-payment penalty

Negatives:

- 10% Debt Service Reserve Fund
- 121-month rate reset
- Higher interest rate at 6.58%
- Annual Assessments per unit exceed the amount provided in the mailed notices to the property owners

Also attached is a copy of the MMD chart we maintain that tracks the movement of the 30-year AAA Bond Market. Notable is the change in the MMD from 9/19/2023 of 3.94% to 10/16/2023 of 4.24%. This is a 30-basis point jump that is reflected in the bank proposals. The 30-year MMD is a basis for the setting of the rates for the CDD Bonds, historically at approximately 200 to 250 bps over the 30-year MMD.

**Member: FINRA/SIPC**

---

1902 S MacDill Avenue  
Tampa, FL 33629  
PHONE: 813.281.2700

152 LINCOLN AVENUE  
WINTER PARK, FLORIDA 32789  
PHONE: 407.622.0130

1005 BRADFORD WAY  
KINGSTON, TENNESSEE 37763  
PHONE: 865.717.0303





## MBS CAPITAL MARKETS, LLC

Page | 2

Upon receipt of the bank proposals, we contacted Seacoast Bank regarding the ‘non-callable’ provision in their proposal and requested they provide us with a proposal that didn’t include the ‘non-callable’ provision. They have offered a 5-year non-callable provision at 6.35%. All other provisions in their original proposal remain unchanged. Prior to your board meeting we will be reviewing the bids received for the 2023 Project outlined in the Engineer’s Report and hope to tighten the numbers to reflect the same.

Sources and Uses of Funds		PUBLIC	BANK TERM SHEETS		6.35%
MBS Projections		OFFERING	Seacoast Bank	Valley Bank	Seacoast Bank
<b>Sources:</b>					
Bond Proceeds	1,705,000.00	1,865,000.00	1,665,000.00	1,685,000.00	1,670,000.00
Net Original Issue Discount		(19,623.55)			
	1,705,000.00	1,845,376.45	1,665,000.00	1,685,000.00	1,670,000.00
<b>Uses:</b>					
Project Fund	1,398,000.00	1,398,000.00	1,398,000.00	1,398,000.00	1,398,000.00
Capitalized Interest	94,911.67	93,341.67	98,529.85	106,253.29	101,626.46
Reserve Fund		38,681.25		15,405.55	
Cost of Issuance	208,325.00	313,465.47	167,300.00	160,762.00	167,325.00
Rounding	3,763.33	1,888.06	1,170.15	4,579.16	3,048.54
	1,705,000.00	1,845,376.45	1,665,000.00	1,685,000.00	1,670,000.00
<b>Bond Statistics:</b>					
Average Coupon Rate	6.00%	5.380%	6.175%	6.580%	6.350%
Maturity	5/1/2044	5/1/2044	5/1/2044	5/1/2044	5/1/2044
CAP	to 11/1/2024	11/1/2024	11/1/2024	11/1/2024	11/1/2024
MADS	148,450.00	154,725.00	147,496.25	154,055.50	149,616.25
Assessable Units	749.00	749.00	749.00	749.00	749.00
Net Annual Per Unit	198.20	206.58	196.92	205.68	199.75
Gross Annual Per Unit @ 7%	213.12	222.12	211.75	221.16	214.79
Interest Due Year 1	94,911.67	98,529.85	98,529.85	106,253.29	98,529.85
Prepayment Penalty			Non-callable	N/A	5-year Non-callable
Term			20 years	Rate Reset in 121 months	
Deposit Relationship			Yes	Yes	Yes

Sincerely,

*Rhonda Mossing*





**MBS CAPITAL MARKETS, LLC**

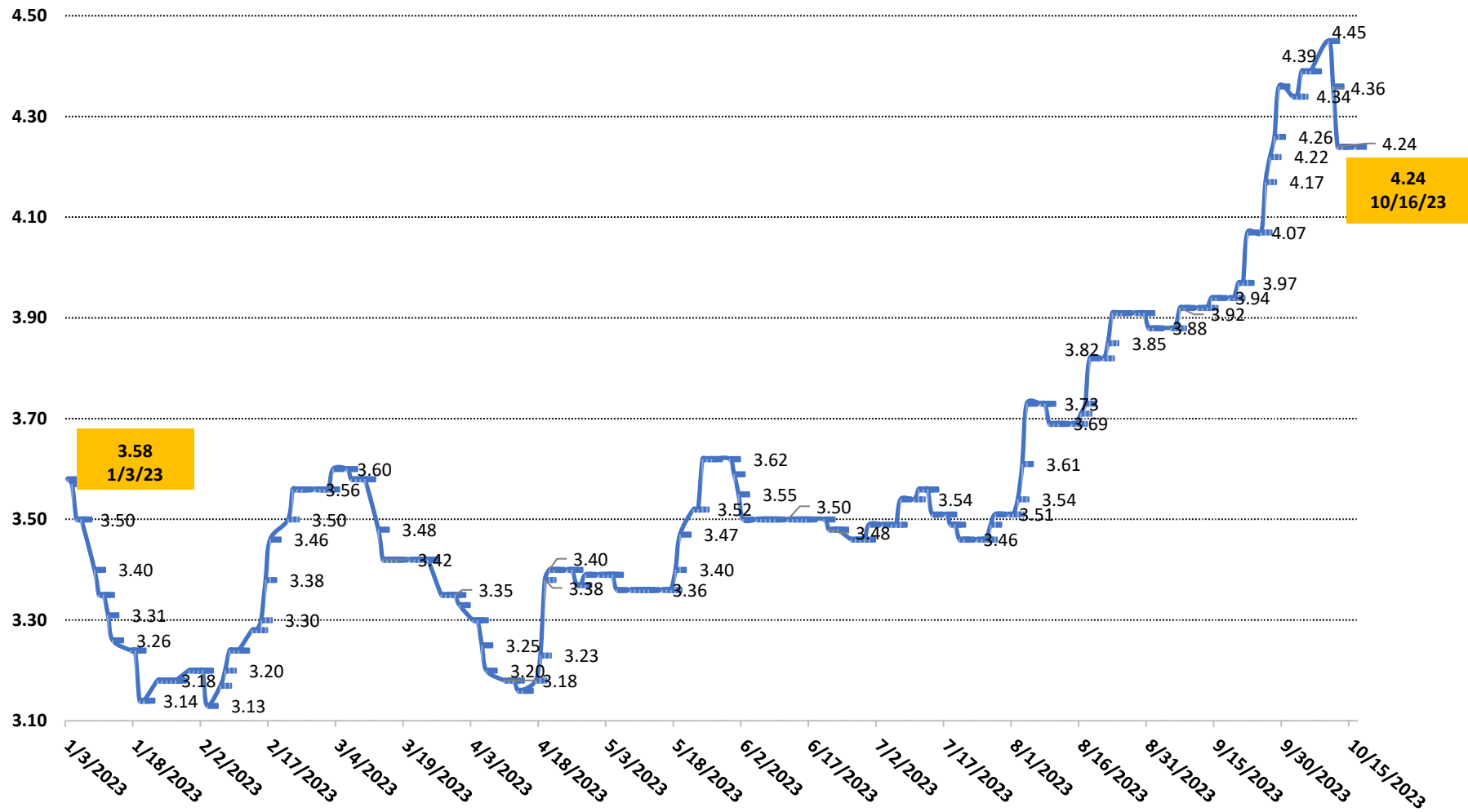
P a g e | 3

Rhonda Mossing  
Managing Partner



# 30-YEAR MMD

## January 3, 2023- October 16, 2023





October 10, 2023

Amelia Walk Community Development District  
C/O MBS Capital Markets, LLC  
Attn: Rhonda Mossing  
1005 Bradford Way  
Kingston, TN 37763

Re: Term Sheet Proposal

Dear Rhonda,

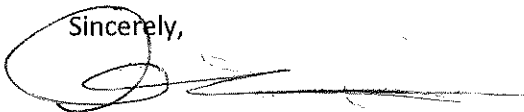
We are pleased to advise you that Seacoast National Bank is willing to consider providing financing to Amelia Walk Community Development District. The credit facility will be based substantially on the proposed summary of terms and conditions set forth in the attached Annex I; together with this cover letter, the "Proposal Letter".

This Proposal Letter is merely an expression of interest by the Bank in the proposed financing and should not be construed to be expressly or by implication, a commitment, an offer, an agreement in principle or an agreement by the Bank to make the Loan. The terms are subject to standard credit underwriting and approval by the Bank.

We look forward to working with you on this financing request. If these general terms are satisfactory to you, and you would like the Bank to begin its formal underwriting process toward seeking the appropriate credit approval, please sign this letter where provided below and return no later than October 25, 2023.

Should you have any questions regarding the Proposal Letter, please feel free to call me at (941) 920-4716.

Sincerely,



Andres F. Rincon, SVP  
1950 Ringling Boulevard  
Sarasota, FL 34236

(941) 920-4716  
Andres.rincon@seacoastbank.com



This indicative Term Sheet is for discussion and illustrative purposes only and does not represent a commitment by Seacoast National Bank to provide an extension of credit.

I have reviewed and hereby accept the proposed terms and conditions stated in this letter.

THIS TERM SHEET IS AN OUTLINE ONLY AND DOES NOT PURPORT TO SUMMARIZE ALL THE CONDITIONS, COVENANTS, REPRESENTATIONS, WARRANTIES AND OTHER PROVISIONS WHICH WOULD BE CONTAINED IN DEFINITIVE LEGAL DOCUMENTATION FOR THE FACILITIES CONTEMPLATED HEREIN.

Accepted on this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Ameila Walk Community Development District

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

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



## ANNEX I

BORROWER	Amelia Walk Community Development District
LOAN AMOUNT	Not to exceed \$1,705,000.
GUARANTORS	Not Applicable
CREDIT FACILITY	Tax-Exempt, Bank Qualified Term Loan
PURPOSE	Funding of Capital Improvements within the boundaries of the District.
MATURITY	May 1, 2044
INDICATIVE RATES	Fixed rate of 6.175% with a tax equivalent yield of 7.63%
LOAN FEES	50 Bps of final Loan Amount
REPAYMENT	Annual principal payments with semi-annual interest payments.
PREPAYMENT PENALTY	The proposed Bonds will be non-callable. Property owners will be allowed to prepay their assessments at any time during the term of the loan.
COLLATERAL	Pledge of Non-Ad valorem special assessment on 749 assessable units within the District, including, without limitation, amounts received from any foreclosure proceeding for the enforcement of collection of such Assessments or, if applicable, from the issuance and sale of tax certificates with respect to such assessments.
DEPOSIT RELATIONSHIP	Borrower will be required to maintain its primary Operating Account(s) with Seacoast National Bank for the term of the Loan.
DEBT SERVICE RESERVE	Not Applicable
COSTS	Standard and reasonable costs related to this loan transaction are the responsibility of the Borrower.
ADDITIONAL COVENANTS AND CONDITIONS	Receipt and Satisfactory review by Seacoast National Bank-engaged legal counsel of the legal documentation provided by the Bond Counsel engaged in this transaction. Bond Counsel Opinion to include, among other required information, that the form of the proposed Bonds is



regular and proper to include an opinion as to tax exemption and enforceability.

Receipt and satisfactory review of the Master Trust Indenture for the proposed funding.

Receipt and satisfactory review of the Series 2023 Bonds Report utilizing the agreed upon terms (loan amount, interest rate, payment schedule, etc.)

#### FINANCIAL REPORTING

On an annual basis, within 270 days of the Fiscal year end, a copy of the audited financial statements for the Borrower.

On an annual basis, within 90 days of the Fiscal year end, a copy of an internally prepared financial statement for the Borrower.

Failure to provide the financial statements and reports as provided in the preceding paragraphs, after three (3) Business Days' written notice to the District, the District Manager and Counsel to the District, with a copy to the Trustee, shall constitute a "Financial Covenant Reporting Failure." Upon the occurrence of a Financial Covenant Reporting Failure Seacoast National Bank may enforce the provisions of this section by action in mandamus or specific performance, to compel performance of the District's financial reporting obligations under this section. A financial Covenant Reporting Failure under this section shall not constitute an Event of Default under the Master Indenture.

#### TAX-EXEMPT STATUS

In the event this loan is deemed to no longer be tax exempt, then in such event Borrower shall also pay to Bank, at the time such interest is paid all additional amounts which Bank specifies as necessary to preserve the after-tax yield that Bank would have received at each interest payment date had the loan remained tax exempt.

The Borrower agrees to pay, and indemnify Bank with respect to, any present or future stamp or documentary taxes, or any other excise or property taxes, charges or similar levies which arise from any payment made under this Loan or from the execution, delivery or registration of, or otherwise with respect to this Loan or any agreement or instrument required by, or executed or delivered in connection with, this Loan.









October 11, 2023

Dear Chairperson,

I am pleased to provide the following terms and conditions that Valley National Bank would consider for your loan request for Amelia Walk Community Development District **The following information is not a commitment but rather an outline of terms for your consideration.** The following terms are presented to facilitate discussion of potential financing and are not intended to and do not create a legally binding commitment or obligation to lend on the part of Valley National Bank. The contents or existence of this memorandum are CONFIDENTIAL and shall not be disclosed to any third party without the prior written consent of Writer, except by the Borrower to its partners, legal counsel, financial advisors and accountants on a confidential basis, and as required by law.

<b>BORROWER:</b>	Amelia Walk Community Development District
<b>LOAN AMOUNT:</b>	Up to \$1,705,000 to be closed and funded during 2023 fiscal year (based on long term fiscal tax-exempt amount according to FL Statute 190 requirements).
<b>LOAN TYPE AND TERM:</b>	20-year Bank Term Loan or Bond finance. Valley National Bank tax exempt qualified required.
<b>PURPOSE LOAN:</b>	The Series 2023 Bonds are being issued to finance the cost of funding the Phase 1 Roadway Project, plus related costs of issuance and reserve fund requirements.
<b>REPAYMENT:</b>	Annual amortized principal payments based on 20-year amortization with re-payment as follows. Principal payment May 1 of each term year and semi-annual Interest Payments May 1 and November 1 of each year during the remaining term of the loan. <b>Note: Interest only draw period of 12-months and then 20-year term may be available upon CDD request.</b>
<b>INTEREST RATE AND TERM LOAN:</b>	20-year term and amortization. Bank qualified tax-exempt interest rate based on <b>10-year T-Bill plus a 3.25% margin</b> . Rate will incur a one-time adjustment based on <b>same terms</b> beginning month 121 of term loan and continue through final loan payment year 20. Indicative tax-exempt 10-year rate as of 10-11-2023 <b>=6.58% Valley National Bank Qualified Fixed Rate Must close by. December 31, 2023</b>
<b>MATURITY LOAN:</b>	20 years from closing
<b>COMMITMENT FEE LOAN II:</b>	\$9,287 (Including Bank attorney fee)
<b>COLLATERAL:</b>	Pledge of Non-Ad valorem special assessments on all assessable units within the District including, without limitation, amounts received from any foreclosure proceeding for the enforcement of collection of such Assessments or, if applicable, from the issuance and sale of tax certificates with respect to such assessments. <b>CDD and Bank Closing attorneys to finalize correct and required collateral verbiage</b>
<b>DEPOSIT RELATIONSHIP:</b>	<b>The CDD to maintain at minimum a loan auto debit account and all operating accounts not required to be housed with trustee at Valley National Bank for the term of the Loan.</b>
<b>Prepayment penalty</b>	N/A



<b>FINANCIAL COVENANTS:</b>	Borrower is required to maintain in a separate Reserve Fund at least 10% of Maximum Annual Debt Service to be monitored and tested annually.
<b>ADDITIONAL COVENANTS AND CONDITIONS:</b>	<ul style="list-style-type: none"> <li>• Prior to close, the district's counsel shall provide an opinion letter, in form satisfactory to Valley, including but not limited to opinions that the District has authorized and approved the Loan and that the District is authorized to pledge the collateral for the Loan and that Valley will have a first priority lien on said collateral.</li> <li>• If applicable, receipt and satisfactory review by Valley National Bank-engaged legal counsel of the legal documentation provided by the Bond Counsel engaged in this transaction. Bond Counsel Opinion to include, among other required information, that the form of the proposed Bonds are regular and proper to include an opinion as to tax exemption and enforceability.</li> </ul>
<b>FINANCIAL REPORTING:</b>	<p>On an annual basis, within 270 days of the Fiscal year end:</p> <ul style="list-style-type: none"> <li>• a copy of the audited financial statements for the Borrower.</li> <li>• a copy of the Statement for the Debt Reserve Account for the Borrower.</li> </ul> <p>On annual basis, <b>within 90 days of the Fiscal year end</b>, a copy of an internally prepared financial statement for the Borrower.</p>
<b>CLOSING COSTS:</b>	Standard and reasonable costs related to this loan transaction are the responsibility of the Borrower.
<b>TAX EXEMPT STATUS:</b>	In the event this Loan is deemed to no longer be tax exempt, then in such event Borrower shall also pay to Valley National Bank, at the time such interest is paid, all additional amounts which Valley National Bank specifies as necessary to preserve the after-tax yield for loan.

This letter is not a commitment to lend, either expressed or implied, and does not impose any obligation on Valley National Bank to issue a commitment or to make the Loan. The issuance of a commitment to make the Loan is subject to formal credit approval. Please call me at: 239-789-7727 with any questions or comments you may have prior to your decision. **Please execute a copy of this letter on or before October 28, 2023** and return to my attention. [bmcdonald@valley.com](mailto:bmcdonald@valley.com) Upon approval Loan terms are valid through 12-31-2023. Thank you for allowing us the opportunity to provide this loan proposal letter to you. We look forward to working with you.

*Bill McDonald*

Bill McDonald

Commercial Relationship Manager  
1<sup>st</sup> Vice President

October 11, 2023

\_\_\_\_\_  
Chairperson/Authorized signer  
Amelia Walk Community Development District

\_\_\_\_\_  
DATE







October 10, 2023

Amelia Walk Community Development District  
C/O MBS Capital Markets, LLC  
Attn: Rhonda Mossing  
1005 Bradford Way  
Kingston, TN 37763

Re: Term Sheet Proposal

Dear Rhonda,

We are pleased to advise you that Seacoast National Bank is willing to consider providing financing to Amelia Walk Community Development District. The credit facility will be based substantially on the proposed summary of terms and conditions set forth in the attached Annex I; together with this cover letter, the "Proposal Letter".

This Proposal Letter is merely an expression of interest by the Bank in the proposed financing and should not be construed to be expressly or by implication, a commitment, an offer, an agreement in principle or an agreement by the Bank to make the Loan. The terms are subject to standard credit underwriting and approval by the Bank.

We look forward to working with you on this financing request. If these general terms are satisfactory to you, and you would like the Bank to begin its formal underwriting process toward seeking the appropriate credit approval, please sign this letter where provided below and return no later than October 25, 2023.

Should you have any questions regarding the Proposal Letter, please feel free to call me at (941) 920-4716.

Sincerely,

Andres F. Rincon, SVP  
1950 Ringling Boulevard  
Sarasota, FL 34236

(941) 920-4716  
Andres.rincon@seacoastbank.com



This indicative Term Sheet is for discussion and illustrative purposes only and does not represent a commitment by Seacoast National Bank to provide an extension of credit.

I have reviewed and hereby accept the proposed terms and conditions stated in this letter.

THIS TERM SHEET IS AN OUTLINE ONLY AND DOES NOT PURPORT TO SUMMARIZE ALL THE CONDITIONS, COVENANTS, REPRESENTATIONS, WARRANTIES AND OTHER PROVISIONS WHICH WOULD BE CONTAINED IN DEFINITIVE LEGAL DOCUMENTATION FOR THE FACILITIES CONTEMPLATED HEREIN.

Accepted on this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Ameila Walk Community Development District

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

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



## ANNEX I

BORROWER	Amelia Walk Community Development District
LOAN AMOUNT	Not to exceed \$1,705,000.
GUARANTORS	Not Applicable
CREDIT FACILITY	Tax-Exempt, Bank Qualified Term Loan
PURPOSE	Funding of Capital Improvements within the boundaries of the District.
MATURITY	May 1, 2044
INDICATIVE RATES	Fixed rate of 6.35% with a tax equivalent yield of 7.85%
LOAN FEES	50 Bps of final Loan Amount
REPAYMENT	Annual principal payments with semi-annual interest payments.
PREPAYMENT PENALTY	The proposed Bonds will be non-callable for the first 5 years from closing. Property owners will be allowed to prepay their assessments at any time during the term of the loan.
COLLATERAL	Pledge of Non-Ad valorem special assessment on 749 assessable units within the District, including, without limitation, amounts received from any foreclosure proceeding for the enforcement of collection of such Assessments or, if applicable, from the issuance and sale of tax certificates with respect to such assessments.
DEPOSIT RELATIONSHIP	Borrower will be required to maintain its primary Operating Account(s) with Seacoast National Bank for the term of the Loan.
DEBT SERVICE RESERVE	Not Applicable
COSTS	Standard and reasonable costs related to this loan transaction are the responsibility of the Borrower.
ADDITIONAL COVENANTS AND CONDITIONS	Receipt and Satisfactory review by Seacoast National Bank-engaged legal counsel of the legal documentation provided by the Bond Counsel engaged in this transaction. Bond Counsel Opinion to include, among other required information, that the form of the proposed Bonds is



regular and proper to include an opinion as to tax exemption and enforceability.

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#### TAX-EXEMPT STATUS

In the event this loan is deemed to no longer be tax exempt, then in such event Borrower shall also pay to Bank, at the time such interest is paid all additional amounts which Bank specifies as necessary to preserve the after-tax yield that Bank would have received at each interest payment date had the loan remained tax exempt.

The Borrower agrees to pay, and indemnify Bank with respect to, any present or future stamp or documentary taxes, or any other excise or property taxes, charges or similar levies which arise from any payment made under this Loan or from the execution, delivery or registration of, or otherwise with respect to this Loan or any agreement or instrument required by, or executed or delivered in connection with, this Loan.



*EIGHTH ORDER OF BUSINESS*



# FL - North Hampton

[Go to Project Management](#)

Export

4

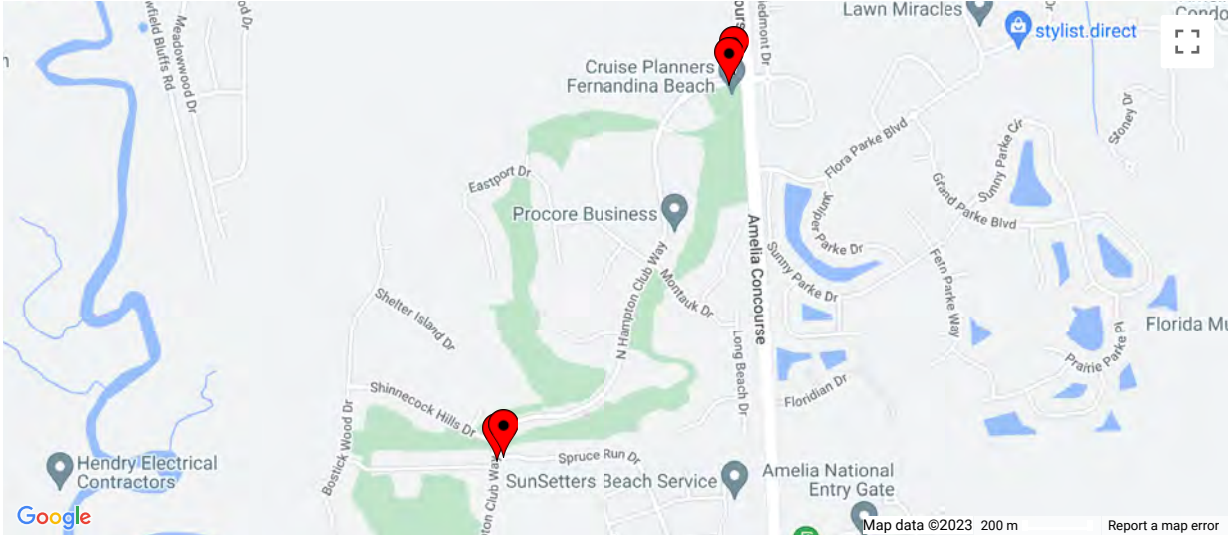
TOTAL LOCATIONS

0  
PLANNING

0  
PERMITTING

4  
INSTALLING

0  
IN SERVICE



### Cameras

- 1 Real-Time Sparrow - 12mm - Twilio
- 2 Real-Time Sparrow - 16mm - Twilios
- 1 Falcon v2.1 6mm Twilio CAT 4 (7611)

### Poles

- 4 Flock Pole - 12 fts

### Power

- 4 65W Solar Panel Top of Poles

### Cameras

>

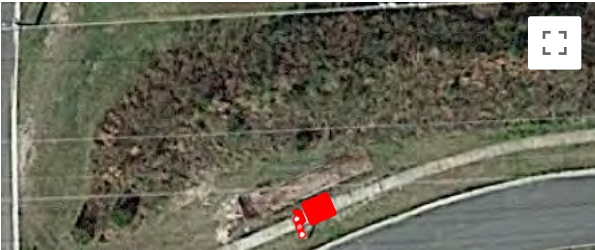
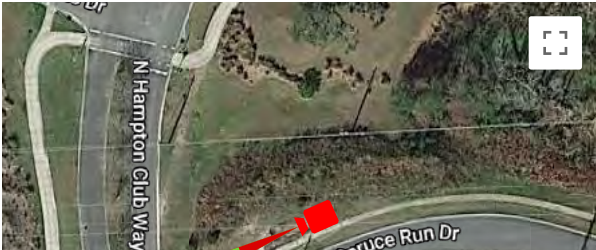
#04 Spruce Run Dr @ N Hampton Club Way - WB/Outbound

Gerard Lockwood

Already Approved

Address

Distance: 5.2 ft.







Streetview



Solar



Spruce Run Dr, Fernandina Beach, FL 32034, USA (30.606058463464795,-81.55472531963032)

Cameras  
Real-Time Sparrow - 16mm - Twilio

Flock Sign  
Yes

Poles  
Flock Pole - 12 ft

Mounts  
V3 Flock Camera Mount

Power  
65W Solar Panel Top of Pole

External Batteries  
undefineds

Permit Type  
Private property

Permitting Jurisdiction  
AMELIA WALK COMMUNITY, FL

Requires Bucket Truck  
No

Requires Security Escort  
No

Requires Traffic Control  
No

Pole Orientation  
vertical

Traffic Level  
Minor or major collector (6,000 to 10,000 AADT)

Distance from Roadway (ft)  
5.2

Number of Lanes  
1

Speed Limit (mph)  
25

Carriers Supported  
AT&T, T-Mobile, Verizon

Location Notes

No comments yet

Normal

Save



Clear

Click here or drag and drop images to add



# FL - North Hampton

[Go to Project Management](#)

Export

4

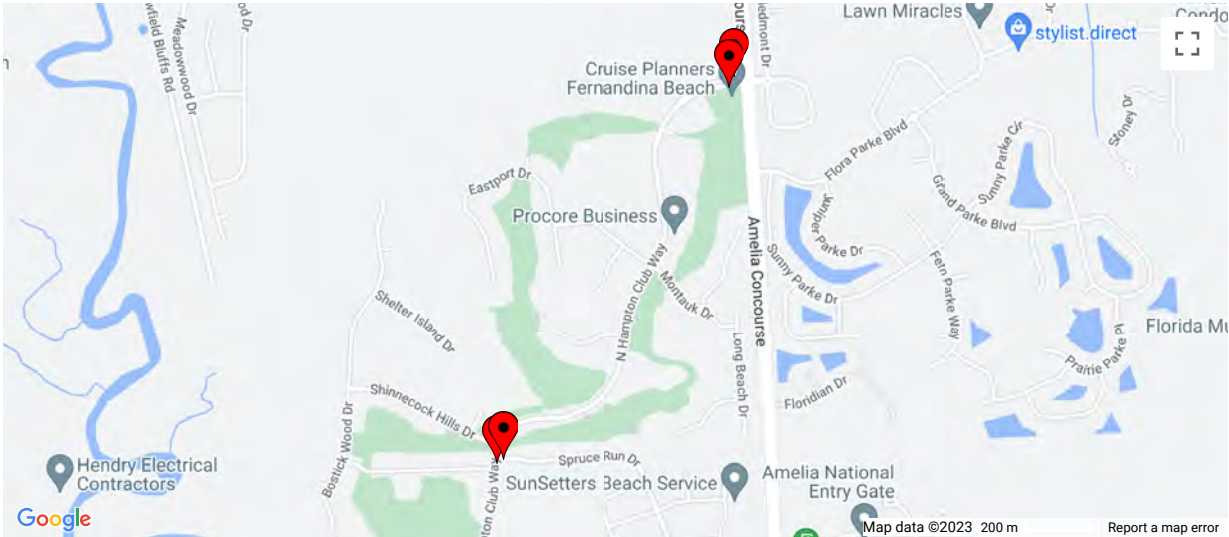
TOTAL LOCATIONS

0  
PLANNING

0  
PERMITTING

4  
INSTALLING

0  
IN SERVICE



### Cameras

- 1 Real-Time Sparrow - 12mm - Twilio
- 2 Real-Time Sparrow - 16mm - Twilios
- 1 Falcon v2.1 6mm Twilio CAT 4 (7611)

### Poles

- 4 Flock Pole - 12 fts

### Power

- 4 65W Solar Panel Top of Poles

### Cameras



#03 Spruce Run Dr @ N Hampton Club Way - EB/Inbound

Gerard Lockwood

Already Approved

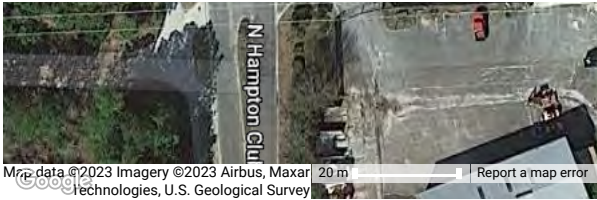
### Address



Distance: 2 ft.







Streetview



Solar



Spruce Run Dr, Fernandina Beach, FL 32034, USA (30.605928905271952,-81.55495515665397)

Cameras  
Falcon v2.1 6mm Twilio CAT 4 (7611)

Poles  
Flock Pole - 12 ft

Power  
65W Solar Panel Top of Pole

Permit Type  
Private property

Requires Bucket Truck  
No

Requires Traffic Control  
No

Traffic Level  
Minor or major collector (6,000 to 10,000 AADT)

Number of Lanes  
1

Carriers Supported  
AT&T, T-Mobile, Verizon

Location Notes  
DS 09/15/23: Tree trimming may be necessary

Flock Sign  
Yes

Mounts  
V3 Flock Camera Mount

External Batteries  
undefineds

Permitting Jurisdiction  
AMELIA WALK COMMUNITY, FL

Requires Security Escort  
No

Pole Orientation  
vertical

Distance from Roadway (ft)  
2

Speed Limit (mph)  
15

No comments yet

Normal

⌵



## *NINTH ORDER OF BUSINESS*



Amelia Walk CDD  
Proposals for Board Consideration  
October 24, 2023

**Replacement Glass for Doors**

<b>Lee &amp; Cates</b>	Supply and Install New Tempered Glass in Main Entry Door, Gym Door, Side Social Room Door and Two Covered Porch Doors	\$1,625.75
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**Storm Drain Cleanning**

<b>Shenandoah</b>	Will furnish a crew and all necessary equipment to clean all storm drains on property	\$ 9,650.00
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<b>All Weather Contractors</b>	Will run a remotely operated vehicle through all storm drains to check all lines to see which lines need to be jetted and which lines have broken down	\$18,840.00
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<b>Wind River Environmental</b>	Full clean out of 7-10 drains per day at day rate	\$3895 per day
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**Landscaping for Flagpole**

<b>BrightView</b>	Install paver base around flagpole, add sidewalk and connect to existing sidewalk, relocate irrigation lines, install mulch and plants around pavers	\$ 14,627.54
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<b>Imetry</b>	Install paver base around flagpole, three pavers high with cap. We would need to obtain a proposal for landscaping after installation.	\$ 5,300.00
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<b>Liberty Landscaping</b>	Install 16' circular paver area with 10' seating bench, cabbage palm, muhly grass, lantana, pine bark	\$ 9,916.97
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Amelia Walk CDD  
Proposals for Board Consideration

**Pool Area Tree Removal**

<b>The Tree Surgeons</b>	Cut down palm tree in front right pool area and grind stump	\$ 850.00
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*A.*



**LEE & CATES**

GLASS | Since 1926




**Quote 160553**

Date: 9/21/2023

Page: 1 of 2

Amelia Walk  
85287 Majestic Walk Blvd.  
Fernandina Beach FL 32034  
Attention: Kelly

Job: Amelia Walk  
85287 Majestic Walk Blvd.  
Fernandina Beach FL 32034  
Work: 904-225-3147  
Mobile: 304-389-2198  
Email: ameliawalkmanager@gmsnf.com

Quantity	Description	Size	Area	Rate	Amount
1	<b>Supply and Install Tempered IGs</b>			1,625.75	1,625.75
	4 x IG 7/16" OA: 1/8" Clear Tempered / Aluminum Spacer 3/16" / 1/8" Clear Tempered Covered Porch (2) Gym (1) Social Room (1)	22" x 48"	29.33		
	1 x IG 7/16" OA: 1/8" Clear Tempered / Aluminum Spacer 3/16" / 1/8" Clear Tempered Main Door	32" x 48"	10.67		
	Glazing Labor				

All custom items are made to order. Sales of these items are final and are not eligible for return, refund, or exchange.

This quotation is valid for 30 days from the date of issue.

Subtotal: 1,625.75

Florida 7.0%: 77.05

A deposit is required before any work can commence.  
The balance is due upon pickup, delivery, or installation.  
Required Deposit: 50% (\$851.40)

Total: **\$1,702.80**

463367 E State Road 200 Suite B, Yulee, FL 32097 | PO Box 41146, Jacksonville, FL 32203  
904.261.2900 | Yulee@LeeAndCatesGlass.com | LeeAndCatesGlass.com





**Terms and Conditions:**

1. This quote is valid for 30 days from the date of the order. Our prices include measurements, fabrication, delivery, and installation of materials specified unless otherwise stated.
2. Price does not include evening or weekend working hours. Normal working hours are 8:00am - 5:00pm Mon - Fri.
3. The proposed price is subject to change if there are any changes to the size or configuration after the final field measurement, or options not listed in the actual proposal.
4. All the Material shall be furnished in accordance with the respective industry tolerances of color variation, thickness, size, texture and performance standards.
5. Lee & Cates Glass will not be responsible for any discrepancies in customer provided measurements. Estimates based on customer measurements are subject to a site visit prior to quote confirmation.
6. If existing obstructions must be removed **or customer's structure needs to be modified or corrected** for installation, Lee & Cates Glass reserves the right to require customer to modify the work area.
7. Lead times given are based on information received by suppliers and manufacturers and are subject to change at any time and without notice, therefore Lee & Cates Glass shall not be held responsible for delays caused by suppliers and manufacturers.
8. One trip for Field Measurements and one trip for installation per project is included in the quoted price. Field Measurements will be taken after we are notified that the areas of our scope are ready for measurement.
9. All glass and/or mirror products must be inspected at the time of **pick up/delivery or installation**. Lee & Cates Glass is not responsible for glass and/or mirror once it leaves the store premises or has been accepted after delivery/installation.
10. In the event of any action or proceedings brought for the recovery of amounts due for products or services obtained from Lee & Cates Glass to pay all costs of collection including but not limited to attorney's or collection agent's fees. Returned checks will also result in additional fees in accordance with current statutes.

**ACCEPTANCE OF QUOTE 160553:** I accept the enclosed mentioned description of work for the stated price.

**Customer Acceptance:** \_\_\_\_\_

**Acceptance Date:** \_\_\_\_\_



*B.*



1888 NW 22nd Street  
(954) 975-0098



# SHENANDOAH

Pipe Inspection & Restoration Specialist

Pompano Beach, FL, 33069  
shenandoahus.com

DATE: September 25, 2023  
SUBMITTED TO: Amelia Walk  
STREET: 85287 Majestic Walk Boulevard  
CITY, STATE & ZIP: Fernandina Beach, Florida 32034  
PHONE: (904) 225-3147  
FAX:  
EMAIL: ameliawalkmanager@gmsnf.com  
JOB NAME: Amelia Walk Storm Drains  
ATTENTION: Kelly Mullines

PROPOSAL #P31723

We propose to furnish a crew and all necessary equipment to to clean all storm drains on property at the above mentioned job location. This work will be performed at our following hourly and/or unit prices:

Jet-Vac Equipment	(at \$2,500.00 Days)	3 Days	\$7,500.00
Water Usage Fee	(at \$25.00 Per Truck Load)	6 truck load(s)	\$150.00
Disposal	(at \$700.00 Per Truck Load)	2 truck load(s)	\$1,400.00
Fuel Surcharge	(at \$200.00 Each)	3 Each	\$600.00
<b>Estimated Total:</b>			<b>\$9,650.00</b>

NOTE: One way travel time for all hourly vehicles listed above. Four hour minimum. This proposal includes removal of all loose debris from the structures and pipes (excluding hazardous waste), if non-hazardous contaminated liquids or soils are encountered, such as oil, gas, fuel, hydraulic oil, etc., the customer will be required to have the material analyzed, by an approved lab, then approved by a disposal facility, prior to Shenandoah transporting and disposing of the material, additional cost for specialty hauling and disposal will be applied to the invoice, along with documented receipt. However, we are not responsible for problems occurring during or after cleaning due to pre-existing condition, original installation or design.

This proposal may be withdrawn if not accepted within 30 days. Payment terms are 25% deposit upon acceptance and 75% balance 30 days after completion.

(If we encounter an Insurance compliance fee requirement, this fee will be invoiced in addition to the above rates.)

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Price above is only an estimate of foreseen conditions. Unforeseen conditions can affect the amount of time to complete the work, therefore increasing or decreasing estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Unless noted above engineering, permits, testing and bonds are not included in the pricing. Owner is to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance. Parties to this proposal/contract expressly waive all tort claims against each other and limit their remedies to breach of contract. **Due to current fuel price increases, Shenandoah will add a 5% fuel surcharge to each invoice for services performed.**

SIGNATURE:

SHENANDOAH GENERAL CONSTRUCTION CO.  
Chris Spear

TITLE  
Estimator

DATE  
09/25/2023

## ACCEPTANCE OF PROPOSAL / SIGN & RETURN

The above prices, specification and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

SIGNATURE: \_\_\_\_\_

COMPANY NAME:  
REPRESENTATIVE:

DATE:  
TITLE:

This document is the property of Shenandoah General Construction. It is intended only for the use of the individual or entity to which it is addressed and may contain information that is non-public, proprietary, privileged, confidential and exempt from disclosure under applicable law or may constitute as attorney work product. If you are not the intended recipient, you are hereby notified that any use, dissemination, distribution or copying of this communication of this document is strictly prohibited. If you have received this document in error, notify us immediately by telephone (954) 075-0098 or Email: help@shenandoahus.com and destroy this document immediately, if this is an electronic communication then delete immediately.



**Customer:**

Amelia Walk

**Project Location:**

85287 Majestic walk BLVD  
Fernandina Beach, FL 32034.

**Project Contact:**

Kelly Mullins 904-225-3147  
[AmeliaWalkmanager@gmsnf.com](mailto:AmeliaWalkmanager@gmsnf.com)

**Project Description:**

Quote to run one ROV camera though all storm drains

All Weather Contractors (**AWC**) is pleased to submit the following proposal:

❖ **SCOPE OF WORK - Description**

❖ AWC scope of work includes **labor and materials**, unless otherwise noted:

1. Using one remotely operated vehicle (ROV)
2. AWC team will operate the (ROV) though all storm drains.
3. We are checking for which lines need to be jetted and which lines have broken down (collapsed).
4. Once we have located a collapsed line, we will locate the area with orange paint and document the issue.
5. All inspections will be recorded.

❖ **VALIDITY**

1. This proposal is valid for 30 days from the date of the proposal.

❖ **PRICE**

1. The total price for the camera job is \$18,840.00.
2. Terms of Payment: 100% Upon completion of work

❖ **EXCLUSIONS**

1. AWC must determine which lines have problems before jetting to prevent any further issues.
2. Once the camera job is completed a new quote will be given to jet the lines that are safe to jet.
3. Once the camera job is completed a new quote will be given to fix the broken-down lines.
4. If rental camera is damaged by running though collapsed pipe amelia walk will be responsible for repair cost.

❖ **ALTERNATES & UNIT PRICES (if applicable)**

1. N/A



❖ **QUALIFICATIONS & CLARIFICATIONS**

- ❖ Payment and performance bond not required; permitting is the responsibility of owner/manager **unless otherwise noted**. Work outside scope will require a written change order. Debris & haul-away included.

❖ **WORK HOURS & SCHEDULE**

1. Workdays are Monday – Friday 8:00am to 5:00pm.
2. Weather-related issues may delay completion.

❖ **CERTIFICATIONS & INSURANCE MAINTAINED BY ALL WEATHER CONTRACTORS**

1. **GC**—CGC1523954 — **HVAC**—CMC1250093 — **Plumbing**—CFC1428601 — **Roofing**—CCC1329086 licenses.
2. Commercial General Liability Insurance \$1,000,000
3. Commercial General Liability Aggregate \$2,000,000
4. Workers Compensation Insurance \$1,000,000
5. Automotive Liability Insurance \$1,000,000
6. Umbrella General Liability Insurance \$5,000,000

❖ **WARRANTY**

1. Material warranty by manufacturer. AWC will provide a 1-year warranty for workmanship.

❖ **INSPECTION**

1. Work shall be inspected by the customer representative at the completion of the work.

All Weather Contractors is uniquely qualified to perform the work detailed above. We are RealPage approved supplier of construction services, and our teams of highly experienced tradespeople are ready to begin your project. Accept this proposal by placing an initial on each page of this proposal and signing the acceptance below. Return to our offices as soon as possible to get your project underway.

❖ **PROPOSAL SUBMITTED BY:**

Zach Tillman

Date

❖ **PROPOSAL ACCEPTED BY:**\_\_\_\_\_  
Name & Title\_\_\_\_\_  
Date\_\_\_\_\_  
WO/PO#, if applicable

**General Statement:** This proposal is based exclusively on the direct cost elements described above, such as labor, material, specified equipment, and normal mark-ups. It does not include any amount for changes in the sequence and scope of work, delays, disruptions, re-scheduling, extended overhead, overtime, acceleration, and/or impact costs not specifically noted and/or mutually agreed. If needed All Weather Contractors reserves the right to submit a claim for all impacts, limitations, and related items of cost.

Projects under \$10,000.00 are due on completion. Projects over \$10,000.00 require a 20% mobilization draw followed by 50%, 20% and 10% upon completion (some exceptions apply).

Payments are considered late 30 days after invoice approval(s) and are subject to 2.0% per month interest plus fees. Many projects require a Notice to Owner. If you receive such please understand this is not a lien on your property and is merely making the Owner aware of services per Florida Statute. This proposal may be withdrawn at any time.





Date: 9/11/2023

Proposal #:
PL 230012



# WIND RIVER ENVIRONMENTAL

*Your full-service liquid waste company.*



9902 Normady Blvd  
Jacksonville FL 32221



224 N.E. 16th Ave  
Gainesville FL 32601



223 Central Florida Pkwy  
Orlando, FL 32824

## General Terms and Conditions

**Billed to:**

**Site Contact:**

Kelly Mullins  
(904) 225-3147

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

**Job Sites:**

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

Date: 10/09/2023

## Wind River Environmental General Terms and Conditions

The undersigned ("CUSTOMER") agrees to services from WRE described below and purchase from WRE its entire present and future requirements of services at CUSTOMER's locations set forth below &/or attached (each, a "Location" and, collectively, the "Locations", subject to the following terms and conditions (including those on the second page of this agreement).

**Equipment and Product:** All equipment described in the table below (including necessary piping, lines, fittings, etc. as determined by WRE) and other equipment/svcs supplied by WRE to PURCHASER (collectively, "Svcs/Equipment") shall be performed at WRE's then applicable rates.

### Scope of Work

Proposal for All Storm Drain Clean Out: VAC Con for Full Clean Out of Storm Drains in segments (7 to 10 per visit). All drains will be marked & recorded of service. Rate includes disposal & energy recovery fuel charge. <b>Energy recovery fuel charge Vac truck 17.5%</b> (Standard rate \$4200-\$4500 for Full Day VAC Con with disposal & fuel charge included. ½ Day VAC Con Rate is \$2790).	<b>\$3895</b>
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**Proposal Total: \$3895**

### Assumptions/Clarifications

- Pricing reflects one-time service.
- Vendor will supply all personnel and equipment as specified within the term and conditions of this agreement.
- Vendor will provide the services described herein in accordance with all federal, state, and local regulations.
- Emergency service is available, as needed. Additional costs will apply.
- Any services that need to be provided that are not defined in the above scope of work will be subject to additional costs. If additional services are required, vendor reserves the right to issue a job change order (JCO) prior to work being performed.
- Vendor will require a XXX payment to be made before work begins and the balance due at the time the project is completed.
- All prices are valid for forty-eight hours. WRE reserves the right to change proposed prices after forty-eight hours due to unpredictable unforeseen circumstances.
- Energy Recovery is based on the Energy Information Administration's National U.S. average of diesel price per gallon ([www.eia.gov/petroleum/gasdiesel/](http://www.eia.gov/petroleum/gasdiesel/)). The specific policy can be referenced at [www.wrenvironmental.com/policies/](http://www.wrenvironmental.com/policies/).

### CUSTOMER:

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

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

Authorized Signature: \_\_\_\_\_

A. SERVICES

### SERVICE PROVIDER: WIND RIVER ENVIRONMENTAL

Print Name: Milton Amarante

Print Title: Commercial Sales Representative

Authorized Signature: Milton Amarante

Mobile 904-574-3723 Text/Call Hablo Espanol Main 877-714-9407 EMERGENCY 24/7



# WIND RIVER ENVIRONMENTAL

*Your full-service liquid waste company.*



9902 Normady Blvd  
Jacksonville FL 32221



224 N.E. 16<sup>th</sup> Ave  
Gainesville FL 32601



223 Central Florida Pkwy  
Orlando, FL 32824

WRE agrees to perform all services as stated in this agreement (scope of work) in accordance with applicable laws, environmental regulations, & gov't & commercial standards. WRE agrees to obtain and maintain at our sole expense for the term of this Agreement, Comprehensive General Liability Insurance: \$1,000,000 for each occurrence, combined single limit for bodily and property damage. Customer warrants that all equipment (grease traps, drain lines, manhole covers, etc.) upon which work is to be performed are owned by the Customer, or that authorization for the work has been obtained from the rightful property owner. The Customer shall be responsible for compensating WRE for any and all damages collected against WRE by any third party demonstrating actual ownership of the equipment upon which work is to be performed, regarding damage to which the customer represents as their own. Customer agrees to provide access to work areas for WRE's employees and vehicles and agrees to keep access clear and available for movement and parking of trucks and equipment during service time. WRE assumes no liability or responsibilities for any cracking, breaking, puncturing, depressing or any other damage to any driveway, patio, other paved, bricked, stoned, concrete or asphalt surface which may result from trucks and equipment being used to access the job site. In the event of unforeseen or unplanned conditions, WRE reserves the right to issue a job change order (JCO) for the additional work performed above and beyond the original scope of work quoted in this agreement. In the event the customer chooses not to agree to the JCO of the revision of the SOW, WRE terminates the agreement, unless agreed in writing by WRE, and all work performed will be invoiced up to that point.

## B. AGREEMENT TERM

Customer agrees that WRE is the exclusive provider for this agreement. WRE reserves the right to terminate this Agreement at any time with or without cause. WRE has the right to terminate this agreement, in whole or in part, for Customer's failure to pay past invoices in a timely manner or if conditions change which alter the nature and scope of work. This Agreement may not be assigned by Customer without the prior written consent of WRE. This agreement is automatically assignable to a new owner.

## C. PAYMENT

Customer agrees to pay WRE the amounts listed above on this agreement for waste removal and/or additional services. Payment is to be received upon completion of each svc listed above on agreement for waste removal and/or additional svcs. In event scope of work changes, WRE will be paid for all items on contract that have been completed. Any additional work performed/requested by Customer will be billed on a time & material basis. Service charge of 1.5% /mo will be added to account thirty days after invoice date. Customer is responsible for all costs associated with the collection including, but not limited to, attorneys' fees and court costs. Taxes, Other Fees and Charges, Permits and Compliance: Customer shall pay all applicable taxes, fees, assessments and penalties and will obtain permits and licenses in any manner connected with the services being provided and will comply with all laws, regulations and ordinances applicable thereto. Customer shall pay WRE an Environmental Fee in connection with WRE's compliance with federal, state and local materials regulations applicable to WRE's operations and activities; Customer acknowledges that Environmental Fee is retained by WRE and not paid to any governmental agency or authority. Customer shall pay WRE any applicable delivery charges, regulatory administrative fees, surcharges (including an energy/fuel surcharge for delivery of Product (per Customer Location) in accordance with WRE's then current energy surcharge), and other charges or surcharges applicable to WRE's customers generally in effect from time to time.

**Recurring Credit Card Payment Authorization**, upon signature you authorize charges to your credit card for agreed services. You will be charged the amount invoiced each billing period. A receipt/invoice copy will be available for each payment and the charge will appear on your credit card statement. You agree that no prior-notification will be provided. I understand that this authorization will remain in effect until I cancel it in writing, and I agree to notify Wind River Environmental, LLC in writing of any changes in my account information or termination of this authorization at least 15 days prior to the next billing date. If the above noted payment dates fall on a weekend or holiday, I understand that the payments may be executed on the next business day. I acknowledge that the origination of Credit Card transactions to my account must comply with the provisions of U.S. law. You certify that you are the authorized user of this Credit Card and will not dispute these scheduled transactions; so long as the transactions correspond to the terms indicated in this authorization form.

Authorized Signature: \_\_\_\_\_

## D. INVOICES

With approved credit, WRE will send an itemized invoice in the amount as indicated above on this Agreement to Customer's billing address promptly after services are completed. WRE may require full payment in advance at its discretion. If WRE does not receive the full amount invoiced by the due date on the bill, WRE may assess a late charge not to exceed 1.5% per month of the overdue amount. If Customer fails to pay any bill within thirty (30) days of the due date, WRE will have the following rights: 1) WRE may require full and immediate payment of all amounts due under this Agreement; 2) WRE may suspend or cancel service or 3) WRE may terminate this Agreement in which case Customer remains responsible for all past due amounts plus interest and all other damages incurred by WRE as a result of Customer's breach. All payments will be applied first to oldest balances outstanding. WRE may, at any time, adjust the Monthly Fees, the Product Rate and/or the Overage Rate (the "Price Adjustment") effective fifteen (15) days after notifying PURCHASER of such Price Adjustment (notification may be in the form of an invoice.) If, however, within fifteen (15) days following PURCHASER's receipt of a Price Adjustment Notification, PURCHASER provides WRE with a copy of a bona fide written offer from a reputable SELLER competitor offering Equipment and Svcs in like quantity, like quality, under similar conditions, and at lower prices than those contemplated by the Price Adjustment (a "Competitive Offer"), PURCHASER may terminate this Agreement with respect to those Locations affected by the Price Adjustment, unless, within fifteen (15) days after WRE's receipt of the Competitive Offer, WRE (at WRE's sole discretion) either (a) meets the prices reflected in the Competitive Offer or (b) reinstates the Monthly Fees, Product Rate and/or Overage Rate, as applicable, that were in effect at the time of the Price Adjustment Notification (the "Price Match"). If WRE makes the Price Match, WRE shall have the right, in WRE's sole discretion, to extend the term of this Agreement for up to five (5) years from the date WRE implements the Price Match. Changes in prices pursuant to Section B or Section C of this Agreement shall not constitute a Price Adjustment for purposes of this Section D.

## E. EMERGENCY SERVICE/ADDITIONAL SCOPE OF WORK

Requests for immediate grease waste removal/associated svcs shall be construed as an emergency and may be subject to emergency charges in addition to previously stated fees. Unexpected services may be required in the event of natural disasters or other unscheduled repairs to pipes or other infrastructure. Customer agrees to pay additional sums on a time and material basis for any additional work required to complete the job or emergency service caused by canceled contingencies such as foreign matter, rock, stones, broken pipes, or any other condition not really apparent in estimating the work specified, or any delays resulting from unanticipated interruptions outside the control of WRE. One-time Emergency fee/service may be up to \$350.

**Additional Locations:** PURCHASER shall notify SELLER of any additional locations operated by PURCHASER and such location(s) (each, an "Add'l Location") shall, subject to SELLER's prior consent, become Locations subject to all of the terms and conditions then in effect under this Agreement. On-call service shall be priced separately and billed at emergency rates.

## F. FORCE MAJEURE

Service by WRE is subject to and contingent upon floods, hurricanes and other extreme weather conditions, strike or other labor disturbances, fire, accidents, war, delays of carriers, inability to obtain materials, failures of normal sources of supply, restraints of government (whether or not it later proves to be invalid), or any other similar or dissimilar cause beyond WRE's reasonable control (each, a "Force Majeure Event"). WRE shall advise Customer of the reason for and anticipated length of any such Force Majeure Event. In the event a Force Majeure Event affects only a part of WRE's capability to produce and/or deliver Product and/or Equipment, WRE will allocate production and/or deliveries among the requirements of all its affected customers and WRE's own requirements in a fair and reasonable manner, as determined by WRE. Customer will pay or reimburse WRE for any additional costs incurred by WRE relating to the delivery of any Product and/or Equipment to Customer during a Force Majeure Event. WRE shall not be considered in breach of this Agreement to the extent that the performance of its obligations hereunder is prevented by a Force Majeure. WRE will not be liable to Customer for any failure of the grease trap/svc resulting from events beyond WRE's control, including fire, floods, accident, utility failure and acts of God.

## G. MISCELLANEOUS

The individual signing this agreement on behalf of the Customer represents and warrants that he or she is authorized to sign as an owner, manager, officer, partner or employee of Customer and that he or she is empowered to bind Customer to the terms and conditions contained herein.

## H. LIMITATION OF LIABILITY

Customer acknowledges that there are hazards associated with the services involved in this Agreement and that it understands such hazards. It is Customer's responsibility to warn and protect its employees and others exposed to such hazards. Customer shall indemnify, defend and hold harmless WRE and its affiliates and their respective employees, agents, successors, officers, and assigns (each, an "Indemnified Party") from any suits, losses, claims, demands, liabilities, costs and expenses (including reasonable attorney and accounting fees) that an Indemnified Party may sustain or incur or which are threatened arising from or in any way related to the services provided by WRE. WRE SHALL NOT BE LIABLE FOR COSTS OF PROCUREMENT OF SUBSTITUTE PRODUCTS OR SERVICES, NOR FOR ANY LOSS OF BUSINESS, INTERRUPTION OF BUSINESS, LOST PROFITS OR GOODWILL, OR OTHER INDIRECT, SPECIAL, INCIDENTAL, EXEMPLARY OR CONSEQUENTIAL DAMAGES OF ANY KIND ARISING OUT OF OR RELATING TO THE SERVICES PROVIDED UNDER THIS AGREEMENT, EVEN IF WRE HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH LOSS, AND NOTWITHSTANDING ANY FAILURE OF ESSENTIAL PURPOSE OF ANY LIMITED REMEDY. No claim of any kind, whether or not based on negligence, warranty, strict liability or any other theory of law, will be greater than the price of the service or services in respect to which such claim is made. The foregoing constitutes Customer's exclusive remedy and WRE's sole obligation with respect to any such claim. THERE ARE NO EXPRESS WARRANTIES MADE BY WRE.

## I. DEFAULT

In addition to any other rights or remedies WRE may have at law or in equity, WRE reserves the right to immediately disrupt service in the event of payment delinquency or upon default by Customer in any of the terms or conditions herein (a "Customer Default"). In the event (a) of a Customer Default, (b) that any proceeding under bankruptcy laws shall be commenced by or against Customer, or (c) Customer shall be adjudged insolvent or make any assignment for the benefit of creditors, WRE may, at its option, immediately cancel and terminate this Agreement with or without demand or notice to Customer and without court proceedings (a "WRE Termination for Cause"). Upon a WRE Termination for Cause, Customer shall remain responsible for all costs incurred for which WRE has not been paid, attorneys' fees and costs and any other damages resulting from Customer's default.

**Mobile 904-574-3723 Text/Call Hablo Espanol Main 877-714-9407 EMERGENCY 24/7**



# WIND RIVER ENVIRONMENTAL

*Your full-service liquid waste company.*



9902 Normady Blvd  
Jacksonville FL 32221



224 N.E. 16<sup>th</sup> Ave  
Gainesville FL 32601



223 Central Florida Pkwy  
Orlando, FL 32824

## **J. REPRESENTATION AND INDEMNITY**

Customer represents and warrants to WRE that it is not obligated under the terms of any other contract for provision of the same or similar services. In the event that the foregoing representation and warranty proves to be false, Customer hereby indemnifies and holds harmless WRE from and against all costs, including reasonable attorney's fees, damages or liabilities that WRE may incur in connection with any claim asserted by any third party as a result thereof.

## **K. JURISDICTION**

This Agreement shall be governed by and construed under the laws of the state of Florida, North Carolina, South Carolina, Massachusetts, Pennsylvania or New York depending upon the location of the services which are the subject of the dispute were performed. For example, if the events giving rise to the dispute were performed in Pennsylvania, Pennsylvania law shall apply. At WRE's sole option, any and all disputes shall be resolved by arbitration in accordance with the Construction Industry Rules of the American Arbitration Association.

**Mobile 904-574-3723 Text/Call Hablo Espanol Main 877-714-9407 EMERGENCY 24/7**



*C.*



## Proposal for Extra Work at Amelia Walk CDD

Property Name	Amelia Walk CDD	Contact	Kelly Mullins
Property Address	85287 Majestic Walk Run Fernandina Beach, FL 32034	To	Amelia Walk CDD
		Billing Address	5385 N Nob Hill Road Sunrise, FL 33351-4761

Project Name      Flag pole seating area (pavers)

Project Description      Install pavers and seating area around flag pole (to be supplied by community)

### Scope of Work

Adjustments can be made on site and according to the installation of the flag pole

QTY	UoM/Size	Material/Description
1.00	LUMP SUM	Remove sod and grade. Install base, 20 ft diameter circle paver area, centered between trees with 4 ft sidewalk to connect to other sidewalks. Pavers TBD.
1.00	HOUR	Relocate irrigation lines, and modify heads to cover new plantings around the pavers
20.00	EACH	Muhly Grass 3 gal. Installed behind the seat wall
1.00	CUBIC YARD	Bulk Annual Soil (Picked-Up) CY - Amendment Installed
200.00	EACH	Seasonal annuals at the corners from sidewalk to flagpole area (one bed on either side)
450.00	SQUARE FEET	St Augustine sod to touch up around the edges of the pavers/sidewalk
9.00	EACH	Mulch for muhly grass bed

For Internal use only

SO#                      8208592  
JOB#                    346700420  
Service Line            130

**Total Price            \$14,627.54**

#### THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President  
1854 West Road, Jacksonville, FL 32216 ph. (904) 725-2552 fax (904) 725-0188  
Enhancement Manager  
Certified Arborist #FL-6354A  
Certified Pest Control Operator JF95758



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Certified Arborist #FL-6354A

Certified Pest Control Operator JF95758



## TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. License and Permits: Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. Access to Jobsite: Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. Payment Terms: Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
12. Termination: This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. Assignment: The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15. Cancellation: Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

16. Tree & Stump Removal: Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to: concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. Waiver of Liability: Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboriculture) standards will require a signed waiver of liability.

### Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (1.5% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY.

Customer

Signature	Title	PM
Kelly Mullins	Date	August 22, 2023
Printed Name		

BrightView Landscape Services, Inc. "Contractor"

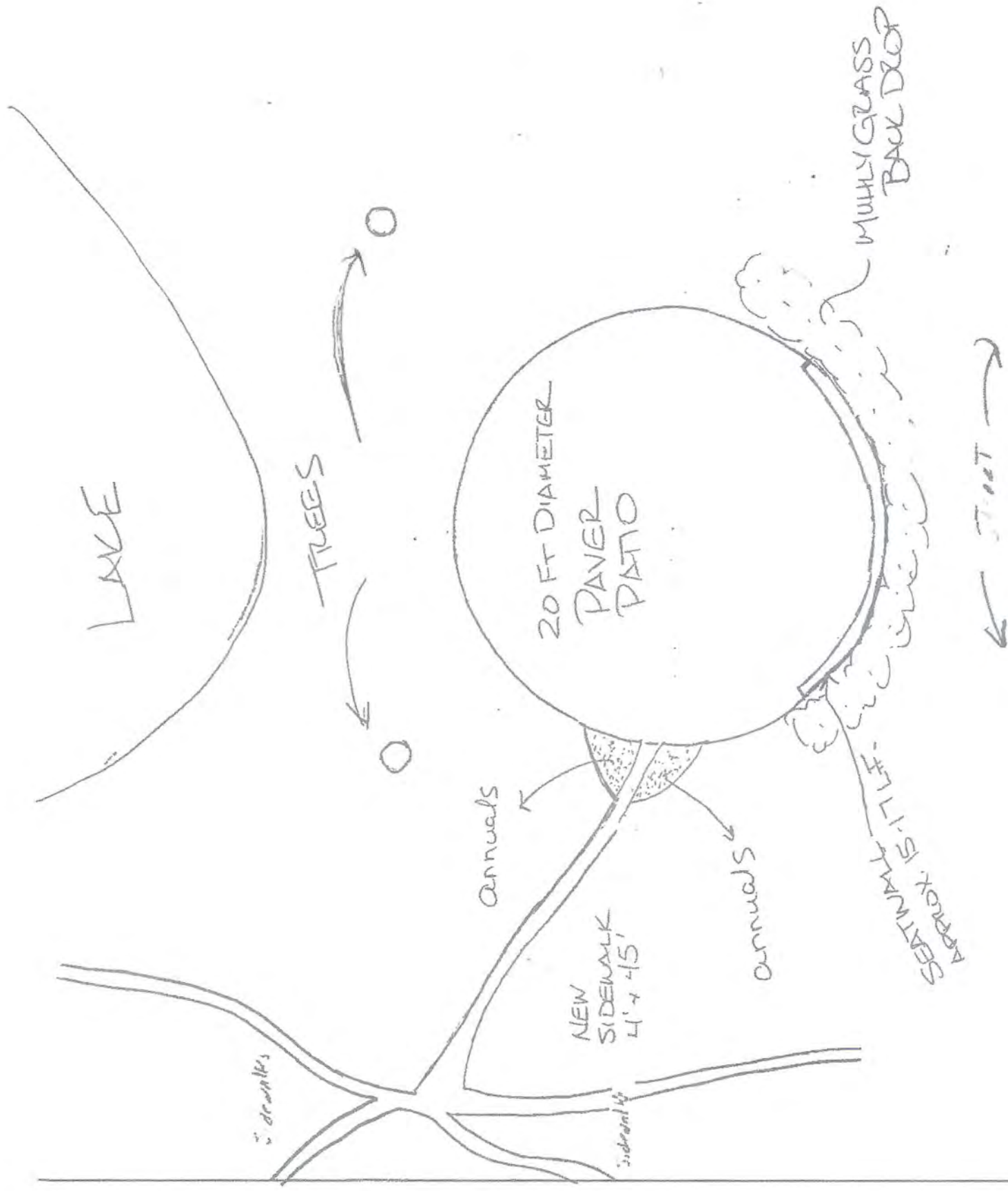
	Title	Enhancement Manager
Signature		
Jen Mabus	Date	August 22, 2023
Printed Name		

Job #: 346700420

SO #: 8208592

Proposed Price: \$14,627.54







**From:** Lynda Dahl <imetryoffice@gmail.com>  
**Sent:** Saturday, July 15, 2023 12:31 PM  
**To:** ameliawalkmanager@gmsnf.com  
**Subject:** Retaining Wall with Cap for Flagpole

Kelly

I wanted to verbally send you the numbers for the 12 foot diameter circular wall 3 blocks with cap We would solely create the wall on a tamped base material footer.  
3 blocks high adding a 3 inch cap  
Color t.b.d.

Labor and materials \$5,300.00

Lighting and any landscaping to be performed by others

Lynda Dahl  
IMETRY Inc  
904 491 1235

Sent from my iPhone







## Quote

Page:

1

Quote expires  
January 21, 2024 12:00 am

# LIBERTY

## LANDSCAPE SUPPLY

Liberty Landscape Supply - (904) 261-7177  
474389 E. State Road 200  
Fernandina Beach, FL 32034Ticket #: 101-R3365  
Ticket date: 10/23/23  
Station: MATTSold to: amelia walk cdd  
85287 Majestick walk blvd  
fb, FL 32034  
904-813-4393Ship to: amelia walk cdd  
85287 Majestic Walk blvd  
Fernandina Beach, FL 32034  
904-225-3147  
Attn: Kelly MullinsCustomer #: 101-41862  
Sales Rep: MATTShip date:  
Location: 101Ship-via code:  
Terms: Cash On Delivery

Quantity	Item #	Description	Ship-from location	Price	Ext prc
1	105-11198	Paver Installation labor 16' circular paver area around existing flag pole with 10' seating bench.		6,000.00	6,000.00
3	23292	Cabbage Palm-Hurricane Cut		260.00	780.00
22	24411	Muhly Grass 3 #		14.99	329.78
1	25758	Lantana 3#		14.99	14.99
50	105-12280	Pine Bark Bag ( 332 )		3.99	199.50
1	16195	Labor Delivery, Installation, Design, Management, Misc. Materials, and Conditional Warranty		2,500.00	2,500.00
		Labor to remove sod and create new bed per design.			

User: MATT

Total line items: 8

Sale subtotal: 9,824.27  
Tax: 92.70  
Total: 9,916.97Not all items are warranted.  
For a complete copy of our warranty  
please see our website  
or request one in-store.



# LEGEND

QTY COMMON NAME

FLOWER, GRASS

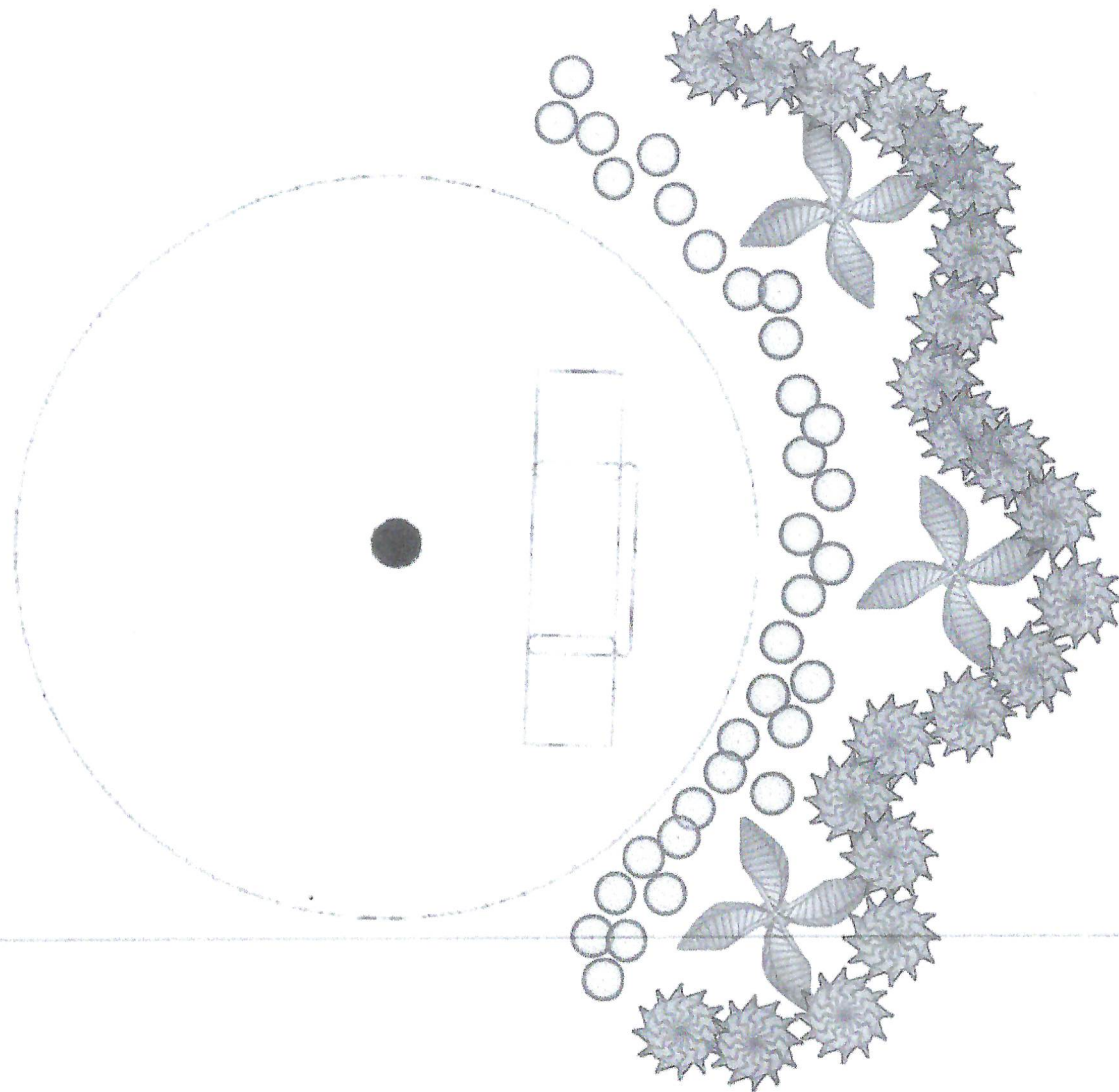
22 \* GRASS, MULHY PINK

SHRUB, EVERGREEN BROADLEAF

32 ○ LANTANA

TREE, EVERGREEN

3 + PALM, CABBAGE



Revision #:

Date: 10/10/2023

Scale:

3/16" = 1'

Landscape Plan: 1

Amelia Walk Amenity Center

Landscape Design by: Matt Graves

Liberty Landscape Supply



*D.*



## The Tree Surgeons

PO Box 16934

Fernandina Beach, FL 32035 US

+1 9042613333

quotes@nassaucountytreesurgeons.com



## Estimate

### ADDRESS

Kelly Mullins Amelia Walk

904-225-3147

85287 Majestic Walk Blvd.

Fernandina, FL 32034

**ESTIMATE # 8640**

**DATE 10/11/2023**

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	<b>Tree Removal</b>	Canary island, palm next to pool grind stump holidays	1	850.00	850.00

### Terms of Payment:

All accounts are net payable upon receipt of invoice. A service charge of 2% per month up to 18% per year will be added to accounts not fully paid 30 days subsequent to the invoice date.

If outside assistance is used to collect the account, the customer is responsible for all costs associated with the collection, including, but not limited to, attorney fees and court costs.

**TOTAL**

**\$850.00**

Accepted By

Accepted Date

**\*\*All material (debris) generated by The Tree Surgeons will be taken off site, unless otherwise discussed with client prior to work starting\*\***

**\*\*We CAN NOT take debris from the stump grinding. This is the only material we will leave on site\*\***



## *TENTH ORDER OF BUSINESS*



*A.*



*1.*



# MANZIE & DRAKE LAND SURVEYING



## LEGAL DESCRIPTION

**NOT VALID AND CONSIDERED INCOMPLETE WITHOUT ATTACHED**  
**"SKETCH OF LEGAL DESCRIPTION"**

J.E.A. UTILITY EASEMENT  
PREPARED FOR MATOVINA & COMPANY  
SEPTEMBER 20, 2023

A PARCEL OF LAND SITUATE IN SECTIONS 13 AND 24, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, ALSO BEING A PORTION OF "HAMPTON LAKES - PHASE ONE", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 252, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE THE NORTHEAST CORNER OF SAID SECTION 24; THENCE SOUTH  $01^{\circ}33'59''$  EAST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 85.99 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH  $01^{\circ}33'59''$  EAST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 27.45 FEET; THENCE NORTH  $67^{\circ}11'41''$  WEST A DISTANCE OF 38.42 FEET; THENCE NORTH  $01^{\circ}33'59''$  WEST A DISTANCE OF 80.22 FEET; THENCE NORTH  $46^{\circ}33'59''$  WEST A DISTANCE OF 10.49 FEET; THENCE NORTH  $01^{\circ}14'16''$  WEST A DISTANCE OF 275.52 FEET; THENCE SOUTH  $88^{\circ}45'44''$  WEST A DISTANCE OF 7.64 FEET; THENCE NORTH  $01^{\circ}14'16''$  WEST A DISTANCE OF 7.50 FEET; THENCE NORTH  $88^{\circ}45'44''$  EAST A DISTANCE OF 20.00 FEET; THENCE NORTH  $01^{\circ}14'16''$  WEST A DISTANCE OF 932.05 FEET; THENCE SOUTH  $43^{\circ}56'36''$  EAST A DISTANCE OF 7.37 FEET; THENCE SOUTH  $01^{\circ}14'16''$  EAST A DISTANCE OF 926.63 FEET; THENCE NORTH  $88^{\circ}45'44''$  EAST A DISTANCE OF 7.64 FEET; THENCE SOUTH  $01^{\circ}14'16''$  EAST A DISTANCE OF 272.58 FEET; THENCE SOUTH  $46^{\circ}33'59''$  EAST A DISTANCE OF 10.41 FEET; THENCE SOUTH  $01^{\circ}33'59''$  EAST A DISTANCE OF 74.45 FEET; THENCE SOUTH  $67^{\circ}11'41''$  EAST A DISTANCE OF 10.98 FEET TO THE POINT OF BEGINNING.

**NOT VALID AND CONSIDERED INCOMPLETE WITHOUT ATTACHED**  
**"SKETCH OF LEGAL DESCRIPTION"**

MICHAEL A. MANZIE, P.L.S.

FLORIDA REGISTRATION NO. 4069

JOB. NO. 15657

9/20/23



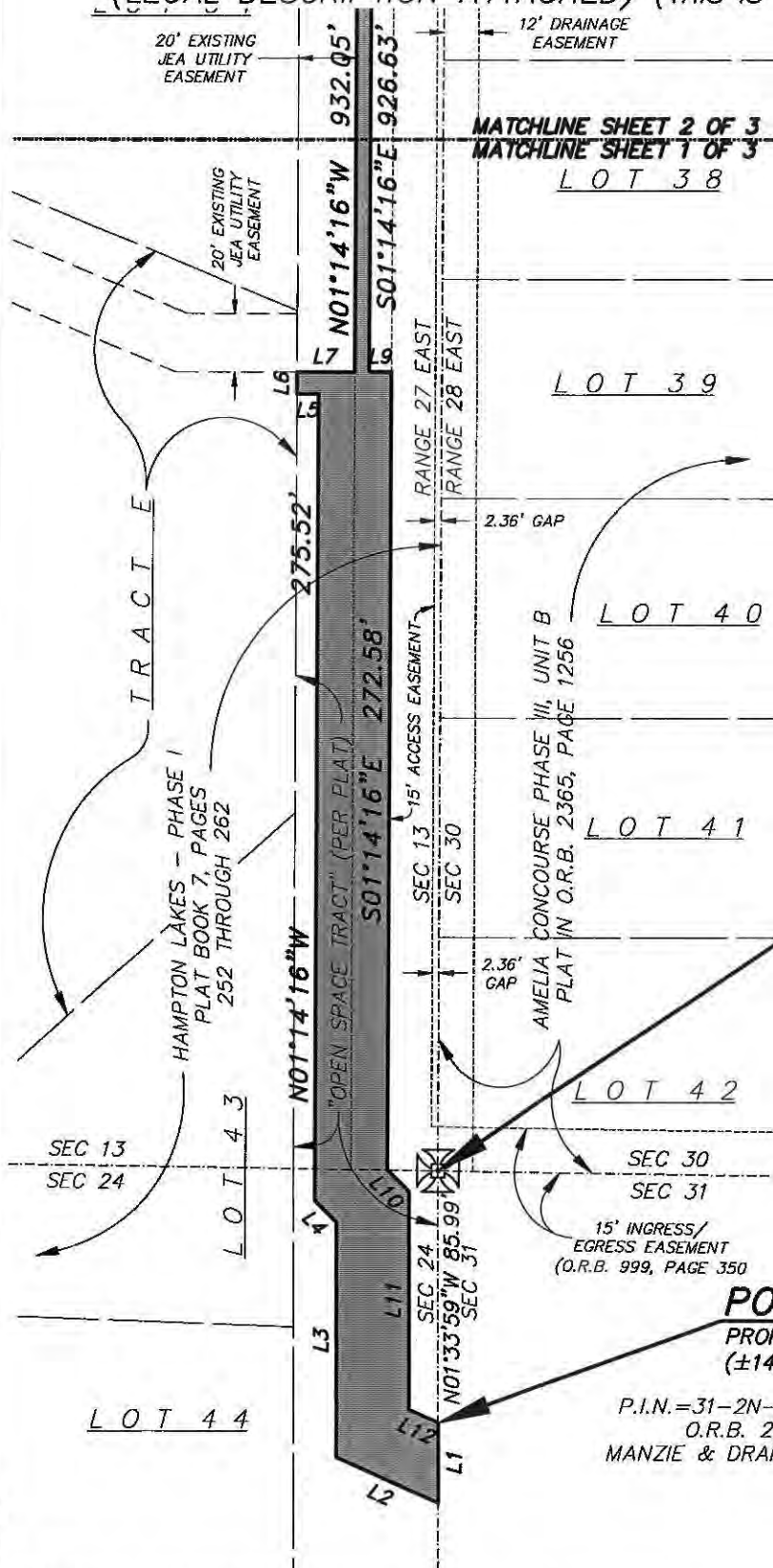


# MANZIE & DRAKE LAND SURVEYING

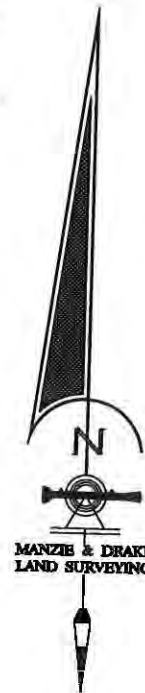
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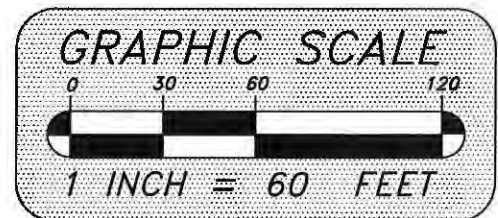
(LEGAL DESCRIPTION ATTACHED) (THIS IS NOT A BOUNDARY SURVEY)



LINE TABLE		
LINE	BEARING	LENGTH
L1	S1°33'59\"E	27.45'
L2	N67°11'41\"W	38.42'
L3	N1°33'59\"W	80.22'
L4	N46°33'59\"W	10.49'
L5	S88°45'44\"W	7.64'
L6	N1°14'16\"W	7.50'
L7	N88°45'44\"E	20.00'
L8	S43°56'36\"E	7.37'
L9	N88°45'44\"E	7.64'
L10	S46°33'59\"E	10.41'
L11	S1°33'59\"E	74.45'
L12	S67°11'41\"E	10.98'



**POINT OF REFERENCE**  
NORTHEAST CORNER OF SECTION 24,  
TOWNSHIP 2 NORTH, RANGE 27 EAST



**POINT OF BEGINNING**  
PROPOSED VARIED WIDTH JEA UTILITY EASEMENT  
(±14,461 SQUARE FEET)

P.I.N.=31-2N-28-0000-0002-0000  
O.R.B. 2527, PAGE 1599  
MANZIE & DRAKE FILE NO. C-950-AP

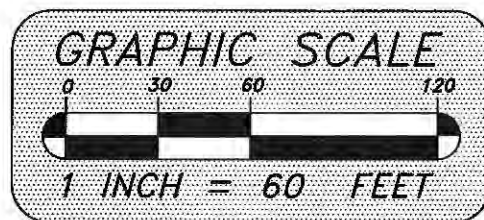
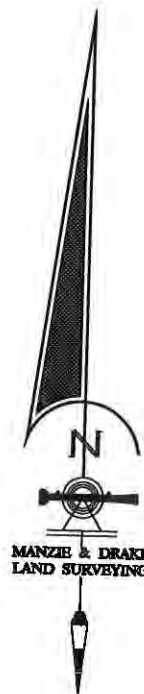
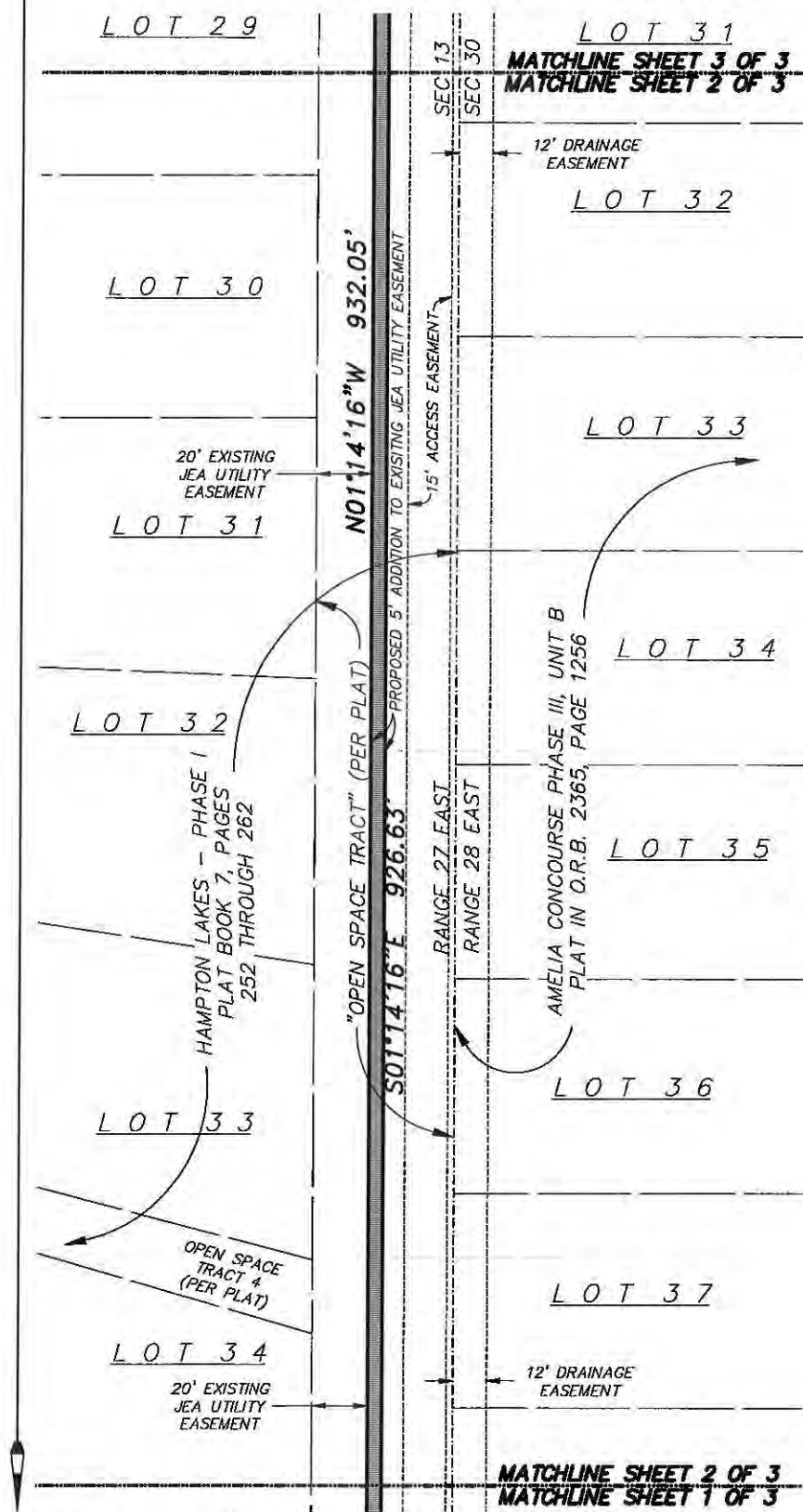
**LEGEND**  
[Symbol] = SECTION CORNER  
[Symbol] = EASEMENT  
SEC = SECTION  
O.R.B. = OFFICIAL RECORDS BOOK  
P.I.N. = PARCEL IDENTIFICATION NUMBER  
JOB NO. 15756 (SHEET 1 OF 3)



# MANZIE & DRAKE LAND SURVEYING

## SKETCH OF LEGAL DESCRIPTION

(LEGAL DESCRIPTION ATTACHED) (THIS IS NOT A BOUNDARY SURVEY)



### LEGEND

- ⊠ = SECTION CORNER
- ESMT = EASEMENT
- SEC = SECTION
- O.R.B. = OFFICIAL RECORDS BOOK
- P.I.N. = PARCEL IDENTIFICATION NUMBER
- JOB NO. 15756 (SHEET 2 OF 3)



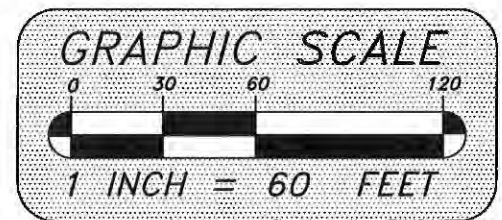
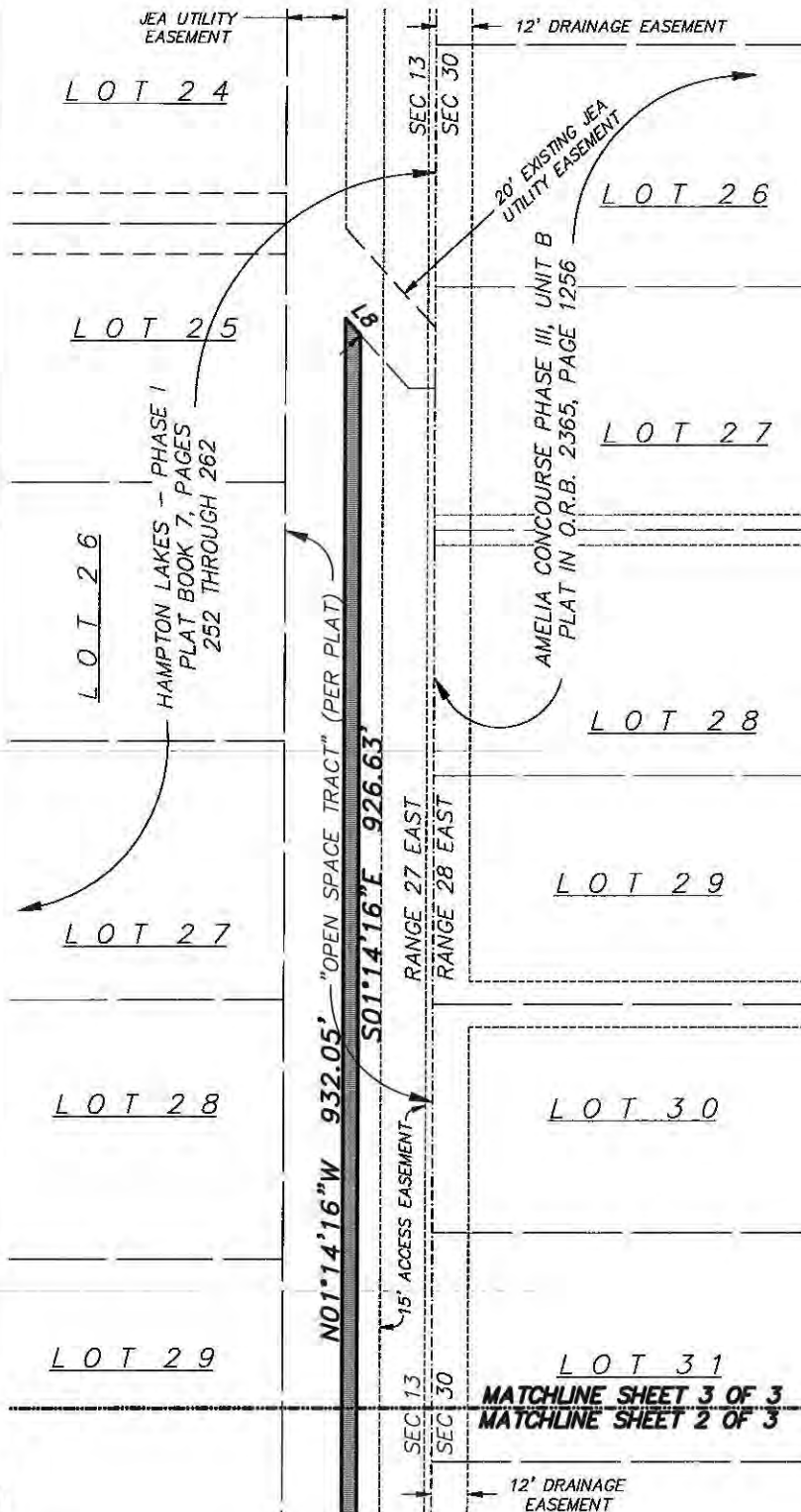


# MANZIE & DRAKE LAND SURVEYING

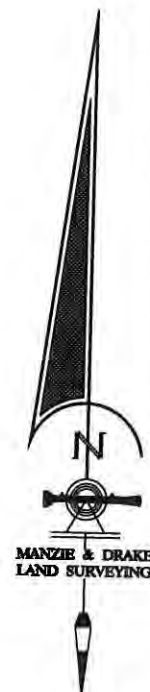
## SKETCH OF LEGAL DESCRIPTION



(LEGAL DESCRIPTION ATTACHED) (THIS IS NOT A BOUNDARY SURVEY)



LINE TABLE		
LINE	BEARING	LENGTH
L1	S1°33'59"E	27.45'
L2	N67°11'41"W	38.42'
L3	N1°33'59"W	80.22'
L4	N46°33'59"W	10.49'
L5	S88°45'44"W	7.64'
L6	N1°14'16"W	7.50'
L7	N88°45'44"E	20.00'
L8	S43°56'36"E	7.37'
L9	N88°45'44"E	7.64'
L10	S46°33'59"E	10.41'
L11	S1°33'59"E	74.45'
L12	S67°11'41"E	10.98'



### LEGEND

- ☒ = SECTION CORNER
- ESMT = EASEMENT
- SEC = SECTION
- O.R.B. = OFFICIAL RECORDS BOOK
- P.I.N. = PARCEL IDENTIFICATION NUMBER
- JOB NO. 15756 (SHEET 3 OF 3)



2.



## **Bonds and Assessments Frequently Asked Questions**

### ***What are bonds?***

Bonds are long term, tax-exempt financing available to Amelia Walk CDD because it is a unit of government with authority to issue long-term debt. Bonds may be issued through either a private placement or a public offering, and may be repaid in installments over up to thirty (30) years. Bonds were used to finance the initial construction of public improvements within the Amelia Walk community.

### ***What are debt assessments?***

Debt assessments are annual payment obligations levied on properties that benefit from the improvements funded by bonds, and are used to repay the bonds. The District previously levied debt assessments to secure the bonds issued to finance the initial public infrastructure. These debt assessments are collected on the tax roll each year. For a list of debt assessments currently affecting your property, please contact the District Manager's Office.

### ***Why is the District issuing new bonds?***

The roadways in Phase 1, including Majestic Walk Boulevard and the other roadways depicted on the map at the end of this document, were constructed in 2007 with an anticipated useful life span of +/-17 years. These roadways are now reaching the end of their useful life and need to be milled and resurfaced. Certain areas will also need concrete work and base repairs. The work to be completed is described in more detail in the Engineer's Report, and is called the "Phase 1 Roadway Project." The cost of these repairs is anticipated to be \$1,398,000, which exceeds the funds available to the District. The District's Board of Supervisors has determined that bond financing is the most advantageous method of obtaining the funding for this necessary work. Annual payments to repay the bonds will be lower than annual payments to repay a shorter-term loan or a one-time special assessment to collect the full amount of construction funds needed for the work.

### ***Will there be any formal notice?***

The District is proposing to levy assessments on all homes within the District to repay the proposed bond(s). Florida law requires the District to mail and publish notices and conduct a public hearing prior to levying assessments such as the proposed debt assessments. Each homeowner will receive a mailed notice. The District will hold the required hearing on **November 14, 2023, during the Board meeting that begins at 2:00 p.m.**

### ***What are the proposed assessments for my property?***

Each single-family home is proposed to receive the same amount of assessments because all homes benefit equally from having a functional roadway system within the community. Currently, the maximum amount



of proposed annual gross debt assessment for the Phase 1 Roadway Project is **\$213.12\*** per year, per unit. This number may decrease based on the actual terms of the financing. The assessments are anticipated to be collected over the term of twenty (20) years, and each installment is anticipated to be collected on the annual tax bill, in the same manner as other District assessments. The first payment will be collected on the **November 2024** tax bill. No payment will be due from property owners until that time.

*\* Please note that this amount is for the Phase 1 Roadway Project only, and does not include any prior debt assessments levied on your property. It also does not include annual operations and maintenance assessments, which are levied each year in connection with the annual budget to fund ongoing operational/maintenance obligations of the District.*

### ***What will happen at the public hearing?***

The public hearing will take place during the District's meeting. The Board will open the public hearing and provide an opportunity for members of the public to comment on the propriety and advisability of making the improvements, the cost thereof, the manner of payment, and the amount of costs to be assessed against each property benefitting from the improvements. Pursuant to the District's policies, each person who wishes to speak will be given three minutes. After hearing all comments, the Board will make a determination on whether to levy the proposed assessments. Please note that a vote of the residents is not required under Florida law.

### ***What if I sell my home?***

You are only responsible for paying assessments for as long as you own your home. If you sell your home, the new owner will be responsible for the annual assessments while they own the home.

### ***What if I already prepaid the debt assessments on my property?***

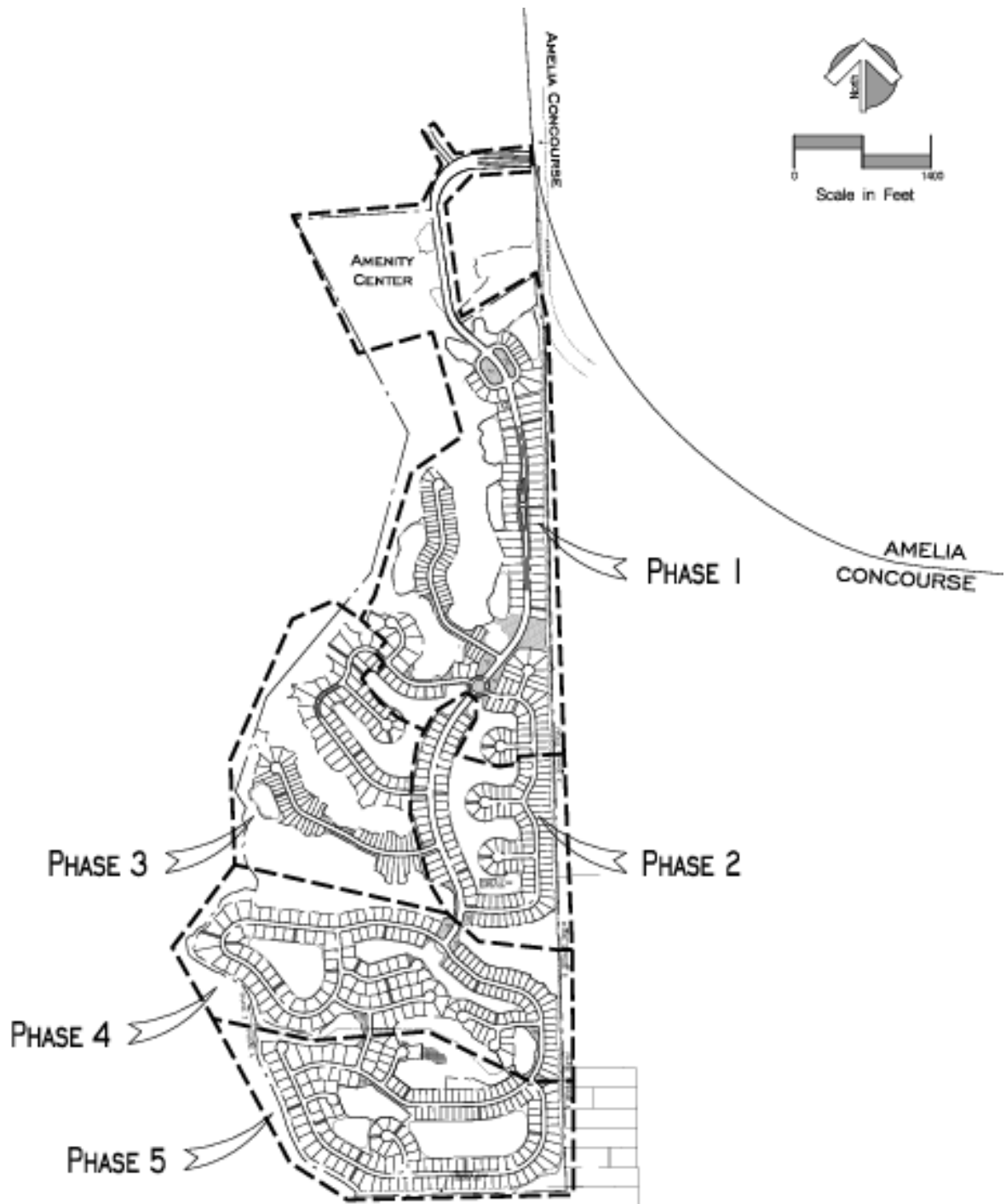
Any prior prepayments were for prior debt assessments. This is a new bond issuance with new assessments, and each property will be allocated the same amount, regardless of prior payoff status.

### ***Can I pay off the new assessments early?***

That will depend on the final terms of the bond issuance, which are not yet available. Contact the District Manager's Office for information on prepayments.



## Phase Map of the District





*D.*



10/24/2023

# *Amelia Walk*

Community Development District

Amenity Management & Field Operations Report



**Kelly Mullins**

AMENITY & OPERATIONS MANAGER  
GOVERNMENTAL MANAGEMENT SERVICES



Amelia Walk  
Community Development District

Amenity Management & Field Operations Report

October 24, 2023

To: Board of Supervisors

From: Kelly Mullins  
Amenity & Operations Manager

RE: Amelia Walk Amenity Management & Field Operations Report

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



## Special Events

- GMS continues to work with the Amelia Walk Board of Supervisors and residents of the community on hosting events desired in this district
- Resident Suggestions:
  - Evening fitness classes
- Upcoming Events:
  - Food Trucks – Every Tuesday Night 5-8pm
  - Zumba- MWF 9am
  - Yoga- T, Th 8:45am, T 4pm
  - Water Aerobics- MWF 8am
  - Fall Festival
- Example Events:
  - Egg Hunt
  - Painting Parties
  - Bingo/Trivia/Bunco/Dominoes
  - Fitness Classes
  - Garage Sales
  - Charitable Fundraisers

## Communication

- GMS was informed Amelia Walk CDD was in need of improved communication
  - Email blast updates are being 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 are being announced weekly
  - A monthly events/club's calendar is being published each month
  - A monthly newsletter is being published each month
  - Email blasts are being posted to Amelia Walk CDD website



## **Amenity Usage - September**

Total Monthly Usage\* (Based on Door and Gate Entrances) –  
1,978 patrons

Average Daily Usage – 66 patrons

Total Gym Usage – 858 patrons

Total Social Room Usage – 253 patrons

Social Room Rentals - 4

\*Numbers are approximate. These numbers would not include children and guests.





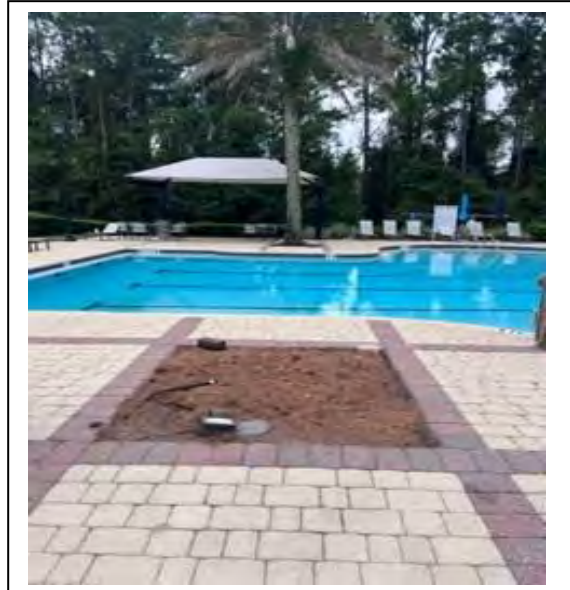
## Completed Projects



- The tennis courts are now accessible by fob access only.
- The back gates are locked.
- Gaines Fence will be installing a panel between gate and fence to make it more secure.



## In Progress Projects



- Flagpole and lighting have been installed.
- We are gathering proposals for landscaping around the flagpole.
- The palm tree that was struck by lightning has been cut down and the stump has been grinded down.
- We are working on ideas for landscaping in the area.
- A proposal was obtained for cutting down the tree opposite this one should the board choose to do so.



## In Progress Projects/Action Items

- **Community signs at entrance, monument signs and trellises** – They all needed repaired and painted. Hugus was contracted to do the work. After beginning the work, they discovered some signs were rotted and needed rebuilt. A new proposal for the additional work was approved and work is almost complete on all signs.
- **Community Park Benches** – Park benches have been ordered and will be placed at ponds 5, 6, 11, 12 and 14.
- **Developer/Builder Advertising Signs** – Signs installed by the CDD have been taken down. The developer has been asked to remove the signs they installed. If the developer does not remove their signs, the CDD will have them taken down this month.
- **Flagpole for Amenity Center** – The flagpole has been installed, as well as the lighting. We are gathering proposals for the landscaping around the flagpole.
- **Landscaping** – Staff continues to work with the BrightView team to address any deficiencies. Multiple meetings have been held and improvements have been seen. However, alternate plans are being made should it be necessary to implement them. “Plan B” was approved at a special CDD meeting on September 12, 2023 and was sent to potential landscaping companies for submission of proposals, which are due October 20, 2023. The board will evaluate the proposals and discuss them at a future meeting.
- **Phase 5 Road** – Road dips around JEA manhole covers. The one near 84983 and 84986 Stonehurst Pkwy. needs inspected.
- **Cement on area of Fall River Pkwy.** – Cement has been dropped by a builder and hardened near 84946 and 84951 Fall River Pkwy.
- **Pond Maintenance/Fountains** – Solitude has been checking/treating the ponds twice a month. Fountain 15 went out after being struck by lightning. It has been repaired by Sitex Aquatics, the original installer. Fountain 3 is also out and scheduled to be fixed by Sitex.
- **Solar heating for pool** – The Solar Trek proposal was approved. The proposed agreement has been drafted and sent to parties for review and signatures.
- **Storage Building** – Working to get the permit approved by the county and then a delivery date will be determined.
- **Two hanging signs for Champlain and Berryessa** need replaced. Sundancer Sign Graphics was selected and has replaced the sign at Champlain. The post for the Berryessa sign has been painted and the new sign will be installed.
- **Tennis/Pickleball Courts** – The side fence has been raised and the electrical work has been completed for fob access. Bates has installed the fob access system. Gaines Fence will add a panel to make the gates more secure. A new reservation system for the tennis court has been implemented.



## Conclusion

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

Respectfully,

Kelly Mullins







# Newsletter October 2023

[View as Webpage](#)



Fall is here but we're in Florida which means we get beautiful days full of sunshine and perfect temperatures. Make sure to get out and enjoy everything Amelia Walk has to offer!

## **A few reminders:**

Please pick up after your pet and dispose of waste properly.

All pets must be on a leash when walking in the community.

If you find an access fob, please hold onto it until you can return it to the amenity manager.

If you lose an access fob, please report it to the amenity manager.

If you have any comments, questions or requests, please feel free to stop by the office.

*Your Amenity & Operations Manager,*



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

These dates are subject to change based on new rentals

FYI, there is now an Amenities Reservation tab located on the CDD website, [ameliawalkcdd.com](http://ameliawalkcdd.com). At this time, the Amenity Center reservations are being used for viewing purposes only.

### *Amenity Center October Calendar*



Don't miss out on the yummy food trucks  
coming to Amelia Walk every Tuesday from  
5pm - 8pm!

#### **Upcoming Food Trucks:**

October 3rd: Chubby Burrito

October 10th: Hot Dog House

October 17th: Red Hawk Asian BBQ

October 24th: Enter the Dragon





**Saturday, October 7, 2023**  
**8:00 a.m. - 2:00 p.m.**

Gather those unwanted items, place them on your front lawn or driveway and get ready to earn some extra cash!

You do not need to pre-register for the event.

Please be sure to follow the community guidelines listed below during the garage sale:

Garage sale must take place on Saturday, October 8th only.

Garage sale will run from 9:00 am to 3:00 pm only.

You may use your own yard/garage sale signs. However, they must be disposed of immediately following the event.

Please comply with current trash regulations.

If you have any questions, feel free to contact Kelly Mullins  
at the Amenity Center office at  
(904)225-3147.

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## **Amelia Walk Fall Festival**

**October 21, 2023**

**4pm-7pm**

**Come out to the Amenity Center for some  
family fun! There will be something for  
everyone to enjoy!  
More details coming soon.**

---



## **Amelia Walk Pickleball Groups**

**Men's Group  
Mondays 8am-10am**

**Ladies Group**



**Wednesdays and Fridays 8am-10am**

**Mixed Doubles**  
**Wednesdays 5pm**  
**Saturdays 8am-10am**

**Beginners Group**  
**Saturdays 10am-12pm**

---

# **EXERCISE CLASS**



## **October Schedule**

### **Water Aerobics**

**Mondays, Wednesdays and Fridays at 8am**  
**\$12 per class**

### **Zumba**

**Mondays and Wednesdays at 9am**

### **Zumba Toning**

**Fridays at 9am**  
**\$5 per class**

### **Slow Flow Yoga**

**Tuesdays and Thursdays at 8:45am**

### **Chair Yoga**

**Tuesdays at 4pm**  
**\$10 per class**



# Local Events



**Celebrating 20 Years of World-Class Jazz on Amelia Island!**

**Les DeMerle Amelia Island Jazz Festival Week**

**Every year during the first week of October, the Les DeMerle Amelia Island Jazz Festival brings exciting world-class jazz entertainment to Fernandina Beach in styles including Contemporary, Big Band, Latin, Swing , Dixieland, Blues and much more.**

**OCTOBER 1ST - 8TH, 2023**

For more information, visit: <https://ameliaislandjazzfestival.com/>





FIRST FEDERAL BANK

*Presents the*

# **27th Annual 8-Flags Car Show**

**21 October 2023**

**8 am - 3 pm**

**Historic Centre Street**



## **AMELIA CRUIZERS**



*Fernandina Beach, Florida*

[www.ameliacruizers.org](http://www.ameliacruizers.org)

**Be sure to check out everything happening on Amelia Island this month!**

**Amelia Island Events Calendar**

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



## **CDD Information**

The next Amelia Walk CDD meeting will be held Tuesday, October 24th, at 6:00p.m. at the Amelia Walk Amenity Center.

As some of you are aware, the CDD was recently looking for part-time maintenance help. GMS, your CDD management company, has a new full-time employee working in the Fernandina Beach area. He will be working in neighboring communities managed by GMS and will be devoting at least one day a week to Amelia Walk. Thank you for anyone who responded to our request for maintenance help!



If you have any questions about CDD ponds or landscaping, please feel free to contact Kelly Mullins, Amenity & Operations Manager, at [ameliawalkmanager@gmsnf.com](mailto:ameliawalkmanager@gmsnf.com).

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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**Amenity Center Office Hours**  
**Monday - Friday 9am - 5pm**

---

Kelly Mullins, Amenity & Operations Manager  
Amelia Walk CDD  
(904) 225-3147  
[ameliawalkmanager@gmsnf.com](mailto:ameliawalkmanager@gmsnf.com)

Amelia Walk CDD | 85287 Majestic Walk Boulevard , Fernandina Beach, FL 32034

[Unsubscribe ameliawalkmanager@gmsnf.com](mailto:ameliawalkmanager@gmsnf.com)

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*FOURTEENTH ORDER OF BUSINESS*



*A.*



# Amelia Walk

## Community Development District

Unaudited Financial Statements  
as of  
September 30, 2023

Board of Supervisors Meeting  
October 24, 2023



**AMELIA WALK**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**BALANCE SHEET**  
September 30, 2023

	Major Funds				Total Governmental Funds
	General	Capital Reserve	Debt Service	Capital Projects	
<b><u>ASSETS:</u></b>					
Cash	\$47,103	---	---	---	\$47,103
Accounts Receivable	\$2,256	---	---	---	\$2,256
Due from Other Funds	\$21,412	---	---	---	\$21,412
Due from Future Bond Issuance	\$2,196	---	---	---	\$2,196
Investment - Custody US Bank	\$162,148	---	---	---	\$162,148
Investment - State Board	---	\$244,723	---	---	\$244,723
Investments:					
<b><i>Series 2012</i></b>					
Reserve 2012A-1	---	---	\$60,861	---	\$60,861
Revenue 2012A-1	---	---	\$87,015	---	\$87,015
<b><i>Series 2016</i></b>					
Reserve 2016A-2	---	---	\$183,875	---	\$183,875
Revenue 2016A-2	---	---	\$171,994	---	\$171,994
Construction	---	---	---	\$1,443	\$1,443
<b><i>Series 2018</i></b>					
Reserve 2018A-3	---	---	\$341,414	---	\$341,414
Revenue 2018A-3	---	---	\$361,738	---	\$361,738
Prepayment 2018A-3	---	---	\$60,876	---	\$60,876
Construction	---	---	---	\$867	\$867
<b><i>Series 2018-Area B</i></b>					
Reserve 2018A	---	---	\$559,650	---	\$559,650
Revenue 2018A	---	---	\$422,694	---	\$422,694
Prepayment 2018A	---	---	\$160,828	---	\$160,828
Construction	---	---	---	\$1,991	\$1,991
Deposits-Electric	\$515	\$0	---	---	\$515
Prepaid Expenses	\$43,882	\$0	---	---	\$43,882
<b>TOTAL ASSETS</b>	<b>\$279,513</b>	<b>\$244,723</b>	<b>\$2,410,945</b>	<b>\$4,301</b>	<b>\$2,939,482</b>
<b><u>LIABILITIES</u></b>					
Accounts Payable	\$48,375	---	---	---	\$48,375
Due to other Funds	---	\$7,943	\$13,469	---	\$21,412
Deposits - Office Lease	\$200	---	---	---	\$200
<b>TOTAL LIABILITIES</b>	<b>\$48,575</b>	<b>\$7,943</b>	<b>\$13,469</b>	<b>\$0</b>	<b>\$69,987</b>
Deferred Inflows of Resources:					
Unavailable Revenue - Non Resident User Fees	\$4,000	---	---	---	\$4,000
<b>Total Deferred Inflows of Resources</b>	<b>\$4,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,000</b>
<b><u>FUND BALANCES:</u></b>					
Nonspendable	\$44,397	\$0	---	---	\$44,397
Restricted					
Debt Service	---	---	\$2,397,477	---	\$2,397,477
Capital Reserves	---	\$236,780	---	---	\$236,780
Capital Projects	---	---	---	\$4,301	\$4,301
Unassigned	\$182,540	\$0	---	---	\$182,540
<b>TOTAL FUND BALANCES</b>	<b>\$226,937</b>	<b>\$236,780</b>	<b>\$2,397,477</b>	<b>\$4,301</b>	<b>\$2,865,495</b>
<b>TOTAL LIABILITIES AND FUND BALANCES</b>	<b>\$279,513</b>	<b>\$244,723</b>	<b>\$2,410,945</b>	<b>\$4,301</b>	<b>\$2,939,482</b>



**AMELIA WALK**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**  
Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended September 30, 2023

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 09/30/23	ACTUAL THRU 09/30/23	VARIANCE
<b><u>REVENUES:</u></b>				
Maintenance Assessments-On Roll (Net)	\$815,124	\$815,124	\$819,734	\$4,610
Interest Income	\$0	\$0	\$11,101	\$11,101
Clubhouse Income	\$500	\$500	\$6,372	\$5,872
Interlocal Agreement	\$27,076	\$27,076	\$30,970	\$3,894
Miscellaneous Income-Comcast	\$10,614	\$10,614	\$2,524	(\$8,091)
Insurance Proceeds	\$0	\$0	\$3,346	\$3,346
<b>TOTAL REVENUES</b>	<b>\$853,315</b>	<b>\$853,315</b>	<b>\$874,047</b>	<b>\$20,732</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>ADMINISTRATIVE:</u></b>				
Supervisor Fees	\$12,000	\$12,000	\$9,600	\$2,400
FICA Expense	\$842	\$842	\$734	\$107
Engineering Fees	\$10,000	\$10,000	\$12,600	(\$2,600)
Assessment Roll Administration	\$5,000	\$5,000	\$5,000	\$0
Dissemination	\$3,500	\$3,500	\$3,500	(\$0)
Dissemination-Amortization Schedules	\$1,200	\$1,200	\$700	\$500
Trustee Fees	\$14,000	\$14,000	\$13,969	\$31
Arbitrage	\$2,400	\$2,400	\$1,800	\$600
Attorney Fees	\$50,000	\$50,000	\$60,126	(\$10,126)
Annual Audit	\$3,600	\$3,600	\$3,600	\$0
Management Fees	\$51,030	\$51,030	\$51,030	\$0
Information Technology	\$800	\$800	\$800	(\$0)
Website Maintenance	\$400	\$400	\$400	\$0
Travel & Per Diem	\$500	\$500	\$0	\$500
Telephone	\$400	\$400	\$679	(\$279)
Postage	\$1,000	\$1,000	\$1,606	(\$606)
Printing & Binding	\$1,750	\$1,750	\$2,268	(\$518)
Insurance	\$11,094	\$11,094	\$9,938	\$1,156
Legal Advertising	\$5,500	\$5,500	\$4,215	\$1,285
Other Current Charges	\$1,000	\$1,000	\$171	\$829
Office Supplies	\$100	\$100	\$152	(\$52)
Capital Reserve Study	\$0	\$0	\$749	(\$749)
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
<b>TOTAL ADMINISTRATIVE</b>	<b>\$176,291</b>	<b>\$176,291</b>	<b>\$183,812</b>	<b>(\$7,522)</b>
<b><u>FIELD:</u></b>				
<b><u>Contract Services:</u></b>				
Landscaping & Fertilization Maintenance	\$148,769	\$148,769	\$144,237	\$4,532
Fountain Maintenance	\$1,500	\$1,500	\$1,800	(\$300)
Lake Maintenance	\$28,620	\$28,620	\$28,320	\$300
Security	\$8,500	\$8,500	\$14,586	(\$6,087)
Refuse	\$9,264	\$9,264	\$12,664	(\$3,400)
Management Company	\$15,120	\$15,120	\$15,435	(\$315)
<b>Subtotal Contract Services</b>	<b>\$211,773</b>	<b>\$211,773</b>	<b>\$217,042</b>	<b>(\$5,269)</b>
<b><u>Repairs &amp; Maintenance:</u></b>				
Repairs & Maintenance	\$20,000	\$20,000	\$50,275	(\$30,275)
Landscaping Extras (Flowers & Mulch)	\$18,309	\$18,309	\$13,464	\$4,845
Irrigation Repairs	\$8,000	\$8,000	\$11,418	(\$3,418)
Speed Control	\$12,000	\$12,000	\$12,757	(\$757)
<b>Subtotal Repairs &amp; Maintenance</b>	<b>\$58,309</b>	<b>\$58,309</b>	<b>\$87,914</b>	<b>(\$29,605)</b>



**AMELIA WALK**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**GENERAL FUND**  
Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended September 30, 2023

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 09/30/23	ACTUAL THRU 09/30/23	VARIANCE
<u>Utilities:</u>				
Electric	\$18,000	\$18,000	\$27,120	(\$9,120)
Streetlighting	\$30,000	\$30,000	\$37,152	(\$7,152)
Water & Wastewater	\$85,000	\$85,000	\$57,466	\$27,534
<b>Subtotal Utilities</b>	<b>\$133,000</b>	<b>\$133,000</b>	<b>\$121,738</b>	<b>\$11,262</b>
<u>Amenity Center:</u>				
Insurance	\$24,538	\$24,538	\$23,010	\$1,528
Pool Maintenance	\$15,000	\$15,000	\$22,909	(\$7,909)
Pool Permit	\$300	\$300	\$265	\$35
Amenity Attendant	\$60,068	\$60,068	\$61,319	(\$1,251)
Cable TV/Internet/Telephone	\$6,000	\$6,000	\$5,488	\$512
Janitorial Service	\$11,432	\$11,432	\$11,670	(\$238)
Special Events	\$10,000	\$10,000	\$8,545	\$1,455
Decorations-Holiday	\$2,000	\$2,000	\$2,263	(\$263)
Facility Maintenance (including Fitness Equip)	\$5,000	\$5,000	\$4,696	\$304
Lease	\$14,604	\$14,604	\$13,387	\$1,217
<b>Subtotal Amenity Center</b>	<b>\$148,942</b>	<b>\$148,942</b>	<b>\$153,553</b>	<b>(\$4,611)</b>
<u>Reserves:</u>				
Capital Reserves	\$125,000	\$125,000	\$125,000	\$0
<b>Subtotal Reserves</b>	<b>\$125,000</b>	<b>\$125,000</b>	<b>\$125,000</b>	<b>\$0</b>
<b>Total Field Expenditures</b>	<b>\$677,024</b>	<b>\$677,024</b>	<b>\$705,247</b>	<b>(\$28,223)</b>
<b>TOTAL EXPENDITURES</b>	<b>\$853,315</b>	<b>\$853,315</b>	<b>\$889,059</b>	<b>(\$35,744)</b>
Excess (deficiency) of revenues over (under) expenditures	<b>\$0</b>	<b>\$0</b>	<b>(\$15,012)</b>	<b>(\$15,012)</b>
Net change in fund balance	<b>\$0</b>	<b>\$0</b>	<b>(\$15,012)</b>	<b>(\$15,012)</b>
<b>FUND BALANCE - Beginning</b>	<b>\$0</b>		<b>\$241,949</b>	
<b>FUND BALANCE - Ending</b>	<b>\$0</b>		<b>\$226,937</b>	



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

General Fund  
Statement of Revenues and Expenditures (Month by Month)  
FY 2023

	OCT 2022	NOV 2022	DEC 2022	JAN 2023	FEB 2023	MAR 2023	APR 2023	MAY 2023	JUN 2023	JUL 2023	AUG 2023	SEP 2023	TOTAL
<i>Revenues</i>													
Maintenance Assessments-On Roll (Net)	\$1,663	\$49,201	\$691,908	\$10,073	\$27,519	\$12,126	\$11,653	\$7,102	\$8,489	\$0	\$0	\$0	\$819,734
Interest Income	\$0	\$334	\$241	\$951	\$1,344	\$992	\$1,278	\$1,387	\$1,122	\$1,113	\$1,153	\$1,186	\$11,101
Clubhouse Income	\$761	\$294	\$342	\$508	\$874	\$458	\$632	\$239	\$989	\$531	\$174	\$570	\$6,372
Interlocal Agreement	\$2,256	\$2,256	\$2,256	\$2,256	\$2,256	\$2,256	\$2,256	\$2,256	\$2,256	\$6,150	\$2,256	\$2,256	\$30,970
Miscellaneous Income-Comcast	\$0	\$0	\$0	\$2,524	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,524
Insurance Proceeds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,346	\$0	\$0	\$0	\$3,346
<b>Total Revenues</b>	<b>\$4,681</b>	<b>\$52,086</b>	<b>\$694,747</b>	<b>\$16,313</b>	<b>\$31,993</b>	<b>\$15,832</b>	<b>\$15,819</b>	<b>\$10,984</b>	<b>\$16,202</b>	<b>\$7,794</b>	<b>\$3,584</b>	<b>\$4,012</b>	<b>\$874,047</b>
<i>Expenditures</i>													
Supervisor Fees	\$600	\$0	\$600	\$800	\$600	\$800	\$800	\$800	\$1,000	\$800	\$1,000	\$1,800	\$9,600
FICA Expense	\$46	\$0	\$46	\$61	\$46	\$61	\$61	\$61	\$77	\$61	\$77	\$138	\$734
Engineering Fees	\$75	\$150	\$0	\$1,050	\$1,650	\$0	\$1,875	\$600	\$0	\$0	\$7,200	\$0	\$12,600
Assessment Roll Administration	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Dissemination	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$292	\$3,500
Dissemination-Amortization Schedules	\$0	\$0	\$0	\$0	\$0	\$0	\$700	\$0	\$0	\$0	\$0	\$0	\$700
Trustee Fees	\$500	\$0	\$0	\$4,041	\$5,388	\$0	\$0	\$4,041	\$0	\$0	\$0	\$0	\$13,969
Arbitrage	\$0	\$0	\$0	\$600	\$0	\$0	\$600	\$0	\$0	\$600	\$0	\$0	\$1,800
Attorney Fees	\$730	\$3,668	\$1,804	\$5,105	\$4,772	\$7,491	\$5,412	\$7,507	\$5,843	\$3,543	\$8,282	\$5,969	\$60,126
Annual Audit	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,600	\$0	\$0	\$3,600
Management Fees	\$4,253	\$4,253	\$4,253	\$4,253	\$4,253	\$4,253	\$4,253	\$4,253	\$4,253	\$4,253	\$4,253	\$4,253	\$51,030
Information Technology	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$800
Website Maintenance	\$33	\$33	\$33	\$33	\$33	\$33	\$33	\$33	\$33	\$33	\$33	\$33	\$400
Travel & Per Diem	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Telephone	\$118	\$82	\$37	\$46	\$0	\$51	\$55	\$46	\$42	\$87	\$58	\$57	\$679
Postage	\$74	\$43	\$37	\$25	\$49	\$84	\$33	\$531	\$71	\$59	\$47	\$554	\$1,606
Printing & Binding	\$46	\$41	\$6	\$17	\$55	\$72	\$36	\$787	\$101	\$219	\$123	\$766	\$2,268
Insurance	\$9,938	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,938
Legal Advertising	\$520	\$268	\$0	\$0	\$296	\$1,843	\$0	\$0	\$866	\$0	\$92	\$330	\$4,215
Other Current Charges	\$0	\$27	\$32	\$0	\$0	\$0	\$3	\$13	\$88	\$0	\$9	\$0	\$171
Office Supplies	\$0	\$5	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$146	\$152
Capital Reserve Study	\$0	\$0	\$0	\$0	\$0	\$0	\$749	\$0	\$0	\$0	\$0	\$0	\$749
Dues, Licenses & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
<b>Total Administrative</b>	<b>\$22,466</b>	<b>\$8,929</b>	<b>\$7,205</b>	<b>\$16,388</b>	<b>\$17,501</b>	<b>\$15,046</b>	<b>\$14,968</b>	<b>\$19,029</b>	<b>\$12,731</b>	<b>\$13,614</b>	<b>\$21,533</b>	<b>\$14,403</b>	<b>\$183,812</b>
<i>Other Expenditures</i>													
FIELD:													
Contract Services:													
Landscaping & Fertilization Maintenance	\$12,397	\$12,397	\$12,397	\$12,397	\$12,397	\$12,397	\$12,397	\$12,397	\$9,051	\$12,002	\$12,002	\$12,002	\$144,237
Fountain Maintenance	\$600	\$0	\$0	\$600	\$0	\$0	\$600	\$0	\$0	\$0	\$0	\$0	\$1,800
Lake Maintenance	\$2,385	\$2,385	\$2,385	\$2,385	\$2,385	\$2,385	\$2,385	\$2,325	\$2,325	\$2,325	\$2,325	\$2,325	\$28,320
Security	\$1,731	\$199	\$549	\$199	\$474	\$1,399	\$2,774	\$199	\$199	\$1,399	\$1,399	\$4,069	\$14,586
Refuse	\$764	\$1,018	\$1,024	\$1,019	\$986	\$987	\$974	\$1,128	\$1,124	\$1,109	\$1,105	\$1,426	\$12,664
Management Company	\$1,260	\$1,260	\$1,260	\$1,260	\$1,260	\$1,260	\$1,260	\$1,323	\$1,323	\$1,323	\$1,323	\$1,323	\$15,435
<b>Total Contract Services</b>	<b>\$19,137</b>	<b>\$17,259</b>	<b>\$17,616</b>	<b>\$17,860</b>	<b>\$17,502</b>	<b>\$18,428</b>	<b>\$20,390</b>	<b>\$17,372</b>	<b>\$14,022</b>	<b>\$18,158</b>	<b>\$18,154</b>	<b>\$21,145</b>	<b>\$217,042</b>



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

General Fund  
Statement of Revenues and Expenditures (Month by Month)  
FY 2023

	OCT 2022	NOV 2022	DEC 2022	JAN 2023	FEB 2023	MAR 2023	APR 2023	MAY 2023	JUN 2023	JUL 2023	AUG 2023	SEP 2023	TOTAL
Repairs & Maintenance:													
Repairs & Maintenance	\$2,643	\$867	\$2,492	\$1,752	\$8,522	\$7,469	\$3,147	\$6,963	\$10,905	\$1,501	\$2,996	\$1,020	\$50,275
Landscaping Extras (Flowers & Mulch)	\$2,610	\$0	\$0	\$3,849	\$0	\$635	\$0	\$0	\$4,020	\$450	\$1,900	\$0	\$13,464
Irrigation Repairs	\$92	\$44	\$238	\$45	\$0	\$110	\$371	\$0	\$0	\$0	\$3,007	\$7,512	\$11,418
Speed Control	\$0	\$0	\$2,040	\$3,040	\$2,080	\$1,294	\$808	\$1,374	\$707	\$808	\$606	\$0	\$12,757
<b>Total R&amp;M</b>	<b>\$0</b>	<b>\$911</b>	<b>\$4,770</b>	<b>\$8,686</b>	<b>\$10,602</b>	<b>\$9,508</b>	<b>\$4,325</b>	<b>\$8,336</b>	<b>\$15,632</b>	<b>\$2,759</b>	<b>\$8,509</b>	<b>\$8,532</b>	<b>\$87,914</b>
Utilities:													
Electric	\$2,985	\$2,282	\$1,718	\$1,849	\$1,666	\$2,086	\$2,656	\$2,203	\$1,965	\$2,721	\$2,668	\$2,319	\$27,120
Streetlighting	\$2,610	\$2,610	\$2,610	\$3,198	\$3,199	\$3,199	\$3,588	\$3,236	\$3,236	\$3,222	\$3,222	\$3,222	\$37,152
Water & Wastewater	\$7,188	\$8,433	\$6,379	\$6,610	\$4,731	\$1,702	\$3,745	\$4,327	\$4,315	\$4,441	\$2,848	\$2,746	\$57,466
<b>Total Utilities</b>	<b>\$12,782</b>	<b>\$13,325</b>	<b>\$10,707</b>	<b>\$11,658</b>	<b>\$9,597</b>	<b>\$6,987</b>	<b>\$9,989</b>	<b>\$9,766</b>	<b>\$9,517</b>	<b>\$10,384</b>	<b>\$8,738</b>	<b>\$8,288</b>	<b>\$121,738</b>
Amenity Center:													
Insurance	\$22,549	\$0	\$0	\$0	\$0	\$461	\$0	\$0	\$0	\$0	\$0	\$0	\$23,010
Pool Maintenance	\$1,325	\$1,400	\$0	\$3,800	\$637	\$1,950	\$1,914	\$585	\$2,175	\$3,130	\$3,145	\$2,849	\$22,909
Pool Permit	\$0	\$0	\$0	\$0	\$0	\$0	\$265	\$0	\$0	\$0	\$0	\$0	\$265
Amenity Attendant	\$5,006	\$5,006	\$5,006	\$5,006	\$5,006	\$5,006	\$5,006	\$5,256	\$5,256	\$5,256	\$5,256	\$5,256	\$61,319
Cable TV/Internet/Telephone	\$517	\$623	\$623	\$201	\$433	\$429	\$429	\$429	\$427	\$461	\$455	\$459	\$5,488
Janitorial Service	\$953	\$953	\$953	\$953	\$953	\$953	\$953	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$11,670
Special Events	\$1,695	\$331	\$2,333	\$0	\$1,327	\$0	\$1,938	\$0	\$0	\$547	\$124	\$250	\$8,545
Decorations-Holiday	\$0	\$871	\$1,284	\$52	\$55	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,263
Facility Maintenance (including Fitness Equip)	\$414	\$412	\$413	\$303	\$1,058	\$240	\$51	\$477	\$402	\$272	\$524	\$131	\$4,696
Lease	\$1,217	\$1,217	\$1,217	\$1,217	\$1,217	\$1,217	\$1,217	\$1,217	\$1,217	\$1,217	\$1,217	\$0	\$13,387
<b>Total Amenity Center</b>	<b>\$33,675</b>	<b>\$10,812</b>	<b>\$11,829</b>	<b>\$11,531</b>	<b>\$10,686</b>	<b>\$10,256</b>	<b>\$11,772</b>	<b>\$8,964</b>	<b>\$10,478</b>	<b>\$11,883</b>	<b>\$11,722</b>	<b>\$9,945</b>	<b>\$153,553</b>
Reserves:													
Capital Reserves	\$0	\$0	\$0	\$125,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$125,000
<b>Total Reserves</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$125,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$125,000</b>
<b>Total Field Expenses</b>	<b>\$65,594</b>	<b>\$42,307</b>	<b>\$44,922</b>	<b>\$174,735</b>	<b>\$48,386</b>	<b>\$45,178</b>	<b>\$46,477</b>	<b>\$44,438</b>	<b>\$49,648</b>	<b>\$43,184</b>	<b>\$47,123</b>	<b>\$47,910</b>	<b>\$705,247</b>
<b>Subtotal Operating Expenses</b>	<b>\$88,060</b>	<b>\$51,235</b>	<b>\$52,127</b>	<b>\$191,123</b>	<b>\$65,888</b>	<b>\$60,225</b>	<b>\$61,445</b>	<b>\$63,467</b>	<b>\$62,378</b>	<b>\$56,797</b>	<b>\$68,656</b>	<b>\$62,313</b>	<b>\$889,059</b>
Excess Revenues (Expenditures)	(\$83,379)	\$850	\$642,619	(\$174,810)	(\$33,894)	(\$44,392)	(\$45,625)	(\$52,483)	(\$46,177)	(\$49,003)	(\$65,072)	(\$58,301)	(\$15,012)



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

**CAPITAL RESERVE FUND**

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended September 30, 2023

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 09/30/23	ACTUAL THRU 09/30/23	VARIANCE
<b><u>REVENUES:</u></b>				
Interest Income	\$0	\$0	\$13,674	\$13,674
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$13,674</b>	<b>\$13,674</b>
<b><u>EXPENDITURES:</u></b>				
Capital Outlay	\$0	\$0	\$127,337	(\$127,337)
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$127,337</b>	<b>(\$127,337)</b>
Excess (deficiency) of revenues over (under) expenditures	<b>\$0</b>	<b>\$0</b>	<b>(\$113,663)</b>	<b>(\$113,663)</b>
<b><u>OTHER FINANCING SOURCES/(USES)</u></b>				
Interfund Transfer In/(Out)	\$0	\$0	\$125,000	\$125,000
<b>TOTAL OTHER FINANCING SOURCES/(USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$125,000</b>	<b>\$125,000</b>
Net change in fund balance	<b>\$0</b>	<b>\$0</b>	<b>\$11,337</b>	<b>\$11,337</b>
FUND BALANCE - Beginning	\$0		\$225,443	
FUND BALANCE - Ending	<b>\$0</b>		<b>\$236,780</b>	



# AMELIA WALK

## COMMUNITY DEVELOPMENT DISTRICT

### SERIES 2012A-1

#### DEBT SERVICE FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended September 30, 2023

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 09/30/23	ACTUAL THRU 09/30/23	VARIANCE
<b><u>REVENUES:</u></b>				
Special Assessments	\$113,025	\$113,025	\$113,649	\$624
Special Assessments - A Prepayments	\$0	\$0	\$7,984	\$7,984
Interest Income	\$0	\$0	\$6,503	\$6,503
<b>TOTAL REVENUES</b>	<b>\$113,025</b>	<b>\$113,025</b>	<b>\$128,137</b>	<b>\$15,112</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>Series 2012A-1</u></b>				
Interest - 11/01	\$31,075	\$31,075	\$31,075	\$0
Interest - 5/01	\$31,075	\$31,075	\$31,075	\$0
Principal - 5/01	\$50,000	\$50,000	\$50,000	\$0
Special Call - 5/01	\$0	\$0	\$10,000	(\$10,000)
<b>TOTAL EXPENDITURES</b>	<b>\$112,150</b>	<b>\$112,150</b>	<b>\$122,150</b>	<b>(\$10,000)</b>
Excess (deficiency) of revenues over (under) expenditures	<b>\$875</b>	<b>\$875</b>	<b>\$5,987</b>	<b>\$5,112</b>
Net change in fund balance	<b>\$875</b>	<b>\$875</b>	<b>\$5,987</b>	<b>\$5,112</b>
FUND BALANCE - Beginning	\$79,233		\$140,722	
FUND BALANCE - Ending	<u>\$80,108</u>		<u>\$146,708</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 September 30, 2023

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 09/30/23	ACTUAL THRU 09/30/23	VARIANCE
<b><u>REVENUES:</u></b>				
Special Assessments	\$186,300	\$186,300	\$188,113	\$1,813
Special Assessments-Prepayments	\$0	\$0	\$0	\$0
Interest Income	\$0	\$0	\$13,612	\$13,612
<b>TOTAL REVENUES</b>	<b>\$186,300</b>	<b>\$186,300</b>	<b>\$201,725</b>	<b>\$15,425</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>Series 2016A-2</u></b>				
Interest - 11/01	\$70,813	\$70,813	\$70,813	\$0
Interest - 5/01	\$69,575	\$69,575	\$68,675	\$900
Principal - 11/01	\$45,000	\$45,000	\$45,000	\$0
Special Call - 11/01	\$0	\$0	\$30,000	(\$30,000)
Special Call - 5/01	\$0	\$0	\$5,000	(\$5,000)
<b>TOTAL EXPENDITURES</b>	<b>\$185,388</b>	<b>\$185,388</b>	<b>\$219,488</b>	<b>(\$34,100)</b>
Excess (deficiency) of revenues over (under) expenditures	<b>\$913</b>	<b>\$913</b>	<b>(\$17,763)</b>	<b>(\$18,675)</b>
Net change in fund balance	<b>\$913</b>	<b>\$913</b>	<b>(\$17,763)</b>	<b>(\$18,675)</b>
FUND BALANCE - Beginning	\$180,355		\$371,699	
FUND BALANCE - Ending	<u>\$181,267</u>		<u>\$353,936</u>	



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

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended September 30, 2023

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 09/30/23	ACTUAL THRU 09/30/23	VARIANCE
<b><u>REVENUES:</u></b>				
Special Assessments-On Roll (Net)	\$455,219	\$455,219	\$458,822	\$3,603
Special Assessments-Prepayments	\$0	\$0	\$60,679	\$60,679
Interest Income	\$0	\$0	\$26,865	\$26,865
<b>TOTAL REVENUES</b>	<b>\$455,219</b>	<b>\$455,219</b>	<b>\$546,366</b>	<b>\$91,148</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>Series 2018A-3</u></b>				
Interest - 11/01	\$166,753	\$166,753	\$166,753	(\$0)
Interest - 5/01	\$164,353	\$164,353	\$164,353	(\$0)
Principal Expense - 11/01	\$120,000	\$120,000	\$120,000	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$451,106</b>	<b>\$451,106</b>	<b>\$451,106</b>	<b>(\$0)</b>
Excess (deficiency) of revenues over (under) expenditures	<b>\$4,113</b>	<b>\$4,113</b>	<b>\$95,260</b>	<b>\$91,148</b>
<b><u>OTHER FINANCING SOURCES/(USES)</u></b>				
Other Debt Service Costs	\$0	\$0	(\$4,223)	(\$4,223)
<b>TOTAL OTHER FINANCING SOURCES/(USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$4,223)</b>	<b>(\$4,223)</b>
Net change in fund balance	<b>\$4,113</b>	<b>\$4,113</b>	<b>\$91,038</b>	<b>\$86,925</b>
FUND BALANCE - Beginning	\$320,279		\$668,277	
FUND BALANCE - Ending	<u>\$324,391</u>		<u>\$759,314</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 September 30, 2023

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 09/30/23	ACTUAL THRU 09/30/23	VARIANCE
<b><u>REVENUES:</u></b>				
Special Assessments-On Roll	\$547,931	\$547,931	\$550,292	\$2,361
Special Assessments-Off Roll	\$0	\$0	\$0	\$0
Special Assessments-Ppmt	\$0	\$0	\$335,299	\$335,299
Interest Income	\$0	\$0	\$39,548	\$39,548
<b>TOTAL REVENUES</b>	<b>\$547,931</b>	<b>\$547,931</b>	<b>\$925,139</b>	<b>\$377,208</b>
<b><u>EXPENDITURES:</u></b>				
<b><u>Series 2018</u></b>				
Interest - 11/01	\$205,334	\$205,334	\$205,334	(\$0)
Interest - 5/01	\$202,272	\$202,272	\$201,469	\$803
Principal Expense - 11/01	\$140,000	\$140,000	\$140,000	\$0
Special Call - 11/01	\$0	\$0	\$30,000	(\$30,000)
Special Call - 5/01	\$0	\$0	\$180,000	(\$180,000)
<b>TOTAL EXPENDITURES</b>	<b>\$547,606</b>	<b>\$547,606</b>	<b>\$756,803</b>	<b>(\$209,197)</b>
Excess (deficiency) of revenues over (under) expenditures	<b>\$325</b>	<b>\$325</b>	<b>\$168,336</b>	<b>\$168,011</b>
Net change in fund balance	<b>\$325</b>	<b>\$325</b>	<b>\$168,336</b>	<b>\$168,011</b>
FUND BALANCE - Beginning	\$377,993		\$969,182	
FUND BALANCE - Ending	<u>\$378,318</u>		<u>\$1,137,518</u>	



**AMELIA WALK  
COMMUNITY DEVELOPMENT DISTRICT  
Long Term Debt Report  
FY 2023**

Series 2012A-1, Special Assessment Bonds		
Interest Rate;	5.50%	
Maturity Date:	5/1/37	
Reserve Fund Requirement:	Max Annual Debt Service	
Bonds outstanding - 9/30/2022		\$1,130,000.00
Less:	May 1, 2022 (Prepayment)	(\$10,000.00)
Less:	May 1, 2023 (Mandatory)	(\$50,000.00)
<b>Current Bonds Outstanding</b>		<b>\$1,070,000.00</b>

Series 2016A-2, Special Assessment Bonds		
Interest Rate;	4.25%	
Maturity Date:	11/1/21	\$0.00
Interest Rate;	5.50%	
Maturity Date:	11/1/30	\$475,000.00
Interest Rate;	6.00%	
Maturity Date:	11/1/47	\$1,925,000.00
Reserve Fund Requirement:	Maximum Annual Debt Assessment	
Less:	November 1, 2022 (Mandatory)	(\$45,000.00)
	November 1, 2022 (Special Call)	(\$30,000.00)
	May 1, 2023 (Special Call)	(\$5,000.00)
<b>Current Bonds Outstanding</b>		<b>\$2,320,000.00</b>

Series 2018A-3, Special Assessment Bond		
Interest Rate;	4.00%	
Maturity Date:	11/1/24	\$375,000.00
Interest Rate;	4.75%	
Maturity Date:	11/1/29	\$735,000.00
Interest Rate;	5.25%	
Maturity Date:	11/1/38	\$1,885,000.00
Interest Rate;	5.375%	
Maturity Date:	11/1/48	\$3,435,000.00
Reserve Fund Requirement:	75% Maximum Annual Debt Assessment	
Less:	November 1, 2022 (Mandatory)	(\$120,000.00)
<b>Current Bonds Outstanding</b>		<b>\$6,310,000.00</b>

Series 2018A Area B, Special Assessment Bond		
Interest Rate;	4.375%	
Maturity Date:	11/1/24	\$425,000.00
Interest Rate;	4.75%	
Maturity Date:	11/1/29	\$845,000.00
Interest Rate;	5.25%	
Maturity Date:	11/1/39	\$2,465,000.00
Interest Rate;	5.375%	
Maturity Date:	11/1/49	\$4,140,000.00
Reserve Fund Requirement:	100% Maximum Annual Debt Assessment	
Less:	November 1, 2022 (Mandatory)	(\$140,000.00)
	November 1, 2022 (Special Call)	(\$30,000.00)
	August 1, 2023 (Special Call)	(\$180,000.00)
<b>Current Bonds Outstanding</b>		<b>\$7,705,000.00</b>

<b>Total Current Bonds Outstanding</b>		<b>\$17,405,000.00</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 September 30, 2023

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED THRU 09/30/23</u>	<u>ACTUAL THRU 09/30/23</u>	<u>VARIANCE</u>
<b><u>REVENUES:</u></b>				
Interest Income	\$0	\$0	\$53	\$53
<b>TOTAL REVENUES</b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$53</u></b>	<b><u>\$53</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>\$53</u></b>	<b><u>\$53</u></b>
Net change in fund balance	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$53</u></b>	<b><u>\$53</u></b>
FUND BALANCE - Beginning	\$0		\$1,391	
FUND BALANCE - Ending	<b><u>\$0</u></b>		<b><u>\$1,443</u></b>	



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

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the Period Ended September 30, 2023

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 09/30/23	ACTUAL THRU 09/30/23	VARIANCE
<b><u>REVENUES:</u></b>				
Interest Income	\$0	\$0	\$32	\$32
Developer Contributions	\$0	\$0	\$0	\$0
<b>TOTAL REVENUES</b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$32</u></b>	<b><u>\$32</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>\$32</u></b>	<b><u>\$32</u></b>
Net change in fund balance	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$32</u></b>	<b><u>\$32</u></b>
FUND BALANCE - Beginning	\$0		\$835	
FUND BALANCE - Ending	<b><u>\$0</u></b>		<b><u>\$867</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 September 30, 2023

DESCRIPTION	ADOPTED BUDGET	PRORATED THRU 09/30/23	ACTUAL THRU 09/30/23	VARIANCE
<b><u>REVENUES:</u></b>				
Interest Income	\$0	\$0	\$73	\$73
<b>TOTAL REVENUES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$73</b>	<b>\$73</b>
<b><u>EXPENDITURES:</u></b>				
Capital Outlay	\$0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Excess (deficiency) of revenues over (under) expenditures	<b>\$0</b>	<b>\$0</b>	<b>\$73</b>	<b>\$73</b>
<b><u>OTHER FINANCING SOURCES/(USES)</u></b>				
Developer Proceeds	\$0	\$0	\$0	\$0
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
<b>TOTAL OTHER FINANCING SOURCES/(USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Net change in fund balance	<b>\$0</b>	<b>\$0</b>	<b>\$73</b>	<b>\$73</b>
FUND BALANCE - Beginning	\$0		\$1,918	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$1,991</u>	



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**AMELIA WALK  
COMMUNITY DEVELOPMENT DISTRICT**

Special Assessment Receipts  
Fiscal Year 2023

ASSESSMENTS - TAX COLLECTOR							\$815,126.21	\$113,010.11	\$187,055.43	\$456,243.12	\$547,199.11	\$2,118,633.98
							<b>ON ROLL ASSESSMENTS (NET)</b>					
							38.47%	5.33%	8.83%	21.53%	25.83%	100.00%
							<b>001.36300.10000</b>	<b>022.36300.10000</b>	<b>025.36300.10000</b>	<b>026.36300.1000</b>	<b>027.36300.1000</b>	
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
10/27/22	Distribution #1	06/01/22-10/23/22	\$4,411.83	\$88.24	\$0.00	\$4,323.59	\$1,663.47	\$230.62	\$381.73	\$931.08	\$1,116.69	\$4,323.59
11/15/22	PROP APPRAISER	FY 2023	\$0.00	\$21,891.00	\$0.00	(\$21,891.00)	(\$8,422.37)	(\$1,167.69)	(\$1,932.77)	(\$4,714.18)	(\$5,653.99)	(\$21,891.00)
11/21/22	Distribution #2	09/01/22-11/15/22	\$152,829.46	\$3,056.59	\$0.00	\$149,772.87	\$57,623.82	\$7,989.04	\$13,223.53	\$32,253.25	\$38,683.22	\$149,772.87
12/06/22	Distribution #3	11/16/22-11/30/22	\$1,385,967.53	\$27,719.35	\$0.00	\$1,358,248.18	\$522,574.31	\$72,450.35	\$119,920.52	\$292,495.73	\$350,807.27	\$1,358,248.18
12/27/22	Distribution #4	12/01/22-12/15/22	\$449,104.66	\$8,982.09	\$0.00	\$440,122.57	\$169,333.38	\$23,476.59	\$38,858.68	\$94,779.42	\$113,674.51	\$440,122.57
01/09/23	Distribution #5	12/16/22-12/31/22	\$26,716.74	\$534.33	\$0.00	\$26,182.41	\$10,073.46	\$1,396.60	\$2,311.66	\$5,638.32	\$6,762.37	\$26,182.41
02/03/23	Distribution #6	01/01/23-01/31/23	\$72,985.51	\$1,459.71	\$0.00	\$71,525.80	\$27,518.94	\$3,815.26	\$6,315.05	\$15,402.92	\$18,473.63	\$71,525.80
03/07/23	Distribution #7	02/01/23-02/28/23	\$32,159.77	\$643.20	\$0.00	\$31,516.57	\$12,125.73	\$1,681.13	\$2,782.62	\$6,787.02	\$8,140.07	\$31,516.57
04/07/23	Distribution #8	03/01/23-03/31/23	\$30,906.03	\$618.12	\$0.00	\$30,287.91	\$11,653.01	\$1,615.59	\$2,674.14	\$6,522.43	\$7,822.74	\$30,287.91
05/08/23	Distribution #9	04/01/23-04/30/23	\$18,458.25	\$0.00	\$0.00	\$18,458.25	\$7,101.65	\$984.58	\$1,629.69	\$3,974.94	\$4,767.38	\$18,458.25
06/07/23	INTEREST	INTEREST	\$0.00	\$0.00	\$1,259.71	\$1,259.71	\$484.66	\$67.19	\$111.22	\$271.28	\$325.36	\$1,259.71
06/06/23	Distribution #11	05/01/23-05/31/23	\$6,732.61	\$134.65	\$0.00	\$6,597.96	\$2,538.51	\$351.94	\$582.54	\$1,420.86	\$1,704.12	\$6,597.96
06/08/23	Distribution #12	TAX SALE	\$14,205.48	\$0.00	\$0.00	\$14,205.48	\$5,465.44	\$757.73	\$1,254.21	\$3,059.12	\$3,668.98	\$14,205.48
<b>TOTAL</b>			<b>\$2,194,477.87</b>	<b>\$65,127.28</b>	<b>\$1,259.71</b>	<b>\$2,130,610.30</b>	<b>\$819,734.00</b>	<b>\$113,648.94</b>	<b>\$188,112.83</b>	<b>\$458,822.19</b>	<b>\$550,292.34</b>	<b>\$2,130,610.30</b>

Assessed on Roll:

	NET AMOUNT ASSESSED	PERCENTAGE	ASSESSMENTS COLLECTED	ASSESSMENTS TRANSFERRED	AMOUNT TO BE TFR.
O & M	\$815,126.21	38.47%	\$819,734.00	(\$819,734.00)	\$0.00
DEBT SERVICE-12	\$113,010.11	5.33%	\$113,648.94	(\$113,648.94)	\$0.00
DEBT SERVICE-16	\$187,055.43	8.83%	\$188,112.83	(\$188,112.83)	\$0.00
DEBT SERVICE-18	\$456,243.12	21.53%	\$458,822.19	(\$458,822.19)	\$0.00
DEBT SERVICE-18	\$547,199.11	25.83%	\$550,292.34	(\$550,292.34)	\$0.00
<b>TOTAL</b>	<b>\$2,118,633.98</b>	<b>100.00%</b>	<b>\$2,130,610.30</b>	<b>(\$2,130,610.30)</b>	<b>\$0.00</b>



*C.*



# AMELIA WALK

## COMMUNITY DEVELOPMENT DISTRICT

### Check Run Summary

**October 24, 2023**

<i><b>Date</b></i>	<i><b>Check Numbers</b></i>	<i><b>Amount</b></i>
9/14/23	3815-3821	\$26,499.61
9/22/23	3822-3830	\$47,689.73
9/28/23	3831-3834	\$6,867.29
10/10/23	3835-3847	\$43,509.27
<i><b>Total</b></i>		<u><u><b>\$124,565.90</b></u></u>



AP300R  
\*\*\* CHECK NOS. 003815-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 10/17/23  
AMELIA WALK - GENERAL FUND  
BANK A AMELIA WALK

PAGE 1

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
9/14/23	00172	9/11/23 1332253	202309 320-57200-34502		*	1,472.60	
		SVCS-09/23					
		9/11/23 1332254	202309 320-57200-34502		*	2,346.87	
		SVCS-09/23					
				BATES SECURITY LLC			3,819.47 003815
9/14/23	00282	9/12/23 09232023	202309 320-57200-49400		*	250.00	
		EVENT-09/23/23					
				DABBS PRODUCTIONS			250.00 003816
9/14/23	00263	9/11/23 7328	202308 310-51300-31500		*	8,099.38	
		SVCS-08/23					
		9/11/23 7329	202308 300-13100-10200		*	183.00	
		SVCS-08/23					
				KILINSKI VAN WYK PLLC			8,282.38 003817
9/14/23	00013	9/12/23 09122023	202309 320-57200-52000		*	131.25	
		SUBDIVISION MAPS					
				NASSAU COUNTY PROPERTY APPRAISER			131.25 003818
9/14/23	00283	9/12/23 10001807	202309 320-57200-60000		*	3,172.69	
		BENCHES					
				OCCOUTDOOR INC			3,172.69 003819
9/14/23	00187	6/01/23 58103	202306 320-57200-46200		*	9,051.23	
		MAINT-06/23					
		6/19/23 58301	202306 320-57200-46201		*	674.10	
		SVCS-06/23					
				TRIM ALL LAWN SERVICE, INC.			9,725.33 003820
9/14/23	00279	9/03/23 7533-082	202308 320-57200-62000		*	24.64	
		PURCHASES-08/23					
		9/03/23 7533-082	202308 320-57200-49400		*	46.80	
		PURCHASES-08/23					
		9/03/23 7533-082	202308 320-57200-62000		*	64.19	
		PURCHASES-08/23					
		9/03/23 7533-082	202308 320-57200-49400		*	4.01	
		PURCHASES-08/23					
		9/03/23 7533-082	202308 320-57200-62000		*	43.12	
		PURCHASES-08/23					
		9/03/23 7533-082	202308 320-57200-49400		*	73.45	
		PURCHASES-08/23					
		9/03/23 7533-082	202308 320-57200-62000		*	10.70	
		PURCHASES-08/23					
		9/03/23 7533-082	202308 320-57200-62000		*	14.06	
		PURCHASES-08/23					

AWLK -AMELIA WALK - SHENNING



AP300R  
\*\*\* CHECK NOS. 003815-050000

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

RUN 10/17/23

PAGE 2

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		9/03/23	7533-082 202308 320-57200-60000 PURCHASES-08/23		*	632.85	
		9/03/23	7533-082 202308 320-57200-62000 PURCHASES-08/23		*	106.97	
		9/03/23	7533-082 202308 320-57200-52000 PURCHASES-08/23		*	86.39	
		9/03/23	7533-082 202308 320-57200-52000 PURCHASES-08/23		*	11.31	
				WELLS FARGO-ACH			1,118.49 003821
9/22/23	00049	9/19/23	19881 202309 300-15500-10000 RENEW POLICY		*	43,882.00	
				EGIS INSURANCE ADVISORS, LLC			43,882.00 003822
9/22/23	00237	7/10/23	071023 202307 320-57200-62000 SVCS-07/23		*	165.00	
				SEAN GRAHAM			165.00 003823
9/22/23	00258	9/19/23	6582764 202309 320-57200-46500 SUPPLIES		*	796.00	
				HAWKINS, INC.			796.00 003824
9/22/23	00269	9/14/23	23-00016 202309 310-51300-48000 LEGAL AD#23-00160N		*	95.00	
		9/14/23	23-00167 202309 310-51300-48000 LEGAL AD#23-00167N		*	137.00	
				JACKSONVILLE DAILY RECORD			232.00 003825
9/22/23	00263	4/17/23	6488 202303 310-51300-31500 SVCS-03/23		*	324.50	
				KILINSKI VAN WYK PLLC			324.50 003826
9/22/23	00055	9/14/23	1165 202308 320-57200-62000 FACILITY MAINT-08/23		*	577.50	
				RIVERSIDE MANAGEMENT SERVICES, INC.			577.50 003827
9/22/23	00284	9/06/23	14415632 202309 300-13100-10000 SVCS-09/23		*	1,037.76	
		9/06/23	14415632 202309 320-53800-60000 SVCS-09/23		*	1,037.76	
		9/06/23	14415632 202309 300-20700-10000 SVCS-09/23		*	1,037.76-	
				SUNBELT RENTALS INC			1,037.76 003828
9/22/23	00227	9/06/23	0982312 202309 320-57200-62000 REPLACE TWO SWING SEATS		*	85.00	
				TRI STATE HANDY HELP			85.00 003829
				AWLK -AMELIA WALK - SHENNING			



AP300R  
\*\*\* CHECK NOS. 003815-050000

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

RUN 10/17/23

PAGE 3

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
9/22/23	00221	9/12/23 6534	202309 320-57200-62000		*	589.97	
		SVS-09/23		8 FLAGS PLUMBING			589.97 003830
9/28/23	00179	9/20/23 144463	202309 310-51300-42000		*	472.50	
		SVCS-09/23					
		9/20/23 144463	202309 310-51300-51000		*	145.40	
		SVCS-09/23					
		9/20/23 144463	202309 310-51300-42500		*	580.00	
		SVCS-09/23		ADVANCED DIRECT MARKETING SERVICES			1,197.90 003831
9/28/23	00003	9/19/23 82593383	202309 310-51300-42000		*	29.88	
		DELIVERIES THRU 09/14/23		FEDEX			29.88 003832
9/28/23	00021	9/08/23 092023	202309 320-57200-43000		*	2,319.28	
		SVCS-09/23					
		9/08/23 0923	202309 320-57200-43001		*	3,222.23	
		SVCS-09/23		FPL			5,541.51 003833
9/28/23	00269	9/28/23 23-00173	202309 310-51300-48000		*	98.00	
		LEGAL AD#23-00173N		JACKSONVILLE DAILY RECORD			98.00 003834
10/10/23	00172	10/02/23 1341171	202310 320-57200-34503		*	297.00	
		50 PROXIMITY KEYTAGS-FOB		BATES SECURITY LLC			297.00 003835
10/10/23	00276	9/25/23 8614063	202309 320-57200-46202		*	7,512.12	
		REPAIR TWO BROKEN LINES		BRIGHTVIEW LANDSCAPE SERVICES			7,512.12 003836
10/10/23	00277	9/26/23 1075	202309 320-57200-46400		*	125.00	
		HURRICANE CLEAN UP					
		9/26/23 1075	202309 320-57200-46400		*	78.50	
		TRICHLOR					
		9/26/23 1075	202309 320-57200-46400		*	44.48	
		MURIATIC ACID					
		9/26/23 1075-OCT	202310 320-57200-46400		*	1,300.00	
		OCT 2023 POOL MAINTENANCE		CBUSS ENTERPRISES			1,547.98 003837
10/10/23	00285	10/21/23 12695	202310 320-57200-49400		*	477.46	
		10/21/2023 EVENT		CELEBRATION JAX, LLC			477.46 003838
				AWLK -AMELIA WALK - SHENNING			



AP300R  
\*\*\* CHECK NOS. 003815-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 10/17/23  
AMELIA WALK - GENERAL FUND  
BANK A AMELIA WALK

PAGE 4

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/10/23	00156	9/21/23 0350808-	202310 320-57200-41050	SERVICE THRU 10/24/2023	*	458.87	
COMCAST (AUTO PAY)							458.87 003839
10/10/23	00011	10/02/23 88861	202310 310-51300-54000	FY 2024 ANNUAL FEE	*	175.00	
DEPARTMENT OF ECONOMIC OPPORTUNITY							175.00 003840
10/10/23	00003	9/26/23 82661033	202309 310-51300-42000	DELIVERIES THRU 09/26/23	*	29.20	
FEDEX							29.20 003841
10/10/23	00001	9/30/23 316	202310 310-51300-31400	FY 2024 ASSESSMENT ROLL	*	5,000.00	
		10/01/23 314	202310 320-57200-34700	OCT 2023 CONTRACT ADMIN	*	1,323.00	
		10/01/23 314	202310 320-57200-34001	OCT 2023 FACILITY MGMT	*	6,500.00	
		10/01/23 314	202310 320-57200-34200	OCT 2023 JANITORIAL SVCS.	*	1,000.33	
		10/01/23 315	202310 310-51300-34000	OCT 2023 MGMT FEES	*	4,465.17	
		10/01/23 315	202310 310-51300-35101	OCT 23 WEBSITE ADMIN	*	33.33	
		10/01/23 315	202310 310-51300-35100	OCT 23 INFO TECHNOLOGY	*	66.67	
		10/01/23 315	202310 310-51300-31200	OCT 23 DISSEMINATION	*	291.67	
		10/01/23 315	202310 310-51300-51000	OCT 23 OFFICE SUPPLIES	*	.21	
		10/01/23 315	202310 310-51300-42000	POSTAGE	*	29.65	
		10/01/23 315	202310 310-51300-42500	COPIES	*	97.50	
		10/01/23 315	202310 310-51300-41000	TELEPHONE	*	86.30	
GOVERNMENTAL MANAGEMENT SERVICES							18,893.83 003842
10/10/23	00258	10/03/23 6593967	202310 320-57200-46500	AZONE-1LB BULK	*	432.00	
HAWKINS, INC.							432.00 003843
10/10/23	00036	9/29/23 31240504	202309 320-57200-43100	SERVICE THRU 09/26/2023	*	2,746.20	
JEA							2,746.20 003844

AWLK -AMELIA WALK - SHENNING



AP300R  
\*\*\* CHECK NOS. 003815-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 10/17/23  
AMELIA WALK - GENERAL FUND  
BANK A AMELIA WALK

PAGE 5

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
10/10/23	00263	10/08/23 7574	202309 310-51300-31500		*	5,968.61	
			LEGAL FEES THRU 09/30/23				
		10/08/23 7575	202309 300-13100-10400		*	2,196.00	
			SERIES 2023 BOND ISSUE				
				KILINSKI VAN WYK PLLC			8,164.61 003845
10/10/23	00220	8/01/23 PSI00294	202308 310-51300-60200		*	2,325.00	
			AUG 23 LAKE MAINTENANCCE				
				SOLITUDE LAKE MANAGEMENT			2,325.00 003846
10/10/23	00247	10/03/23 5703	202310 320-57200-46201		*	450.00	
			TREE REMOVAL				
				THE TREE SURGEONS			450.00 003847
				TOTAL FOR BANK A		124,565.90	
				TOTAL FOR REGISTER		124,565.90	

AWLK -AMELIA WALK - SHENNING





# Invoice

Invoice Number  
**1332253**

Date  
**09/11/2023**

Customer Number  
**21054**

Terms  
**On Receipt**

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: \$1,472.60**

*Detach And Return Top Portion With Your Payment*

**Customer Name**

**Customer Number**

**PO Number**

**Invoice Date**

**Terms**

Amelia Walk Cdd

21054

09/11/2023

On Receipt

**Quantity**

**Description**

**Months**

**Rate**

**Amount**

*9000 3xLogic - Video - Amelia Walk CDD - 85287 Majestic Walk Blvd., Fernandina Beach, FL*

3.00 5MP Vand. MINI Dome IR,WDR,2.8mm IP67-IK10  
Ticket - 189345

\$394.20

\$1,182.60

2.00 Service Labor  
Ticket - 189345

\$145.00

\$290.00

**Subtotal:**

**\$1,472.60**

**Tax**

\$0.00

**Payments/Credits Applied**

\$0.00

**Invoice Balance Due:**

**\$1472.60**

\*Please note the change of the remittance address\* Payment via credit card may be subject to a convenience fee.

Approved  
Kelly Mullins, Amenity & Operations Manager  
Governmental Management Services for Amelia Walk CDD  
Date: 9-12-23  
Acct. # 1-320-57200-34502

**Date**

**Invoice #**

**Description**

**Amount**

**Balance Due**

9/11/2023

1332253

System

\$1472.60

**\$1472.60**



Replaced three cameras damaged by power surge. We appreciate your business.





# Invoice

Invoice Number  
**1332254**

Date  
**09/11/2023**

Customer Number  
**21054**

Terms  
**On Receipt**

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: \$2,346.87**

*Detach And Return Top Portion With Your Payment*

Customer Name	Customer Number	PO Number	Invoice Date	Terms
Amelia Walk Cdd	21054		09/11/2023	On Receipt

Quantity	Description	Months	Rate	Amount
<i>9000 - Access Control - Amelia Walk CDD - 85287 Majestic Walk Blvd., Fernandina Beach, FL</i>				
1.00	8 Port PoE Network Switch Ticket - 189344		\$99.49	\$99.49
2.00	PoE Network Door Controller Ticket - 189344		\$869.94	\$1,739.88
1.00	Service Labor Minimum Ticket - 189344		\$145.00	\$145.00
2.50	Service Labor Ticket - 189344		\$145.00	\$362.50
			<b>Subtotal:</b>	<b>\$2,346.87</b>
<b>Tax</b>				\$0.00
<b>Payments/Credits Applied</b>				\$0.00
			<b>Invoice Balance Due:</b>	<b>\$2346.87</b>

\*Please note the change of the remittance address\* Payment via credit card may be subject to a convenience fee.

Approved  
Kelly Mullins, Amenity & Operations Manager  
Governmental Management Services for Amelia Walk CDD  
Date: 9-12-23  
Acct. # 1-320-57200-34502

Date	Invoice #	Description	Amount	Balance Due
9/11/2023	1332254	System	\$2346.87	<b>\$2346.87</b>



Replaced network switch and two door controllers. We appreciate your business.



**From:**

**Dabbs McInnis**

Dabbs Productions

DJ / Entertainment

(904) 206-8408

[email protected] (/cdn-cgi/l/email-protection)



**Bill To:** **Amelia Walk CDD**

[email protected] (/cdn-cgi/l/email-protection)

**Project:** **Amelia Walk Pop-Up**

Type Event

Date Sep 23, 2023

Time 3:00 pm - 7:00 pm

Location 85287 Majestic Walk Blvd, Fernandina Beach, FL 32034, USA

## PRIVATE PARTY PROPOSAL (4HRS \$550)

**Version 1**

### PROPOSAL

	QTY	UNIT	PRICE	TAX	TOTAL
4 Private Party	1.0		\$250.00		\$250.00
Subtotal:					\$250.00
Total Amount:					\$250.00



**PAYMENT PLAN**

1.	\$250.00	Sep 20, 2023	#134252-000313	UNPAID
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Total Amount: **\$250.00**

**CONTRACT**

Approved  
Kelly Mullins, Amenity & Operations Manager  
Governmental Management Services for Amelia Walk CDD  
Date: 9-12-23  
Acct. # 1-320-57200-49400

V#282



# Entertainment Agreement

AGREEMENT made this day of, 20Sep 12, 2023 between "Dabbs Productions" (Hereinafter called "DP" Dabbs Productions or "DJ") and Amelia Walk CDD(hereinafter called "Purchaser").

## IT IS MUTUALLY AGREED ON THE PARTIES THAT:

1. D.P will furnish and Purchaser will accept, for the engagement hereinafter described, the services comprising of Professional Disc Jockey Entertainment. The services will be provided on a continuous basis during the stated hours.

2. Name Amelia Walk CDD Address melia Walk CDD, 85287 Majestic Walk Blvd, Fernandina Beach, FL 32034.  
Telephone # (904) 940-5850

of the place of engagement where services will be provided: Event

3. Date (s) of event: Sep 23, 2023

Hours of Event: 3pm-7pm

4. Type of engagement: (specify whether a wedding reception, dance, party, reunion, banquet, fundraiser, etc.) Pop-up

5. The agreed price for engagement: \$ 250.00 For the First 4 Hours, and \$100 for each additional # of hrs0 for a total of 4 hours, and total price of \$250. *(if no additional hours mark N/A)*

6. Additional charges (Karaoke, Light travel outside of 120 miles of Duval County, early setup, generator, etc.): \$ 00



**7.** In the event, that Purchaser desires that Dabbs Productions DJ Service provide extended services during the event, said Professional Disc Jockey Service shall be provided at a rate of \$100.00 per hour, prior to the performance of the extended services.

**8.** A \$50.00 non-refundable Reservation Fee is required to secure Dabbs Productions for the engagement date(s). This amount shall be subtracted from the total price. Amount of the deposit! \$250.00 Date of deposit Sep 20, 2023

**9.** Purchaser shall pay the balance of \$250.00 in full, the night of the engagement by cash or credit card, CREDIT IS SUBJECT TO A \$5 SERVICE FEE, or you may make arrangements to prepay in advance. If paid in advance written notice of cancellation must be received within 60 days of the date booked for refund, unless the date is rescheduled. The Reservation Fee is non-refundable but may be applied to a future booking (within one year of the canceled engagement date, pending the availability of Dabbs Production DJ Service).

100% of the total due on Sep 20, 2023, in the amount of \$250.00

**10.** It is agreed that DP executes this agreement as an independent contractor and is not an employee of the Purchaser.

**11.** DP shall at all times have complete supervision, direction, and control over the services of its personnel on this engagement and expressly reserves the right to control the manner, means, and details of the performance of services, as well as the ends to be accomplished.

**12.** Purchaser grants DP unconditional release for the use of their name, photographs, or audio and/or video recordings taken at the herein-described events for the purpose of DP advertising or promotion.

**13.** In the event of circumstances deemed by the DJ to present a threat or implied threat of injury to the DJ or any property

(equipment, lighting, c.d.'s, etc.) in the DJ's possession, the DJ reserves the right to cease performance. Purchaser shall be responsible for payment in full, regardless of whether the situation is resolved or whether DP resumes performance. It is understood and agreed that the Purchaser agrees to provide crowd control if warranted. The purchaser will be liable



for any loss or damage to any property belonging to the Artist that is caused by the Purchaser or his/her guests, customers, students, etc.

**14.** Set up for DJ: Please furnish for your DJ, a minimum area of 4'x 8' for Booth set-up. The Booth should be within 40 feet of a reliable power source (preferably two 15 amp, 110-volt circuits). If your function is outdoors, please make sure the DJ and the equipment are furnished with adequate coverage from the outdoor elements. Please make sure the DJ has a good view of the crowd.

**15.** This agreement shall be considered to have been made in the State of Florida and the County of Duval County and shall be interpreted, and rights and liabilities determined, in accordance with the laws of said State. If any of the provisions of this agreement are contrary to, prohibited by, or held invalid under applicable laws or regulations of any jurisdiction in which it is sought to be enforced, then that provision shall be considered inapplicable and omitted but shall not invalidate the remaining provisions.

**16.** This contract constitutes the entire agreement between Amelia Walk CDD and Dabbs Productions. This contract may not be modified unless amended in writing and signed by the parties hereto.

**Address:** melia Walk CDD, 85287 Majestic Walk Blvd, Fernandina Beach, FL 32034.

**Phone Number:** 3043892198

**Cell#:** 3043892198

**Email:** [email protected] (/cdn-cgi//email-protection)

**Please feel free to tip your Disc Jockey if you enjoyed his services.**



---

Dabbs McInnis

TBD

**Kelly Mullins**

Amelia Walk CDD

Sep 12, 2023

[email protected] (/cdn-cgi/l/email-protection) | www.dabbsproductions.com | (904) 206-8408 | 222 W 60Th Street,  
Jacksonville, FL 32208-4610



**Subject:** Amelia Walk Invoices  
**Date:** Tuesday, September 12, 2023 at 4:05:36 PM Eastern Daylight Time  
**From:** ameliawalkmanager@gmsnf.com  
<ameliawalkmanager@gmsnf.com>  
**To:** Sharyn Henning <shenning@gmssf.com>  
**Attachments:** OOC Outdoors 9-12-23.pdf, McInnis 9-12-23.pdf, Nassau Co Prop Appraiser 9-12-23.pdf

Hi Sharyn,

Attached are invoices for payment. The invoice for the benches at OOC Outdoors can be sent directly to them. Can you send the check for the DJ (McInnis) and the property appraiser directly to me?

Thank you!  
Kelly

Kelly Mullins  
Amenity & Operations Manager  
Amelia Walk CDD  
85287 Majestic Walk Boulevard  
Fernandina Beach, FL 32034  
904-225-3147  
[ameliawalkmanager@gmsnf.com](mailto:ameliawalkmanager@gmsnf.com)  
[www.ameliawalkcdd.com](http://www.ameliawalkcdd.com)  
Office Hours:  
Monday-Friday: 9am-5pm





## Kilinski | Van Wyk PLLC

P.O. Box 6386  
Tallahassee, Florida 32314

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

## INVOICE

Invoice # 7329  
Date: 09/11/2023  
Due On: 10/11/2023

### AWCDD-106 Phase 4B & 5 Construction

### Amelia Walk -106 Phase 4B & 5 Construction

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	JK	08/09/2023	Confer with Gentry re: status of acquisition documents and turnover; review history of same; review deed recorded on same	0.60	\$305.00	\$183.00

**Total \$183.00**

001.300.13100.10200

### Detailed Statement of Account

#### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
7329	10/11/2023	\$183.00	\$0.00	\$183.00
<b>Outstanding Balance</b>				<b>\$183.00</b>
<b>Total Amount Outstanding</b>				<b>\$183.00</b>

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.





## Kilinski | Van Wyk PLLC

P.O. Box 6386  
Tallahassee, Florida 32314

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

### AWCDD-01 General

#### Amelia Walk CDD - General Counsel

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	LG	08/01/2023	Confer with Laughlin regarding painting proposals, pond #14 issues, and engineer's report for bond issuance; review and provide comments to meeting minutes.	1.20	\$305.00	\$366.00
Service	LG	08/03/2023	Attend agenda conference call.	0.80	\$305.00	\$244.00
Service	LG	08/04/2023	Review phase 4 and 5 property ownership and prepare letter regarding fill dirt in Pond 14.	1.60	\$305.00	\$488.00
Service	JK	08/08/2023	Review historical turnover documents and minutes; confer with Gentry on same	0.30	\$305.00	\$91.50
Service	LG	08/09/2023	Analyze historical records related to Phase 4 and 5 conveyances.	0.60	\$305.00	\$183.00
Service	LG	08/10/2023	Review Trim All response to letter and confer with management staff regarding same.	0.30	\$305.00	\$91.50
Service	LG	08/10/2023	Confer with Chairman regarding landscape deficiencies, CDD FAQs, and Phase 4 & 5 maintenance.	0.40	\$305.00	\$122.00
Service	LG	08/11/2023	Confer with District Manager and District Engineer regarding Phase 4 and 5 conveyances, Pond 14 issues, and roadway repairs.	0.50	\$305.00	\$152.50
Service	LG	08/13/2023	Review USPS documentation; confer with Robinson regarding same.	0.60	\$305.00	\$183.00

## INVOICE

Invoice # 7328  
Date: 09/11/2023  
Due On: 10/11/2023



Expense	AL	08/14/2023	Rental Car Expenses: Travel LG	1.00	\$140.10	\$140.10
Expense	AL	08/14/2023	Gas: Travel LG	1.00	\$15.26	\$15.26
Service	LG	08/15/2023	Travel to and attend Board meeting.	9.70	\$305.00	\$2,958.50
Service	LG	08/16/2023	Review revised engineer's report; confer with financing team regarding bond timeline.	0.60	\$305.00	\$183.00
Service	LG	08/16/2023	Finalize master agreement with Down to Earth and prepare work authorization for Champlain work.	0.40	\$305.00	\$122.00
Service	LG	08/17/2023	Prepare agreement for painting with HuGus; prepare exhibit for insurance, indemnification, and contractor requirements; confer with Robinson regarding landscape deficiencies.	1.90	\$305.00	\$579.50
Service	LG	08/18/2023	Confer with Supervisor Murphy regarding Phase 4/5 deficiencies and sunshine law restrictions.	0.30	\$305.00	\$91.50
Service	LG	08/20/2023	Prepare exhibit to bollard construction easement; revise letter to Lennar.	0.90	\$305.00	\$274.50
Service	CR	08/21/2023	Drafting of work authorization for carp stocking and additional lake work; Drafting of work authorization regarding irrigation repairs.	1.30	\$260.00	\$338.00
Expense	AL	08/21/2023	Certified Mail: Certified mail to Lennar.	1.00	\$5.01	\$5.01
Service	LG	08/23/2023	Review and revise work authorizations for landscape and aquatic management work; respond to County regarding mailbox location.	0.80	\$305.00	\$244.00
Service	JK	08/24/2023	Confer re: HOA-CDD agreement and options for same	0.20	\$305.00	\$61.00
Service	LG	08/25/2023	Finalize bollard easement agreement and route for recording.	0.20	\$305.00	\$61.00
Service	LG	08/28/2023	Review correspondence regarding landscape performance; confer with staff regarding same; prepare deficiency letter to Brightview; prepare special meeting notice.	2.60	\$305.00	\$793.00
Service	LG	08/28/2023	Prepare memorandum regarding FEMA requirements.	0.20	\$305.00	\$61.00
Expense	AL	08/29/2023	Certified Mail: Certified Mail to Brightview	1.00	\$6.51	\$6.51
Service	LG	08/29/2023	Review and provide comments to August minutes; finalize Brightview landscaping	0.60	\$305.00	\$183.00



letter.						
Service	LG	08/31/2023	Advise regarding landscape bid.	0.20	\$305.00	\$61.00
<b>Non-billable entries</b>						
Service	LG	08/07/2023	Gather background information regarding Pond 14.	<del>0.30</del>	<del>\$305.00</del>	<del>\$91.50</del>
Service	LG	08/08/2023	Analyze history of Phase 4 and 5 conveyances and responsibility for Pond 14.	<del>0.80</del>	<del>\$305.00</del>	<del>\$244.00</del>
Service	CR	08/08/2023	Review and analysis of various acquisition and deed documents in accordance with Phase 4 and 5; Review and analysis of various proposals, resolutions, and reports in preparation of upcoming board meeting.	<del>1.80</del>	<del>\$260.00</del>	<del>\$468.00</del>
Service	CR	08/09/2023	Additional review and analysis of various proposals for the community in accordance with handling and recommendations at upcoming board meeting.	<del>0.60</del>	<del>\$260.00</del>	<del>\$156.00</del>
Service	CR	08/11/2023	Further review and analysis of extensive public documents, agenda minutes, and other forms in accordance with phase 4 and 5 conveyance, deed, and title.	<del>2.00</del>	<del>\$260.00</del>	<del>\$520.00</del>
Expense	AL	08/14/2023	Gas: Travel LG	<del>1.00</del>	<del>\$15.26</del>	<del>\$15.26</del>
Service	CR	08/15/2023	Prepare for and attend board meeting.	<del>6.20</del>	<del>\$260.00</del>	<del>\$1,612.00</del>
Expense	AL	08/15/2023	Mileage: Travel CR	<del>220.00</del>	<del>\$0.655</del>	<del>\$144.10</del>
Expense	AL	08/15/2023	Meals: Travel-CR	<del>1.00</del>	<del>\$10.25</del>	<del>\$10.25</del>
Service	CR	08/16/2023	Drafting of restocking fish agreement in accordance with execution of the same.	<del>0.40</del>	<del>\$260.00</del>	<del>\$104.00</del>
Service	CR	08/23/2023	Additional drafting of work authorization for lake and landscape maintenance.	<del>1.10</del>	<del>\$260.00</del>	<del>\$286.00</del>
<b>Total</b>						<b>\$8,099.38</b>

## Detailed Statement of Account

### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
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7328	10/11/2023	\$8,099.38	\$0.00	\$8,099.38
<b>Outstanding Balance</b>				<b>\$8,099.38</b>
<b>Total Amount Outstanding</b>				<b>\$8,099.38</b>

001.310.51300.31500

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.





OFFICE OF THE  
NASSAU COUNTY PROPERTY APPRAISER



A. Michael Hickox, CFA

96135 Nassau Place, Suite 4, Yulee, FL 32097

Phone: 904-491-7300

Fax: 904-491-3629

www.nassauflpa.com

**Bill to:**

Kelly Mullins  
Amenity & Operations Manager  
Amelia Walk CDD  
85287 Majestic Walk Boulevard  
Fernandina Beach, FL 32034  
904-225-3147

**Date:** 09/12/2023

**Invoice:** 09122023a

Email: Kelly Mullins <ameliawalkmanager@gmsnf.com>

(4) Large format Amelia Walk Subdivision maps and PDFs

DATA PURCHASE, CUSTOM MAP WORK and PRINT CALCULATOR				
Data Purchase	4 Large Format Maps			
1st Print Cost Based on Size Chart	4.00	\$0.00		\$57.00
Additional Prints Based on Size Chart	0.00	\$0.00		\$0.00
Heavy Ink (>60%) (0=no or 1=yes)	1.00	0.25		\$14.25
Labor (.25 Hour Minimum)	2.00	\$30.00		\$60.00
<i>Note: 1hr @ \$30/hr</i>				
<b>TOTAL COST</b>				<b>\$131.25</b>

We were glad to be able to help you with your map project! We cannot accept credit or debit cards at this time. Please write checks to: Nassau County Property Appraiser.

We hope you will call on us in the future for any mapping or data needs.

Thank you!

Approved  
Kelly Mullins, Amenity & Operations Manager  
Governmental Management Services for Amelia Walk CDD  
Date: 9-12-23  
Acct. # 1-320-57200-52000



**From:** customercare=occoutdoors.com@mg.occoutdoors.com on behalf of OCCOutdoors, Inc.  
<customercare@occoutdoors.com>  
**Sent:** Tuesday, September 12, 2023 3:19 PM  
**To:** Kelly Mullins  
**Subject:** Your OCCOutdoors, Inc. order confirmation



Kelly Mullins,

Thank you for your order from OCCOutdoors, Inc.. Once your package ships we will send you a tracking number. You can check the status of your order by [logging into your account](#).

If you have questions about your order, you can email us at [customercare@occoutdoors.com](mailto:customercare@occoutdoors.com) or call us at 1-317-223-8881.

Your Order #100018075

Placed on Sep 12, 2023, 3:19:16 PM

Billing Info

Kelly Mullins  
Amelia Walk CDD  
85287 Majestic Walk Blvd.  
Fernandina Beach, Florida, 32034  
United States  
T: 3043892198

Shipping Info

Kelly Mullins  
Amelia Walk CDD  
85287 Majestic Walk Blvd.  
Fernandina Beach, Florida, 32034  
United States  
T: 3043892198

Email: ameliawalkmanager@gmsnf.com

Payment Method

Check / Money order

**Make Check payable to**  
OCCOutdoor, Inc.

**Send Check to**

6597 West 300 North Boggstown  
IN 46110

Shipping Method

Quote Shipping - Custom Price

Items	Qty	Price
6 Foot Deluxe Park Bench SKU: ASM-DB6B-BK-CD <i>Frame colors</i>	5	\$2,384.50



5 x Black  
**Slat Colors With Black Frame**  
5 x Cedar  
**Plastic Bench Anchor Kit**  
5 x None

<b>In-Ground Anchor Kit for ASM Benches</b>	<b>5</b>	<b>\$256.50</b>
SKU: FP-ANKGRD		

Subtotal	\$2,641.00
Shipping & Handling	\$531.69
<b>Grand Total</b>	<b>\$3,172.69</b>

Thank you, OCCOutdoors, Inc.!

Approved  
Kelly Mullins, Amenity & Operations Manager  
Governmental Management Services for Amelia Walk CDD  
Date: 9-12-23  
Acct. # 1-320-57200-60000



**TRIM ALL LAWN SERVICE, INC.**

942360 Old Nassauville Road  
Fernandina Beach, FL 32034

Date	6/1/2023
Invoice #	58103

(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

JUNE 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
001.320.57200.46200 \$9051.23 June 2023		
<div>Please contact our office if you are interested in setting up automatic payments via ACH or credit/ debit card</div> <div>Thank you for your business.</div>		<b>Total</b> \$12,397.41
		<b>Payments/Credits</b> \$0.00
		<b>Balance Due</b> \$12,397.41



**Subject:** Re: Amelia Walk - response to Trim All

**Date:** Tuesday, September 12, 2023 at 12:06:51 PM Eastern Daylight Time

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

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

Thanks!

You can release payment for invoices #58103 but only pay \$9,051.23.

You can release in full invoice #58301

We will continue to hold invoice #58300 until they complete that work.

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)**

On Sep 12, 2023, at 11:38 AM, Sharyn Henning <[shenning@gmssf.com](mailto:shenning@gmssf.com)> wrote:

Please see attached.

**Sharyn Henning, CPA\***  
GMS-SF, LLC



**TRIM ALL LAWN SERVICE, INC.**

942360 Old Nassauville Road  
Fernandina Beach, FL 32034

Date	6/19/2023
Invoice #	58301

E-mail Trimalllawn@gmail.com

Bill To
Amelia Walk CDD C/o Riverside Management Services 85287 Majestic Walk Blvd Fernandina Beach, FL 32034

Project Name / Location	
Corner of Majestic Walk Blvd & Majestic Walk Circle	
P.O. #	Service Date: 6/15/2023

	Terms	Due Date
	Net 30	7/19/2023
Description	Amount	
Furnished and installed at Majestic Walk Blvd/ Berryessa Lift Station: 2-30g Live Oaks with bags  001.320.57200.46201 \$674.10 June 2023	674.10	
Thank you for your business.	<b>Total</b>	<b>\$674.10</b>
	<b>Payments/Credits</b>	<b>\$0.00</b>
	<b>Balance Due</b>	<b>\$674.10</b>



## AMELIA WALK CREDIT CARD PURCHASES

**NAME: KELLY MULLINS**

[illegible]





Hi there,  
Sign in | New Account



Ace  
Rewards  
Learn more



Cart  
0 Items



You're shopping

Store Info & Directions ▼

Turner Ace Hdw Fernandina - Fernandina Bch, FL Fernandina Bch, FL Open until 7 PM

Services & Brands ▼

Hi Kelly Mullins,

# Thank you for your order!

Your order number is **41518294**

Placed on: August 3, 2023

We've sent a confirmation email to  
ameliawalkmanager@gmsnf.com

It may take a few minutes for your email to arrive. Make sure to check your spam folder. If you have any questions about your order, please [contact us](#).



## Create an account & get rewarded

It's FREE & easy to join!

Enter a password to create your account

Password

SHOW



**Join Ace Rewards, I love rewards!**

Free delivery from store, points on qualifying purchases, coupons and more!



Order total

**\$24.64**

Track Your Order



**Ship to Home**

**Shipping to:**

Kelly Mullins | 85287 MAJESTIC WALK BLVD FERN BCH, FL 32034-3785 | (304) 389-2198

Estimated arrival date: **Mon, Aug 07**



**NDS 11-5/8 in. W X 2 in. H Rectangular Valve Box Cover Green**

Item no. 4569083

Quantity: 1

Price: \$12.99

Merchandise Subtotal	\$12.99
Shipping	\$10.74
Sales Tax	\$0.91

---

<b>Order Total</b>	<b>\$24.64</b>
--------------------	----------------

---

**Payment Method**

VISA*****8437	\$24.64
---------------	---------

**Billing Address**

Kelly Mullins  
5385 N Nob Hill Rd  
Sunrise, FL 33351-4761



**Details for Order #114-4460345-6304236**[Print this page for your records.](#)**Order Placed:** August 8, 2023**Amazon.com order number:** 114-4460345-6304236**Order Total: \$46.80****Not Yet Shipped****Items Ordered**2 of: *AMAZING TIME 100 Pieces Hawaiian Luau Leis Bulk, Tropical Flower Necklace for Hawaii Party Decorations Favors, Beach Party Decors***Price**

\$21.87

Sold by: AMZT Store ([seller profile](#))

Supplied by: Other

Condition: New

**Shipping Address:**

Kelly Mullins

85287 MAJESTIC WALK BLVD

FERNANDINA BEACH, FL 32034-3785

United States

**Shipping Speed:**

FREE Prime Delivery

**Payment information****Payment Method:**

Visa | Last digits: 8437

Item(s) Subtotal: \$43.74

Shipping &amp; Handling: \$0.00

-----

Total before tax: \$43.74

Estimated tax to be collected: \$3.06

-----

**Grand Total: \$46.80****Billing address**

Kelly Mullins

5385 N NOB HILL RD

SUNRISE, FL 33351-4761

United States

To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2023, Amazon.com, Inc. or its affiliates



**Details for Order #114-4708841-9607428**Print this page for your records.**Order Placed:** August 9, 2023**Amazon.com order number:** 114-4708841-9607428**Order Total:** \$64.19**Not Yet Shipped****Items Ordered**

1 of: APC UPS Battery Backup Surge Protector, 425VA Backup Battery Power Supply, BE425M

Sold by: Amazon.com Services LLC

Supplied by: Other

Condition: New

**Price**

\$59.99

**Shipping Address:**

Kelly Mullins

85287 MAJESTIC WALK BLVD

FERNANDINA BEACH, FL 32034-3785

United States

**Shipping Speed:**

Amazon Day Delivery

**Payment information****Payment Method:**

Visa | Last digits: 8437

Item(s) Subtotal: \$59.99

Shipping &amp; Handling: \$0.00

-----

Total before tax: \$59.99

Estimated tax to be collected: \$4.20

-----

**Grand Total: \$64.19****Billing address**

Kelly Mullins

5385 N NOB HILL RD

SUNRISE, FL 33351-4761

United States

To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2023, Amazon.com, Inc. or its affiliates





Store# 2804  
814 Sadler Road  
Fernandina Beach FL 32034

(904) 557-9045

DESCRIPTION	QTY	PRICE	TOTAL
FOAM CUPS 8.5Z 45CT	1	1.25	1.25
FOAM CUPS 8.5Z 45CT	1	1.25	1.25
FOAM CUPS 8.5Z 45CT	1	1.25	1.25
Sub Total			\$3.75
SALES TAX			\$0.26
Total			\$4.01
Visa Credit			\$4.01
*****8437	Approved		
Purchase	Chip		
Auth/Trade Number: 010946/036161			
Chip Card AID: A0000000031010			

NOW SHOP ON-LINE AT DOLLARTREE.COM

\*\*\*\*\*  
\* We will gladly exchange any unopened item \*  
\* with original receipt. We do not offer refunds. \*  
\*\*\*\*\*  
4547 02804 03 024 2615844 8/10/23 18:56  
Sales Associate:Annette



How doers  
get more done.

463785 STATE ROAD 200  
YULEE, FL 32097 (904)225-2940

6921 00051 43656 08/11/23 10:06 AM  
SALE SELF CHECKOUT

6911334021491 HDX AAA 24PK <A> 9.87  
HDX AAA 24-PACK  
016500540106 SKINSATION <A> 6.27  
CUTTER SKINSATIONS REPELLENT PUMP  
071121610676 UT BF RTS <A> 11.97N  
CUTTER BACKYD BUG CONTROL SPRAY 32OZ  
840216200807 BA 24HRINRTS <A> 12.97  
24HR LAWNINSECT & FIREANT 32OZ RTS

SUBTOTAL 41.08  
SALES TAX 2.04  
TOTAL \$43.12

XXXXXXXXXXXX8437 VISA

USD\$ 43.12

AUTH CODE 011925/9514494

TA

Chip Read

AID A0000000031010

Visa Credit

P.O.#/JOB NAME: AW

6921 08/11/23 10:06 AM



6921 51 43656 08/11/2023 2582

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	11/09/2023

\*\*\*\*\*  
DID WE NAIL IT?

Take a short survey for a chance TO WIN  
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

[www.homedepot.com/survey](http://www.homedepot.com/survey)

User ID: H89 94522 87652  
PASSWORD: 23411 87601

Entries must be completed within 14 days  
of purchase. Entrants must be 18 or  
older to enter. See complete rules on  
website. No purchase necessary.



Give us feedback @ survey.walmart.com  
Thank you! ID #:7SK6GC1RK2GX

**Walmart**

904-261-9410 Mr:JOHN  
464016 STATE ROAD 200  
YULEE FL 32097

ST# 05037 DP# 004665 TE# 19 TR# 08965  
CITRO 008686221069 9.98 X  
CC COOKIES 007874209234 F 2.98 0  
MM COOKIE 007874236798 F 2.98 0  
CC COOKIES 007874209234 F 2.98 0  
CC COOKIES 007874209234 F 2.98 0  
OREO ORG FS 004400006023 F 4.58 0  
OREO ORG FS 004400006023 F 4.58 0  
OREO ORG FS 004400006023 F 4.58 0  
WHT MAC CKS 007874209235 F 2.98 0  
CC COOKIES 007874209234 F 2.98 0  
MM COOKIE 007874236798 F 2.98 0  
MM COOKIE 007874236798 F 2.98 0  
WHT MAC CKS 007874209235 F 2.98 0  
MM COOKIE 007874236798 F 2.98 0  
BAMBOO TORCH 081138102587 1.50 T  
BAMBOO TORCH 081138102587 1.50 T  
BAMBOO TORCH 081138102587 1.50 T  
BAMBOO TORCH 081138102587 1.50 T  
GV 24PK DR 007874211433 F 3.48 N  
HAW PNCH JCE 001480064608 F 2.18 X  
HAW PNCH JCE 001480064608 F 2.18 X  
HAW PNCH JCE 001480064608 F 2.18 X  
HAW PNCH JCE 001480064608 F 2.18 X

SUBTOTAL 71.72  
TAX 1 7.000 % 1.73  
TOTAL 73.45  
VISA TEND 73.45

Visa Credit \*\*\*\*\* 8437 I 1

APPROVAL # 012758  
REF # 1042000314  
TRANS ID - 583224442363939  
VALIDATION - LPWB  
PAYMENT SERVICE - E  
AID A0000000031010  
TC 24D11507096E1026  
TERMINAL # 805084531

\*NO SIGNATURE REQUIRED

08/12/23 08:17:19

CHANGE DUE 0.00

# ITEMS SOLD 23

TC# 2418 8085 8371 6264 5269



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08/12/23 08:17:19

\*\*\*CUSTOMER COPY\*\*\*

THANK YOU FOR YOUR PATRONAGE

HAGAN ACE YULEE #17647

(904) 694-2426

08/14/23 12:03PM VS10 411 SALE

3560976 4 EA \$2.50 EA S  
BULB CAB 25W FRST 2PK \$10.00

SUB-TOTAL:\$ 10.00 TAX: \$ .70  
TOTAL: \$ 10.70  
BC AMT: \$ 10.70

BK CARD#: XXXXXXXXXXXX8437  
MID:\*\*\*\*\*3886 TID:\*\*\*8335  
AUTH: 014084 AMT: \$ 10.70  
Host reference #:212507 Bat#

Authorizing Network: VISA

Chip Read  
CARD TYPE:VISA EXPR: XXXX  
AID : A0000000031010  
TVR : 0080008000  
IAD : 0603120360A002  
TSI : E800  
ARC : 00  
MODE : Issuer  
CVM : No CVM  
Name : Visa Credit  
ATC :0014  
AC : 2E8B1101B4303E90  
TxnID/ValCode: 597433



=>> JRNL# C12507/A  
CUST NO:\*AB68K

THANK YOU KELLY MULLINS  
FOR YOUR PATRONAGE  
ACE REWARDS ID # 1996245858

Acct: CLAY ANDERSON

Customer Copy

YOU SAVED \$ 9.96 BY SHOPPING AT  
HAGAN ACE YULEE #17647

Scan QR Code Below to Download  
The Ace Rewards Mobile APP

\*\*\*\*\*

Tell us about your experience  
today and Enter to win a \$50  
gift card!

\*\*\*\*\*

To participate

\* Visit: TalkTo.AceHardware.com  
or text HELPFUL to 223439

\* This survey invitation is  
valid for 72 hours

\* Store # 17647

\* Survey approximately 5 mins





How doers  
get more done.

463785 STATE ROAD 200  
YULEE, FL 32097 (904)225-2940

6921 00052 53075 08/15/23 11:53 AM  
SALE SELF CHECKOUT

052427606501 CLR MNT TAPE <A>  
GORILLA 60IN CLEAR MOUNTING TAPE  
2@6.57 13.14

SUBTOTAL 13.14  
SALES TAX 0.92  
TOTAL \$14.06

XXXXXXXXXXXX8437 VISA

USD\$ 14.06

AUTH CODE 015438/5524585

TA

Chip Read

AID A0000000031010

Visa Credit

P.O.#/JOB NAME: AW

6921 08/15/23 11:53 AM



6921 52 53075 08/15/2023 4507

RETURN POLICY DEFINITIONS  
POLICY ID DAYS POLICY EXPIRES ON  
A 1 90 11/13/2023

\*\*\*\*\*

DID WE NAIL IT?

Take a short survey for a chance TO WIN  
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

[www.homedepot.com/survey](http://www.homedepot.com/survey)

User ID: H89 113360 106491

PASSWORD: 23415 106439

Entries must be completed within 14 days  
of purchase. Entrants must be 18 or  
older to enter. See complete rules on  
website. No purchase necessary.



**ULINE**

1-800-295-5510

[View Cart](#)[Help](#)[Chat Live](#)**✓ ORDER SUBMITTED****ORDER # 4481099**

Order Date: 08/09/2023

Thank you for shopping with Uline! Your order has been successfully submitted.  
You will receive an email confirmation at [amellawalkmanager@gmsnf.com](mailto:amellawalkmanager@gmsnf.com) once this order has been processed.

## Order Details

## Billing Address

RIVERSIDE MGMT SVC  
5385 N NOB HILL RD  
SUNRISE, FL 33351-4761

## Shipping Address

AMELIA WALK CDD  
85287 MAJESTIC WALK BLVD  
AMELIA ISLAND, FL 32034

## Ship Via: DROP SHIP

Will Ship: Not Available

## Payment Method: Visa

PO #:

Uline Account #: 21910911

Order Placed By: KELLY MULLINS

## Item Summary



Metal Bench without Back - 8', Green

\*\* H-3503G

\$515.00 / EA

1

\$515.00

Subtotal = \$515.00

Tax = \$0.00

Shipping/Handling = \$117.85

Total = \$632.85

\*\* Ship Via and Will Ship is not available for drop ship item(s).




**From:** PlaysetParts.com <orders@playsetparts.com>  
**Sent:** Thursday, August 17, 2023 3:56 PM  
**To:** ameliawalkmanager@gmsnf.com  
**Subject:** Your PlaysetParts.com Order Confirmation (#68198)



Thanks for your order!

Order #68198

Items shipped to 85287 Majestic Walk Blvd., Fernandina Beach, Florida, 32034, United St

<b>Basic Commercial Belt Swing Seat</b>			
	S-02-G	Qty: 2	<b>\$87.98 USD</b>
	Color: Green		
	\$43.99 USD		

Subtotal:	<b>\$87.98 USD</b>
Shipping:	<b>\$18.99 USD</b>
Sales Tax:	<b>\$0.00 USD</b>
Grand Total:	<b>\$106.97 USD</b>
Payment Method:	<b>Credit Card</b>
Shipping Method:	<b>Flat Rate (Ground) for \$18.99 USD</b>

Shipping Address

Billing Address



**Kelly Mullins**

85287 MAJESTIC WALK BLVD.  
FERNANDINA BEACH, FLORIDA 32034  
UNITED STATES  
9042253147

**Kelly Mullins**

85287 MAJESTIC WALK BLVD.  
FERNANDINA BEACH, FLORIDA 32034  
UNITED STATES  
9042253147  
AMELIAWALKMANAGER@GMSNF.COM

## Shipping Lead Times

Check your [current order status here](#). You will receive an automated email after your order ships out. Please check listed lead times for each product on your order before contacting us about your order status. Thank you!

[Check order status](#)

## Have Questions?

Have questions about your order or our shipping times? Our [Frequently Asked Questions](#) page is a great resource for many common questions about ordering with us. If there's anything else we can help you with don't hesitate to [contact us](#)!

**PlaysetParts.com**[www.playsetparts.com](http://www.playsetparts.com)[Continue Shopping](#)

[Terms of Service](#) | [Playground Safety](#)





Final Details for Order #114-7932190-0870608

Order Placed: August 16, 2023

Amazon.com order number: 114-7932190-0870608

Order Total: \$86.39

Shipped on August 18, 2023

Items Ordered

Price

2 of: CHARMOUNT 4 Gallon Trash Bag - Unscented 4 Gallon Garbage Bags for Bathroom, Kitchen, Bedroom, 105 Count (15 Liter)

\$7.99

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

Condition: New

2 of: Amazon Basics Flextra Tall Kitchen Drawstring Trash Bags, Fresh Scent, 13 Gallon, 120 Count

\$15.01

Sold by: Amazon.com

Condition: New

Shipping Address:

Kelly Mullins  
85287 Majestic Walk Blvd.  
Fernandina Beach, FL 32034  
United States

Item(s) Subtotal: \$46.00

Shipping & Handling: \$9.49

Free Shipping: -\$9.49

----

Total before tax: \$46.00

Sales Tax: \$0.00

----

Total for This Shipment: \$46.00

----

Shipping Speed:

FREE Shipping

Shipped on August 19, 2023

Items Ordered

Price

1 of: Pacific Blue Select Multifold Premium 2-Ply Paper Towels by GP PRO (Georgia-Pacific); White; 21000; 125 Paper Towels Per Pack; 16 Packs Per Case

\$40.39

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

Business Price

Condition: New

Shipping Address:

Kelly Mullins  
85287 Majestic Walk Blvd.  
Fernandina Beach, FL 32034  
United States

Item(s) Subtotal: \$40.39

Shipping & Handling: \$9.41

Free Shipping: -\$9.41

----

Total before tax: \$40.39

Sales Tax: \$0.00

----

Total for This Shipment: \$40.39

----

Shipping Speed:

FREE Shipping

Payment information



**Payment Method:**  
Visa | Last digits: 8437

Item(s) Subtotal: \$86.39  
Shipping & Handling: \$18.90  
Promotion applied: -\$18.90

**Billing address**  
Kelly Mullins  
5385 N Nob Hill Rd  
Sunrise, FL 33351  
United States

Total before tax: \$86.39  
**Estimated Tax:** \$0.00

**Grand Total: \$86.39**

**Credit Card transactions**

Visa ending in 8437: August 19, 2023: \$86.39

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

[Conditions of Use](#) | [Privacy Notice](#) © 1996-2020, Amazon.com, Inc.



Give us feedback @ survey.walmart.com  
Thank you! ID #:7SK7M11RJV2N

**Walmart** ✶

904-261-9410 Mr:JOHN  
464016 STATE ROAD 200  
YULEE FL 32097

ST# 05037 DP# 004584 TE# 25 TR# 01858  
PF PAPER PRO 489701410297  
2 AT 1 FOR 0.15 0.30 X  
PF PAPER PRO 489701410297  
18 AT 1 FOR 0.15 2.70 X  
PG COPY PAP 009014655199 7.57 X  
SUBTOTAL 10.57  
TAX 1 7.000 % 0.74  
TOTAL 11.31  
VISA TEND 11.31

Visa Credit \*\*\*\* \* 8437 I 1

APPROVAL # 023054  
REF # 1042000314  
TRANS ID - 383235619281891  
VALIDATION - C6NF  
PAYMENT SERVICE - E  
AID A0000000031010  
AAC B982FD8FF8BC89D6  
TERMINAL # SC010154  
\*NO SIGNATURE REQUIRED

08/23/23 13:12:10  
CHANGE DUE 0.00

# ITEMS SOLD 21  
TC# 2835 5892 5354 9399 8831



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08/23/23 13:12:10  
\*\*\*CUSTOMER COPY\*\*\*





Insurance & Risk Advisors

Amelia Walk Community Development District  
c/o Governmental Management Services  
475 West Town Place, Suite 114  
St. Augustine, FL 32092

## INVOICE

Customer	Amelia Walk Community Development District
Acct #	277
Date	09/19/2023
Customer Service	Kristina Rudez
Page	1 of 1

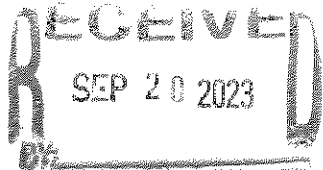
Payment Information	
Invoice Summary	\$ 43,882.00
Payment Amount	
Payment for:	Invoice#19881
100123573	

Thank You

Please detach and return with payment



Customer: Amelia Walk Community Development District

Invoice	Effective	Transaction	Description	Amount
19881	10/01/2023	Renew policy	Policy #100123573 10/01/2023-10/01/2024 Florida Insurance Alliance  Package - Renew policy Due Date: 9/19/2023  001.300.15500.10000  	43,882.00
				<b>Total</b>
				\$ 43,882.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:  
Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors P.O. Box 748555 Atlanta, GA 30374-8555	(321)233-9939 sclimer@egisadvisors.com	Date 09/19/2023
--	---	--------------------







Original



Hawkins, Inc.  
2381 Rosegate  
Roseville, MN 55113  
Phone: (612) 331-6910

# INVOICE

Total Invoice	<b>\$796.00</b>
Invoice Number	6582764
Invoice Date	9/19/23
Sales Order Number/Type	4354179 SO
Branch Plant	74
Shipment Number	5152498

**Sold To:** 480209  
ACCOUNTS PAYABLE  
AMELIA WALK COMMUNITY DEVELOPMENT  
DIST  
475 W Town Pl  
SUITE 114  
St Augustine FL 32092-3648

**Ship To:** 480210  
AMELIA WALK COMMUNITY DEVELOPMENT  
DIST  
85287 Majestic Walk Blvd  
Fernandina Beach FL 32034-3785

Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#	P.O. Release	Sales Agent #
10/19/23	Net 30	PPD Origin	HAWKINS SOUTHEAST FLEET			382

Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	41930	Azone - EPA Reg. No. 7870-1	N	280.0000	GA	\$2.8000	GA	2,707.6 LB	\$784.00
		1 LB BLK (Mini-Bulk)		280.0000	GA			2,707.6 GW	

1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00
-------	----------------	---------	---	--------	----	-----------	--	--	---------

\*\*\*\*\* Receive Your Invoice Via Email \*\*\*\*\*

Please contact our Accounts Receivable Department via email at [Credit.Dept@HawkinsInc.com](mailto:Credit.Dept@HawkinsInc.com)  
or call 612-331-6910 to get it setup on your account.

Approved  
Kelly Mullins, Amenity & Operations Manager  
Governmental Management Services for Amelia Walk CDD  
Date: 9-21-23  
Acct. # 1-320-57200-46500

Page 1 of 1

Tax Rate      Sales Tax  
0 %              \$0.00

Invoice Total

**\$796.00**

**No Discounts on Freight**  
**IMPORTANT:** All products are sold without warranty of any kind and purchasers will, by their own tests, determine suitability of such products for their own use. Seller warrants that all goods covered by this invoice were produced in compliance with the requirements of the Fair Labor Standards Act of 1938, as amended. Seller specifically disclaims and excludes any warranty of merchantability and any warranty of fitness for a particular purpose.  
**NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD CONDITION.**

**CHECK REMITTANCE:**  
Hawkins, Inc.  
P.O. Box 860263  
Minneapolis, MN 55486-0263

**WIRING CONTACT INFORMATION:**  
Email: [Credit.Dept@Hawkinsinc.com](mailto:Credit.Dept@Hawkinsinc.com)  
Phone Number: (612) 617-8581  
Fax Number: (612) 225-6702

**FINANCIAL INSTITUTION:**  
US Bank  
800 Nicollet Mall  
Minneapolis, MN 55402

Account Name: Hawkins, Inc.  
Account #: 180120759469  
ABA/Routing #: 091000022  
Swift Code#: USBKUS44IMT  
Type of Account: Corporate Checking

**ACH PAYMENTS:**  
CTX (Corporate Trade Exchange) is our preferred method. Please remember to include in the addendum the document numbers pertaining to the payment.  
For other than CTX, the remit to information may be emailed to [Credit.Dept@Hawkinsinc.com](mailto:Credit.Dept@Hawkinsinc.com)

**CASH IN ADVANCE/EFT PAYMENTS:**  
Please list the Hawkins, Inc. sales order number or your purchase order number if the invoice has not been processed yet.

This contractor and subcontractor shall abide by the requirements of 41 CFR §§60-1.4(a), 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against all individuals based on their race, color, religion, sex, or national origin. Moreover, these regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, national origin, protected veteran status or disability.

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

Job# 3743781



# Jacksonville Daily Record

*A Division of*  
**DAILY RECORD & OBSERVER, LLC**

P.O. Box 1769  
Jacksonville, FL 32201  
(904) 356-2466

## INVOICE

September 14, 2023

Date

Attn: Courtney Hogge  
GMS, LLC  
475 WEST TOWN PLACE, STE 114  
SAINT AUGUSTINE FL 32092

Serial #	23-00160N	PO/File #		\$95.00
	Notice of Meetings			Payment Due
				\$95.00
	Amelia Walk Community Development District			Publication Fee
Case Number				Amount Paid
Publication Dates	9/14			
County	Nassau			

*Payment is due before  
the Proof of Publication  
is released.*

**Payment Due Upon Receipt**  
For your convenience, you  
may remit payment online at  
[www.jaxdailyrecord.com/  
send-payment](http://www.jaxdailyrecord.com/send-payment).

If your payment is being  
mailed, please reference  
**Serial # 23-00160N** on your  
check or remittance advice.

001.310.51300.48000

**Your notice was published on both [jaxdailyrecord.com](http://jaxdailyrecord.com) and [floridapublicnotices.com](http://floridapublicnotices.com).**

**Terms: Net 30 days from date of invoice. Past due items will accrue a finance charge of 1.5% per month thereafter.  
Please remit any payment due upon receipt of this invoice.**



**Notice of Meetings  
Amelia Walk  
Community Development  
District**

The Board of Supervisors of the **Amelia Walk** Community Development District will hold their regular meetings for **Fiscal Year 2024** at the Amelia Walk Amenity Center, 85287 Majestic Walk Boulevard, Fernandina Beach, Florida 32034 on the third Tuesday of each month listed (\*unless notated otherwise) as follows:

October 24, 2023 at 6:00 p.m.  
(\*fourth Tuesday)  
November 14, 2023 at 2:00 p.m.  
(\*second Tuesday)  
December 19, 2023 at 2:00 p.m.  
January 16, 2024 at 6:00 p.m.  
February 20, 2024 at 2:00 p.m.  
March 19, 2024 at 2:00 p.m.  
April 16, 2024 at 6:00 p.m.  
May 21, 2024 at 2:00 p.m.  
June 18, 2024 at 2:00 p.m.  
July 16, 2024 at 6:00 p.m.  
August 20, 2024 at 2:00 p.m.  
September 17, 2024 at 2:00 p.m.

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

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

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

Daniel Laughlin  
District Manager  
Sep. 14 00 (23-00160N)



# Jacksonville Daily Record

*A Division of*  
**DAILY RECORD & OBSERVER, LLC**

P.O. Box 1769  
Jacksonville, FL 32201  
(904) 356-2466

## INVOICE

September 14, 2023

Date

Attn: Courtney Hogge  
GMS, LLC  
475 WEST TOWN PLACE, STE 114  
SAINT AUGUSTINE FL 32092

---

Serial #	23-00167N	PO/File #		\$137.00
				Payment Due
	Informal Request For Proposals			
				\$137.00
	Amelia Walk Community Development District			Publication Fee
Case Number				Amount Paid
Publication Dates	9/14			
County	Nassau			

*Payment is due before  
the Proof of Publication  
is released.*

**Payment Due Upon Receipt**  
For your convenience, you  
may remit payment online at  
[www.jaxdailyrecord.com/  
send-payment](http://www.jaxdailyrecord.com/send-payment).

If your payment is being  
mailed, please reference  
**Serial # 23-00167N** on your  
check or remittance advice.

**Your notice was published on both *jaxdailyrecord.com* and *floridapublicnotices.com*.**

**Terms: Net 30 days from date of invoice. Past due items will accrue a finance charge of 1.5% per month thereafter.  
Please remit any payment due upon receipt of this invoice.**



**INFORMAL  
REQUEST FOR PROPOSALS  
LANDSCAPE MAINTENANCE  
SERVICES  
AMELIA WALK COMMUNITY  
DEVELOPMENT DISTRICT**

Nassau County, Florida

Notice is hereby given that the Amelia Walk Community Development District ("District") will accept proposals from qualified firms ("Proposers") interested in providing landscape maintenance services, including (1) lawn care, (2) irrigation maintenance, and (3) pest control, fertilization, and weed control, all as more specifically set forth in the Project Manual. The Project Manual, including among other materials, contract documents, and project scope will be available beginning September 15, 2023 at 10:00 a.m. (EST). The Project Manual is available by emailing Kelly Mullins at ameliawalkmanager@gmsnf.com with a copy to Courtney Hogge at chogge@gmsnf.com with the subject line "Amelia Walk CDD Landscaping – Project Manual Request."

**Proposal Requirements.** An optional pre-proposal meeting will be held on September 25, 2023, at 11:00 a.m. (EST), at the Amelia Walk Amenity Center, 85287 Majestic Walk Boulevard, Fernandina Beach, Florida 32034. In order to submit a proposal, each Proposer must: (1) be authorized to do business in Florida; and (2) hold all required state and federal licenses in good standing. Site visits will also be available until the proposal due date during regular business hours.

**Submission of Proposals.** Firms desiring to provide services for this project must submit proposals no later than October 20, 2023 at 12:00 p.m. (noon) (EST), with one (1) digital copy by email

to Kelly Mullins at ameliawalkmanager@gmsnf.com with a copy to Courtney Hogge at chogge@gmsnf.com with the subject line "Amelia Walk CDD Landscaping – Proposal," and two (2) hard copies delivered by mail or by hand to the Amelia Walk Clubhouse at 85287 Majestic Walk Blvd, Fernandina Beach, FL 32034; Attn: Kelly Mullins. Proposers are invited to submit a proposal for the entire scope or any portion thereof. The District will consider awarding multiple contracts for individual segments of the work.

**Protests.** This is an informal bid process and there are no associated protest rights.

**Evaluation of Proposals.** In evaluating proposals, the District anticipates taking into account the evaluation factors identified in the Project Manual, but reserves the right to consider all information available to the District and to award the contract(s) to the firm(s) determined to be the most advantageous to the District, in the District's sole discretion. Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly reserves the right to make such award to other than the lowest price proposal(s). The District has the right to reject any and all proposals and waive any technical errors, informalities or irregularities if it determines in its discretion it is in the best interest of the District to do so. The District reserves the right to subdivide the work and/or to award multiple contracts if it is in the District's best interests to do so.

Amelia Walk Community  
Development District  
Daniel Laughlin,  
District Manager

Sep. 14                      00 (23-00167N)





## Kilinski | Van Wyk PLLC

P.O. Box 6386  
Tallahassee, Florida 32314

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

## INVOICE

Invoice # 6488  
Date: 04/17/2023  
Due On: 05/17/2023

### AWCDD-107 Haul Road Easement

### Amelia Walk -107 Haul Road Easement

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	LG	03/06/2023	Prepare cost share agreement for easement request evaluation costs.	0.60	\$295.00	\$177.00
Service	LG	03/14/2023	Update cost share agreement.	0.20	\$295.00	\$59.00
Service	LG	03/20/2023	Confer with Matovina regarding haul road easement; update District Manager regarding same.	0.30	\$295.00	\$88.50
Total						\$324.50

001.310.51300.31500

### Detailed Statement of Account

#### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6488	05/17/2023	\$324.50	\$0.00	\$324.50
Outstanding Balance				\$324.50
Total Amount Outstanding				\$324.50

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.







**Riverside Management Services, Inc**

9655 Florida Mining Blvd. W.  
Building 300, Suite 305  
Jacksonville, FL 32257

**Invoice****Invoice #:** 1165**Invoice Date:** 9/14/2023**Due Date:** 9/14/2023**Case:****P.O. Number:****Bill To:**

Amelia Walk CDD  
9655 Florida Mining Blvd West  
Suite 305  
Jacksonville, FL 32257

Description	Hours/Qty	Rate	Amount
Facility Maintenance August 1 - August 31, 2023 <i>Repairs + Maint. 1.320.57200.62000</i>		577.50	577.50
<i>Jerry Lambert</i> 9-19-23			

---

**Total** \$577.50

---

**Payments/Credits** \$0.00

---

**Balance Due** \$577.50

---



AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT - SIX MILE CREEK  
MAINTENANCE BILLABLE HOURS  
FOR THE MONTH OF AUGUST 2023

---

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
8/14/23	5.5	T.M.	Changed light bulbs in social room, removed debris from common area on Williston Court, emptied trash receptacles around pool area
8/15/23	3	T.M.	Sprayed ant killer around pool area, put new security signs up, removed debris around playground, tennis court and field
8/29/23	4	R.M.	Storm prep of community for income hurricane
8/31/23	4	R.M.	Post hurricane clean up and assessment of property
<b>TOTAL</b>	<u>16.5</u>		
<b>MILES</b>	<u>0</u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445





**Date** 9/19/23

**Time:** 11:49

# *Email*

**SUNBELT RENTALS**

Invoice #... 144156325-0001

**To:** SHARYN HENNING

SHENNING@GMSSF.COM

**Company:** AMELIA WALK COMMUNITY DEVELOPM

**Message:** Please review invoices below for payment processing. Let us know if you have any questions. Thank you.

**From:** James Kelley PC882

**Location:** CREDIT - ORLANDO PC882

**Phone:** 407-458-5720

**Fax #:** 1

If you have a problem with this transmission please call the number listed above.

**JAMES KELLEY** james.kelley@sunbeltrentals.com





**INVOICE**  
**SEND ALL PAYMENTS TO:**  
**SUNBELT RENTALS, INC**  
PO BOX 409211  
ATLANTA, GA 30384-9211

INVOICE NO.	144156325-0001
ACCOUNT NO.	965424
INVOICE DATE	9/06/23
PAGE 1	

INVOICE TO

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

JOB ADDRESS

AMELIA WALK COMMUNITY DEVELOPM  
85287 MAJESTIC WALK BLVD  
FERNANDINA BEACH, FL 32034 3785  
  
C#: 904-225-3147 J#: 304-389-2198

RECEIVED BY

MULLINS, KELLY

CONTRACT NO.

144156325

PURCHASE ORDER NO.

JOB NO.

1 - AMELIA WALK COMM

BRANCH

1124 JACKSONVILLE TRENCH SAFETY  
  
5207-1 DOOLITTLE RD  
JACKSONVILLE, FL 32254 2971  
904-751-6368

QTY	EQUIPMENT #	Min	Day	Week	4 Week	Amount
1.00	RCP10X8 - ROAD PLATE 10X8FT - 1"	300.00	45.00	113.00	300.00	300.00
Rental Sub-total:						300.00

SALES ITEMS:

Qty	Item number	Unit	Price	
1	CRANE USAGE FEE	EA	150.000	150.00
1	CRANE USAGE FEE			
1	DLPKSRCHG	EA	91.760	91.76
	TRANSPORTATION SURCHARGE			
	DELIVERY CHARGE			248.00
	PICKUP CHARGE			248.00

BILLED FOR FOUR WEEKS 9/05/23 THRU 10/02/23.

001.300.13100.10000 \$1037.76  
005.320.53800.60000 \$1037.76  
005.300.20700.10000 (\$1037.76)

1037.76

Approved  
Kelly Mullins, Amenity & Operations Manager  
Governmental Management Services for Amelia Walk CDD  
Date: 9-19-23  
Acct. # 1-320-57200-60000

4 WEEK BILL

NET 30

JAMES KELLEY james.kelley@sunbeltrentals.com

SUBTOTAL	1037.76
TAX	<del>37.92</del>
INVOICE TOTAL	<del>1075.68</del>



**Tri State Handy help**  
 1417 Sadler Road # 191  
 Fernandina Beach, FL 32034  
 904-477-0665  
[tristatehandyhelp@gmail.com](mailto:tristatehandyhelp@gmail.com)

invoice 982312

Amelia Walk CDC c/o  
 Riverside Management Services

Phone : 904-225-3147  
 Email : ameliawalkmanager@gmsnf.com  
 Date : September 6, 2023

Work Order	Item
Replace two swing seats	\$85
50% of monies are required upon estimate acceptance.	
Balance due upon job completion.	
<i>All Quotes are Valid for 15 days</i>	
Subtotal	\$85.00
Tax	7%
<b>Total</b>	<b>\$85.00</b>

Approved  
 Kelly Mullins, Amenity & Operations Manager  
 Governmental Management Services for Amelia Walk CDD  
 Date: 9-21-23  
 Acct. # 1-320-57200-62000



Modan Construction Services LLC dba 8 Flags

Plumbing

1683 S 8th St Ste B

Fernandina Beach, FL 32034

+1 9044688764

office@8flagsplumbing.com

www.8flagsplumbing.com



# INVOICE

INVOICE # 6534 AMEL WALK

DATE 09/12/2023

DUE DATE 09/18/2023

## BILL TO

Amelia Walk Amenity Center -  
(Handicap Bathroom)  
85287 Majestic Walk Blvd  
Fernandina Beach, FL 32034

## SHIP TO

Amelia Walk Amenity  
Center - (Handicap  
Bathroom)  
85287 Majestic Walk Blvd  
Fernandina Beach, FL  
32034

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

DESCRIPTION	QTY	AMOUNT
1st Hour - 2 Technicians - Normal Business Hours Philip / Michael	1	295.00
Received a call from the customer stating that the toilet in the handicap stall is not flushing properly.		
Dispatched technicians.		
Upon arrival, our technicians noted that the diaphragm in the lady's room handicap stall was seized. The techs took everything apart, replaced the diaphragm, the vacuum breaker and the toilets operation has been restored.		
Sloan Vacuum Breaker	1	76.42
Sloan Regal 1.6 gpf Diaphragm Manual Closet Flush Valve	1	218.55

We appreciate your business. We accept Cash, Checks, ACH Deposit, and all major cards. Checks can be made to 8 Flags Plumbing and mailed to PO Box 256, Fernandina Beach, FL 32035.

SUBTOTAL	589.97
TAX	0.00
TOTAL	589.97
BALANCE DUE	<b>\$589.97</b>

Approved  
Kelly Mullins, Amenity & Operations Manager  
Governmental Management Services for Amelia Walk CDD  
Date: 9-18-23  
Acct. # 1-320-57200-62000



# Advanced Direct Marketing Services

3733 Adirolf Rd.

Jacksonville, FL 32207-4719

(V) 904.396.3028 (F) 396.6328

## Invoice

DATE	INVOICE #
------	-----------

9/20/2023

144463

### BILL TO

Amelia Walk CDD

475 West Town Place

Suite 114

St Augustine, FL 32092

P.O. NO.	TERMS	PROJECT
	With Order	

SERVICE DESCRIPTION	QTY	RATE	AMOUNT
Amelia Walk CDD			
Load, read, convert files; CASS Certify addresses to enable automation based postage rates; Create automation based sack/tray tags & postal documents; format for inkjet addressing	750	0.10	75.00
Form layout and preparation	1	37.50	37.50
Laser 2 sheets - 1 front and back & 1 single sided	1,500	0.215	322.50
Fold customer materials	1,500	0.04667	70.00
Single color #10 window envelopes	770	0.18883	145.40
Insert two pieces into #10 envelope, seal, sort and mail, Standard Rate	750	0.10	75.00
Postage	750	0.63	472.50
001.310.51300.42000			\$472.50
001.310.51300.51000			\$145.40
001.310.51300.42500			\$580.00
Subtotal			\$1,197.90
Sales Tax (7.5%)			\$0.00
Total			\$1,197.90



## ***Amelia Walk CDD***

FPL Electric

**September-23**

73913-05054	85057 MAJESTIC WALK BLVD.#LS	\$	313.82
76801-07336	85359 MAJESTIC WALK BLVD.	\$	36.10
79966-25336	85287 MAJESTIC WALK BLVD. CLUB	\$	1,196.72
90653-46331	85257 MAJESTIC WALK BLVD. FTN	\$	627.35
14381-88177	85108 MAJESTIC WALK BLVD. # IRR	\$	25.83
86669-98532	85287 MAJESTIC WALK BLVD.	\$	25.66
84322-19536	85059 MAJESTIC WALK BLVD.	\$	26.48
64677-16194	85254 FALL RIVER PKWY ENTRANCE	\$	67.32

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<b>\$</b>	<b>2,319.28</b>
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**V#21**

**001.320.57200.43000**

78458-32232	000 AMELIA CONCOURSE
-------------	----------------------

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<b>\$</b>	<b>3,222.23</b>
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**V#21**

**001.320.57200.43001**



**Electric Bill Statement**

For: Aug 8, 2023 to Sep 8, 2023 (31 days)

Statement Date: Sep 8, 2023

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.

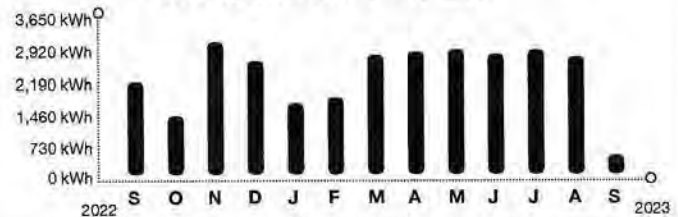
**CURRENT BILL****\$67.32**

TOTAL AMOUNT YOU OWE

**Sep 29, 2023**

NEW CHARGES DUE BY

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FPL Budget Billing®  
[FPL.com/BB](https://www.fpl.com/BB)

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

- Payment received after November 28, 2023 is considered LATE; a late payment charge of 1% will apply.

SEP 11 2023

Sign up for FPL Budget Billing® by October 20th and receive a \$5 eGift card,  
plus be entered for a chance to win 4 annual passes to Universal Orlando®.  
Learn more and enroll at [FPL.com/Predictable](https://www.fpl.com/Predictable).

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

/ 27

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23 5 10

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

The amount enclosed includes  
the following donation:  
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Make check payable to FPL  
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FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)  
for ways to pay.

64677-16194

ACCOUNT NUMBER

\$67.32

TOTAL AMOUNT YOU OWE

Sep 29, 2023

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED





Customer Name:  
Amelia Walk Cdd

Account Number:  
64677-16194

FPL.com Page 2

0002 0002 051134 E001

### BILL DETAILS

Amount of your last bill	415.20
Payment received - Thank you	-415.20
Balance before new charges	\$0.00

#### New Charges

Rate: RS-1 RESIDENTIAL SERVICE

Base charge: \$9.48

Non-fuel: (First 1000 kWh at \$0.094630) \$43.16  
(Over 1000 kWh at \$0.104550)

Fuel: (First 1000 kWh at \$0.028390) \$12.95  
(Over 1000 kWh at \$0.038390)

Electric service amount 65.59

Gross receipts tax (State tax) 1.68

Taxes and charges 1.68

Regulatory fee (State fee) 0.05

Total new charges \$67.32

Total amount you owe \$67.32

### METER SUMMARY

Meter reading - Meter ACD5703. Next meter reading Oct 9, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	39218		38762		456

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 8, 2023	Aug 8, 2023	Sep 8, 2022
kWh Used	456	2903	2310
Service days	31	31	31
kWh/day	15	94	75
Amount	\$67.32	\$415.20	\$293.57

### KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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





Electric Bill Statement

For: Aug 18, 2023 to Sep 19, 2023 (32 days)

Statement Date: Sep 19, 2023

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

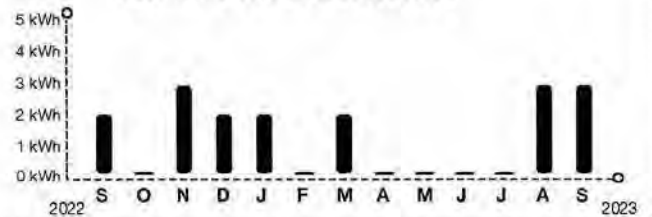
**\$25.83**

TOTAL AMOUNT YOU OWE

**Oct 10, 2023**

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	25.83
Payments received	-25.83
Balance before new charges	0.00
Total new charges	25.83
Total amount you owe	\$25.83

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after December 08, 2023 is considered LATE; a late payment charge of 1% will apply.

Customer Service:  
Outside Florida:

(386) 255-3020  
1-800-226-3545

Report Power Outages:  
Hearing/Speech Impaired:

1-800-4OUTAGE (468-8243)  
711 (Relay Service)



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0001 0018 450024  
#BWNDJNQ \*\*\*  
#1864143LQ778881#  
AMELIA WALK CDD  
C/O GMS-SF-LLC  
5385 N NOB HILL RD  
SUNRISE FL 33351-4761

23 5 10



The amount enclosed includes  
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GENERAL MAIL FACILITY  
MIAMI FL 33188-0001



Visit **FPL.com/PayBill**  
for ways to pay.

14381-88177

ACCOUNT NUMBER

\$25.83

TOTAL AMOUNT YOU OWE

Oct 10, 2023

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED





Customer Name:  
AMELIA WALK CDD

Account Number:  
14381-88177

FPL.com Page 2

0002 0018 450024

E001

### BILL DETAILS

Amount of your last bill	25.83
Payment received - Thank you	-25.83
Balance before new charges	\$0.00

#### New Charges

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

Base charge: \$12.68

Minimum base bill charge: \$12.10

Non-fuel: (\$0.094820 per kWh) \$0.29

Fuel: (\$0.031510 per kWh) \$0.09

Electric service amount 25.16

Gross receipts tax (State tax) 0.65

Taxes and charges 0.65

Regulatory fee (State fee) 0.02

Total new charges \$25.83

Total amount you owe \$25.83

### METER SUMMARY

Meter reading - Meter AC94981. Next meter reading Oct 19, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	00196		00193		3

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 19, 2023	Aug 18, 2023	Sep 19, 2022
kWh Used	3	3	2
Service days	32	30	32
kWh/day	0	0	0
Amount	\$25.83	\$25.83	\$25.75

### KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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### Lower cooling costs

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



**Electric Bill Statement****For:** Aug 18, 2023 to Sep 19, 2023 (32 days)**Statement Date:** Sep 19, 2023**Account Number:** 86669-98532**Service Address:**85287 MAJESTIC WALK BLVD  
FERNANDINA BEACH, FL 32034

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

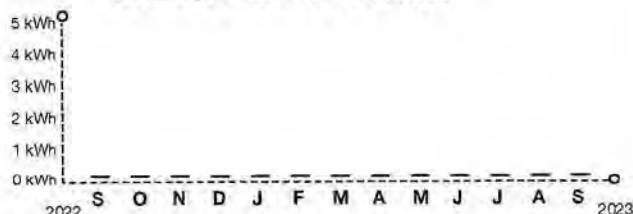
**CURRENT BILL****\$25.66**

TOTAL AMOUNT YOU OWE

**Oct 10, 2023**

NEW CHARGES DUE BY

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

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

Amount of your last bill	25.66
Payments received	-25.66
Balance before new charges	0.00
Total new charges	25.66
<b>Total amount you owe</b>	<b>\$25.66</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after December 08, 2023 is considered LATE; a late payment charge of 1% will apply.

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1-800-226-3545Report Power Outages:  
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)  
711 (Relay Service)

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0015 0018 450024

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

The amount enclosed includes  
the following donation:  
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MIAMI FL 33188-0001

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for ways to pay.

86669-98532

ACCOUNT NUMBER

**\$25.66**

TOTAL AMOUNT YOU OWE

**Oct 10, 2023**

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED





Customer Name:  
Amelia Walk Cdd

Account Number:  
86669-98532

FPL.com Page 2

0016 0018 450024

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### BILL DETAILS

Amount of your last bill	25.66
Payment received - Thank you	-25.66
Balance before new charges	\$0.00

#### New Charges

Rate: RS-1 RESIDENTIAL SERVICE

Base charge: \$9.48

Minimum base bill charge: \$15.52

Non-fuel energy charge:

First 1000 Kwh \$0.094630 per kWh

Over 1000 kWh \$0.104550 per kWh

Fuel charge:

First 1000 kWh \$0.028390 per kWh

Over 1000 kWh \$0.038390 per kWh

Electric service amount 25.00

Gross receipts tax (State tax) 0.64

Taxes and charges 0.64

Regulatory fee (State fee) 0.02

Total new charges \$25.66

Total amount you owe \$25.66

### METER SUMMARY

Meter reading - Meter ACD3683. Next meter reading Oct 19, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	00000		00000		0

### ENERGY USAGE COMPARISON

	This Month Sep 19, 2023	Last Month Aug 18, 2023	Last Year Sep 19, 2022
Service to			
kWh Used	0	0	0
Service days	32	30	32
kWh/day	0	0	0
Amount	\$25.66	\$25.66	\$25.66

### KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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If you are feeling the heat, keep cool with a new A/C unit - plus, stack up to \$2,150 in savings!

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**Electric Bill Statement**

For: Aug 18, 2023 to Sep 19, 2023 (32 days)

**Statement Date:** Sep 19, 2023**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.

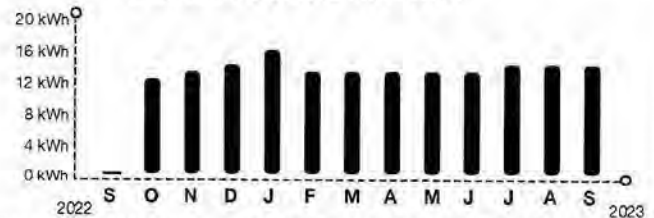
**CURRENT BILL****\$26.48**

TOTAL AMOUNT YOU OWE

**Oct 10, 2023**

NEW CHARGES DUE BY

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

Amount of your last bill	26.48
Payments received	-26.48
Balance before new charges	0.00
Total new charges	26.48
<b>Total amount you owe</b>	<b>\$26.48</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after December 08, 2023 is considered LATE; a late payment charge of 1% will apply.

Sign up for FPL Budget Billing® by October 20th and receive a \$5 eGift card, plus be entered for a chance to win 4 annual passes to Universal Orlando®. Learn more and enroll at [FPL.com/Predictable](https://www.fpl.com/Predictable).

Customer Service:  
Outside Florida:

(386) 255-3020  
1-800-226-3545

Report 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

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

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

FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001



Visit [FPL.com/PayBill](https://www.fpl.com/PayBill)  
for ways to pay.

84322-19536  
ACCOUNT NUMBER

\$26.48  
TOTAL AMOUNT YOU OWE

Oct 10, 2023  
NEW CHARGES DUE BY

\$  
AMOUNT ENCLOSED





Customer Name:  
Amelia Walk Cdd

Account Number:  
84322-19536

FPL.com Page 2

0014 0018 450024

E001

## BILL DETAILS

Amount of your last bill	26.48
Payment received - Thank you	-26.48
Balance before new charges	\$0.00

### New Charges

Rate: RS-1 RESIDENTIAL SERVICE

Base charge: \$9.48

Minimum base bill charge: \$14.46

Non-fuel: (First 1000 kWh at \$0.094630) \$1.43  
(Over 1000 kWh at \$0.104550)

Fuel: (First 1000 kWh at \$0.028390) \$0.43  
(Over 1000 kWh at \$0.038390)

Electric service amount 25.80

Gross receipts tax (State tax) 0.66

Taxes and charges 0.66

Regulatory fee (State fee) 0.02

Total new charges \$26.48

Total amount you owe \$26.48

## METER SUMMARY

Meter reading - Meter ACD3749. Next meter reading Oct 19, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	00174		00159		15

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 19, 2023	Aug 18, 2023	Sep 19, 2022
kWh Used	15	15	0
Service days	32	30	32
kWh/day	0	1	0
Amount	\$26.48	\$26.48	\$25.66

## KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
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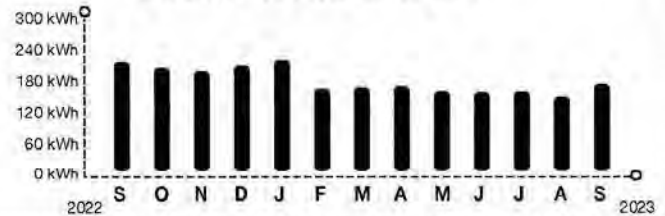


**Electric Bill Statement****For:** Aug 18, 2023 to Sep 19, 2023 (32 days)**Statement Date:** Sep 19, 2023**Account Number:** 76801-07336**Service Address:**85359 MAJESTIC WALK BLVD #ENTRANCE  
FERNANDINA BEACH, FL 32034**AMELIA WALK CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$36.10**

TOTAL AMOUNT YOU OWE

**Oct 10, 2023**

NEW CHARGES DUE BY

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

Amount of your last bill	34.11
Payments received	-34.11
Balance before new charges	0.00
Total new charges	36.10
<b>Total amount you owe</b>	<b>\$36.10</b>

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after December 08, 2023 is considered LATE; a late payment charge of 1% will apply.

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Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)  
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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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MIAMI FL 33188-0001Visit **FPL.com/PayBill**  
for ways to pay.

76801-07336

ACCOUNT NUMBER

\$36.10

TOTAL AMOUNT YOU OWE

Oct 10, 2023

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED





Customer Name:  
AMELIA WALK CDD

Account Number:  
76801-07336

FPL.com Page 2

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### BILL DETAILS

Amount of your last bill	34.11
Payment received - Thank you	-34.11
Balance before new charges	\$0.00

#### New Charges

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

Base charge: \$12.68

Non-fuel: (\$0.094820 per kWh) \$16.88

Fuel: (\$0.031510 per kWh) \$5.61

Electric service amount 35.17

Gross receipts tax (State tax) 0.90

Taxes and charges 0.90

Regulatory fee (State fee) 0.03

Total new charges \$36.10

Total amount you owe \$36.10

### METER SUMMARY

Meter reading - Meter ACD4413. Next meter reading Oct 19, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	23934		23756		178

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 19, 2023	Aug 18, 2023	Sep 19, 2022
kWh Used	178	151	225
Service days	32	30	32
kWh/day	6	5	7
Amount	\$36.10	\$34.11	\$38.29

### KEEP IN MIND

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**Electric Bill Statement**

For: Aug 18, 2023 to Sep 19, 2023 (32 days)

Statement Date: Sep 19, 2023

Account Number: 73913-05054

**Service Address:**85057 MAJESTIC WALK BLVD # LIFT  
FERNANDINA BEACH, FL 32034**AMELIA WALK CDD,**

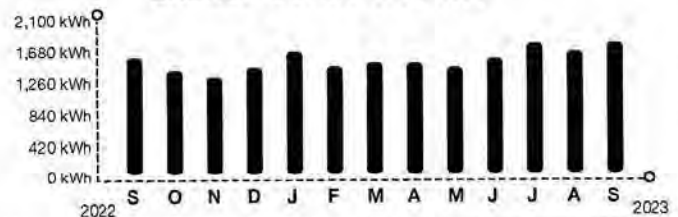
Here's what you owe for this billing period.

**CURRENT BILL****\$313.82**

TOTAL AMOUNT YOU OWE

**Oct 10, 2023**

NEW CHARGES DUE BY

Pay \$289.29 instead  
of \$313.82 by your  
due date. Enroll in  
FPL Budget Billing®.  
**FPL.com/BB****ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	395.87
Payments received	-395.87
Balance before new charges	0.00
Total new charges	313.82
<b>Total amount you owe</b>	<b>\$313.82</b>

(See page 2 for bill details.)

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for ways to pay.

73913-05054

ACCOUNT NUMBER

\$313.82

TOTAL AMOUNT YOU OWE

Oct 10, 2023

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED





Customer Name:  
AMELIA WALK CDD

Account Number:  
73913-05054

FPL.com Page 2

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### BILL DETAILS

Amount of your last bill	395.87
Payment received - Thank you	-395.87
Balance before new charges	\$0.00
<b>New Charges</b>	
Rate: GSD-1 GENERAL SERVICE DEMAND	
Base charge:	\$29.98
Non-fuel: (\$0.034670 per kWh)	\$64.94
Fuel: (\$0.031510 per kWh)	\$59.02
Demand: (\$12.65 per KW)	\$151.80
Electric service amount	305.74
Gross receipts tax (State tax)	7.85
Taxes and charges	7.85
Regulatory fee (State fee)	0.23
Total new charges	\$313.82
<b>Total amount you owe</b>	<b>\$313.82</b>

### METER SUMMARY

Meter reading - Meter KN20453. Next meter reading Oct 19, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	90596		88723		1873
Demand KW	12.45				12

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 19, 2023	Aug 18, 2023	Sep 19, 2022
kWh Used	1873	1743	1661
Service days	32	30	32
kWh/day	58	58	51
Amount	\$313.82	\$395.87	\$297.79

### KEEP IN MIND

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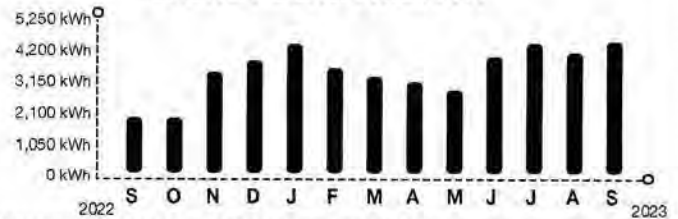


**Electric Bill Statement****For:** Aug 18, 2023 to Sep 19, 2023 (32 days)**Statement Date:** Sep 19, 2023**Account Number:** 90653-46331**Service Address:**85257 MAJESTIC WALK BLVD # FTN  
FERNANDINA BEACH, FL 32034**AMELIA WALK CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$627.35**

TOTAL AMOUNT YOU OWE

**Oct 10, 2023**

NEW CHARGES DUE BY

Pay \$490.19 instead  
of \$627.35 by your  
due date. Enroll in  
FPL Budget Billing®.  
**FPL.com/BB****ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	573.03
Payments received	-573.03
Balance before new charges	0.00
Total new charges	627.35
Total amount you owe	<b>\$627.35</b>

(See page 2 for bill details.)

**KEEP IN MIND**

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AMELIA WALK CDD  
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90653-46331

ACCOUNT NUMBER

**\$627.35**

TOTAL AMOUNT YOU OWE

**Oct 10, 2023**

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED





Customer Name:  
AMELIA WALK CDD

Account Number:  
90653-46331

FPL.com Page 2

0018 0018 450024

E001

### BILL DETAILS

Amount of your last bill	573.03
Payment received - Thank you	-573.03
Balance before new charges	\$0.00

#### New Charges

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

Base charge: \$12.68

Non-fuel: (\$0.094820 per kWh) \$449.25

Fuel: (\$0.031510 per kWh) \$149.29

Electric service amount 611.22

Gross receipts tax (State tax) 15.68

Taxes and charges 15.68

Regulatory fee (State fee) 0.45

Total new charges \$627.35

Total amount you owe \$627.35

### METER SUMMARY

Meter reading - Meter ACD7475. Next meter reading Oct 19, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	97322		92584		4738

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 19, 2023	Aug 18, 2023	Sep 19, 2022
kWh Used	4738	4319	1945
Service days	32	30	32
kWh/day	148	144	61
Amount	\$627.35	\$573.03	\$237.57

### KEEP IN MIND

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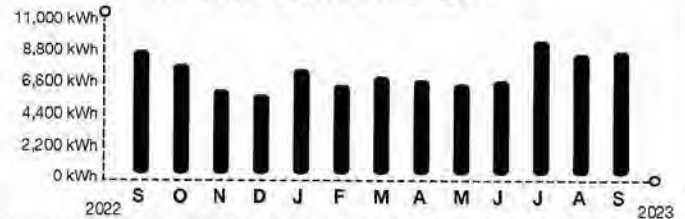


**Electric Bill Statement****For:** Aug 18, 2023 to Sep 19, 2023 (32 days)**Statement Date:** Sep 19, 2023**Account Number:** 79966-25336**Service Address:**85287 MAJESTIC WALK BLVD # CLUB  
FERNANDINA BEACH, FL 32034**AMELIA WALK CDD,**  
Here's what you owe for this billing period.**CURRENT BILL****\$1,196.72**

TOTAL AMOUNT YOU OWE

**Oct 10, 2023**

NEW CHARGES DUE BY

Pay \$853.13 instead  
of \$1,196.72 by your  
due date. Enroll in  
FPL Budget Billing®.  
**FPL.com/BB****ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	1,172.09
Payments received	-1,172.09
Balance before new charges	0.00
Total new charges	1,196.72
Total amount you owe	\$1,196.72

(See page 2 for bill details.)

**KEEP IN MIND**

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79966-25336

ACCOUNT NUMBER

\$1,196.72

TOTAL AMOUNT YOU OWE

Oct 10, 2023

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	1,172.09
Payment received - Thank you	-1,172.09
Balance before new charges	\$0.00

#### New Charges

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

Base charge: \$12.68

Non-fuel: (\$0.094820 per kWh) \$865.61

Fuel: (\$0.031510 per kWh) \$287.65

Electric service amount 1,165.94

Gross receipts tax (State tax) 29.92

Taxes and charges 29.92

Regulatory fee (State fee) 0.86

Total new charges \$1,196.72

Total amount you owe \$1,196.72

### METER SUMMARY

Meter reading - Meter KLL2800. Next meter reading Oct 19, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	20386		11257		9129

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 19, 2023	Aug 18, 2023	Sep 19, 2022
kWh Used	9129	8939	9139
Service days	32	30	32
kWh/day	285	297	285
Amount	\$1,196.72	\$1,172.09	\$877.41

### KEEP IN MIND

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Customer Name:  
AMELIA WALK CDD

Account Number:  
78458-32232

FPL.com Page 1

0009 0018 450024 ESLA

For: 08-18-2023 to 09-19-2023 (32 days)

kWh/Day: 112

Service Address:

100 MAJESTIC WALK BLVD # SL  
FERNANDINA BEACH, FL 32034

### Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
C861207 Energy	74	6746	F	57	0.800000	1,482	45.60
Non-energy					9.580000		546.06
Fixtures					1.450000		82.65
Maintenance							
F861207 Energy	74	6746	F	16	0.800000	416	12.80
Non-energy					7.500000		120.00
Fixtures					1.450000		23.20
Maintenance							
F861227 Energy	73	6000	F	68	0.800000	1,700	54.40
Non-energy					7.500000		510.00
Fixtures					1.450000		98.60
Maintenance							
PMF0001 Non-energy				141			
Fixtures					9.610000		1,355.01
UCNP Non-energy				4,102			
Maintenance					0.048650		199.56

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



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







Customer Name:  
AMELIA WALK CDD

Account Number:  
78458-32232

FPL.com Page 2

0010 0018 450024 ESLA

For: 08-18-2023 to 09-19-2023 (32 days)

kWh/Day: 112

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							2,935.08
Sub total						3,598	3,047.88
Energy conservation cost recovery							1.37
Capacity payment recovery charge							0.58
Environmental cost recovery charge							1.58
Storm restoration recovery charge							54.91
Transition rider credit							-14.90
Storm protection recovery charge							10.36
Fuel charge							111.00
<b>Electric service amount</b>							<b>3,212.78</b>
Gross receipts tax (State tax)							7.13
Regulatory fee (State fee)							2.32
<b>Total</b>						<b>3,598</b>	<b>3,222.23</b>

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





Electric Bill Statement

For: Aug 18, 2023 to Sep 19, 2023 (32 days)

Statement Date: Sep 19, 2023

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

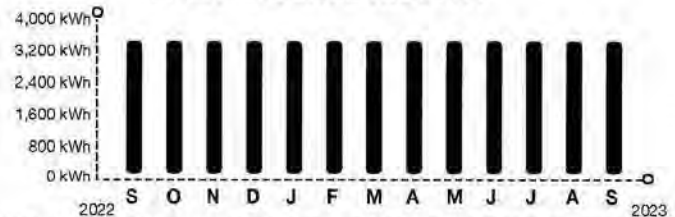
**\$3,222.23**

TOTAL AMOUNT YOU OWE

**Oct 10, 2023**

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



KEEP IN MIND

- Payment received after December 08, 2023 is considered LATE; a late payment charge of 1% will apply.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

BILL SUMMARY

Amount of your last bill	3,222.23
Payments received	-3,222.23
Balance before new charges	0.00
Total new charges	3,222.23
Total amount you owe	<b>\$3,222.23</b>

(See page 2 for bill details.)

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



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

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for ways to pay.

78458-32232

ACCOUNT NUMBER

\$3,222.23

TOTAL AMOUNT YOU OWE

Oct 10, 2023

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED







Customer Name:  
AMELIA WALK CDD

Account Number:  
78458-32232

FPL.com Page 2

0008 0018 450024

E001

### BILL DETAILS

Amount of your last bill	3,222.23
Payment received - Thank you	-3,222.23
Balance before new charges	\$0.00

#### New Charges

Rate: SL-1 STREET LIGHTING SERVICE

Electric service amount **	3,212.78
Gross receipts tax (State tax)	7.13
Taxes and charges	7.13
Regulatory fee (State fee)	2.32
Total new charges	\$3,222.23
<b>Total amount you owe</b>	<b>\$3,222.23</b>

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

Non-fuel energy charge:	\$0.049080 per kWh
Fuel charge:	\$0.030850 per kWh

### METER SUMMARY

Next bill date Oct 19, 2023.

Usage Type	Usage
Total kWh used	3598

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Sep 19, 2023	Aug 18, 2023	Sep 19, 2022
kWh Used	3598	3598	3598
Service days	32	30	32
kWh/day	112	120	112
Amount	\$3,222.23	\$3,222.23	\$2,609.60

### KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

### Download the app

Get instant, secure access to outage and billing info from your mobile device.

**FPL.com/MobileApp**

### Lower cooling costs

With our Business HVAC products, you can save on your energy bill, earn rebates and stay cool.

**FPL.com/BizPrograms**

### Outstanding reliability

For the seventh time in eight years, FPL earned top national honors for service reliability.

**FPL.com/Reliability**

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



# Jacksonville Daily Record

*A Division of*  
**DAILY RECORD & OBSERVER, LLC**

P.O. Box 1769  
Jacksonville, FL 32201  
(904) 356-2466

## INVOICE

September 28, 2023

Date

Attn: Courtney Hogge  
GMS, LLC  
475 WEST TOWN PLACE, STE 114  
SAINT AUGUSTINE FL 32092

Serial #	23-00173N	PO/File #		\$98.00
				Payment Due
	Notice of Meeting of the Board of Supervisors			
				\$98.00
	Amelia Walk Community Development District			Publication Fee
Case Number				Amount Paid
Publication Dates	9/28			
County	Nassau			

*Payment is due before  
the Proof of Publication  
is released.*

**Payment Due Upon Receipt**  
For your convenience, you  
may remit payment online at  
[www.jaxdailyrecord.com/  
send-payment](http://www.jaxdailyrecord.com/send-payment).

If your payment is being  
mailed, please reference  
**Serial # 23-00173N** on your  
check or remittance advice.

**Your notice was published on both *jaxdailyrecord.com* and *floridapublicnotices.com*.**

**Terms: Net 30 days from date of invoice. Past due items will accrue a finance charge of 1.5% per month thereafter.  
Please remit any payment due upon receipt of this invoice.**



**AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF MEETING OF THE BOARD OF SUPERVISORS**

The Board of Supervisors ("Board") of the Amelia Walk Community Development District ("District") hereby provides notice of the following special Board meeting:

**Board Meeting**

Date: October 10, 2023

Time: 1:00 p.m.

Location: Amelia Walk Amenity Center, 85287 Majestic Walk Boulevard, Fernandina Beach, Florida 32034

Purpose: Discussion of matters related to the proposed issuance of bonds for the Phase 1 Roadway Project; considering and taking action on any business that may come before the Board.

A copy of the agenda for the meeting may be obtained by contacting the offices of the District Manager, Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: 904-940-5850 ("District Office"), during normal business hours, or by visiting the District's website, <https://ameliawalkcdd.com/>. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record.

There may be occasions when staff or other individuals may participate by speaker telephone. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at 904-940-5850 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

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

Daniel Laughlin  
District Manager

Sep. 28

00 (23-00173N)





# Invoice

Invoice Number  
**1341171**

Date  
**10/02/2023**

Customer Number  
**21054**

Terms  
**On Receipt**

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: \$297.00**

*Detach And Return Top Portion With Your Payment*

**Customer Name**

**Customer Number**

**PO Number**

**Invoice Date**

**Terms**

Amelia Walk Cdd

21054

10/02/2023

On Receipt

**Quantity**

**Description**

**Months**

**Rate**

**Amount**

*9000 - Access Control - Amelia Walk CDD - 85287 Majestic Walk Blvd., Fernandina Beach, FL*

50.00

Proximity Keytag, Key Fob, Waterproof, Gray  
Ticket - 190776

\$5.94

\$297.00

**Subtotal:** **\$297.00**

**Tax**

\$0.00

**Payments/Credits Applied**

\$0.00

**Invoice Balance Due:** **\$297.00**

\*Please note the change of the remittance address\* Payment via credit card may be subject to a convenience fee.

Approved  
Kelly Mullins, Amenity & Operations Manager  
Governmental Management Services for Amelia Walk CDD  
Date: 10-3-23  
Acct. # 1-320-57200-34503

**Date**

**Invoice #**

**Description**

**Amount**

**Balance Due**

10/2/2023

1341171

System

\$297.00

**\$297.00**



The fobs have been delivered. Thank you for your business!



# BrightView

Landscape Services

## INVOICE

**Sold To:** 25249515  
Amelia Walk CDD  
5385 N Nob Hill Road  
Sunrise FL 33351-4761

**Customer #:** 25249515  
**Invoice #:** 8614063  
**Invoice Date:** 9/25/2023  
**Sales Order:** 8194450  
**Cust PO #:**

**Project Name:** July MI Repairs

**Project Description:** Repairs from July Irrigation start-up inspection

Job Number	Description	Amount
346700420	Amelia Walk CDD Repair two broken lateral lines Repair/replace 20 broken spray heads (6") Repair/replace 31 broken rotors (4") Convert 13 spray heads from 6" to 12" for coverage Relocate 6 heads within 5' for coverage Replace 10 decoders Replace 92 spray nozzles Investigation time to locate 3 inoperative zone valves	7,512.12
Total Invoice Amount		7,512.12
Taxable Amount		
Tax Amount		
Balance Due		7,512.12

Approved  
Kelly Mullins, Amenity & Operations Manager  
Governmental Management Services for Amelia Walk CDD  
Date: 10-6-23  
Acc. # 1-320-57200-46202

**Terms:** Net 15 Days

If you have any questions regarding this invoice, please call 904 725-2552

Please detach stub and remit with your payment

### Payment Stub

Customer Account #: 25249515  
Invoice #: 8614063  
Invoice Date: 9/25/2023

Amount Due: \$ 7,512.12

Thank you for allowing us to serve you

Please reference the invoice # on your  
check and make payable to

Amelia Walk CDD  
5385 N Nob Hill Road  
Sunrise FL 33351-4761

BrightView Landscape Services, Inc.  
P.O. Box 740655  
Atlanta, GA 30374-0655



## Proposal for Extra Work at Amelia Walk CDD

Property Name	Amelia Walk CDD	Contact	Kelly Mullins
Property Address	85287 Majestic Walk Run Fernandina Beach, FL 32034	To	Amelia Walk CDD
		Billing Address	5385 N Nob Hill Road Sunrise, FL 33351-4761
Project Name	July MI Repairs		
Project Description	Repairs from July Irrigation start-up inspection		

### Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	EACH	Repair two broken lateral lines	\$282.96	\$282.96
1.00	EACH	Repair/replace 20 broken spray heads (6")	\$907.20	\$907.20
1.00	EACH	Repair/replace 31 broken rotors (4")	\$1,707.48	\$1,707.48
1.00	EACH	Convert 13 spray heads from 6" to 12" for coverage	\$589.68	\$589.68
1.00	EACH	Relocate 6 heads within 5' for coverage	\$486.00	\$486.00
1.00	EACH	Replace 10 decoders	\$2,592.00	\$2,592.00
1.00	EACH	Replace 92 spray nozzles	\$496.80	\$496.80
1.00	EACH	Investigation time to locate 3 inoperative zone valves	\$450.00	\$450.00

For internal use only

SO# 8194450  
JOB# 346700420  
Service Line 150

**Total Price** \$7,512.12

#### THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President  
1854 West Road, Jacksonville, FL 32216 ph. (904) 725-2552 fax (904) 725-0188  
Enhancement Manager  
Certified Arborist #FL-6354A  
Certified Pest Control Operator JF95758



## TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified and shall be legally authorized to work in the U.S.
3. License and Permits: Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. Access to Jobsite: Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. Payment Terms: Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
12. Termination: This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. Assignment: The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative, to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means at or about the time this proposal was prepared. The price quoted in this proposal for the work described is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15. Cancellation: Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

16. Tree & Stump Removal: Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to, concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible for damage done to underground utilities such as, but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. Waiver of Liability: Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboriculture) standards will require a signed waiver of liability.

### Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year) or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY.

Customer

Signature	Title	PM
Kelly Mullins	Date	August 31, 2023
Printed Name		

BrightView Landscape Services, Inc. "Contractor"

Branch Manager

Signature	Title
Richard S. Craig	August 31, 2023
Printed Name	Date

Job #:	346700420		
SO #:	8194450	Proposed Price:	\$7,512.12



152 Lipizzan Trail  
Saint Augustine, FL 32095  
clayton@cbussenterprises.com  
www.cbussenterprises.com



Invoice 1075

BILL TO	SHIP TO	DATE	PLEASE PAY	DUE DATE
Amelia Walk CDD 85287 Majestic Walk Blvd Fernandina Beach, FL 32034	Amelia Walk CDD 85287 Majestic Walk Blvd Fernandina Beach, FL 32034	09/26/2023	<b>\$1,547.98</b>	10/01/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
08/31/2023	HURRICANE CLEAN-UP	ADDITIONAL CLEAN-UP REQUIRED DUE TO HURRICANE	1	125.00	125.00
09/26/2023	TRICHLOR	PER LB	10	7.85	78.50
09/26/2023	MURIATIC ACID	PER GAL	4	11.12	44.48
10/01/2023	POOL SERVICE	OCTOBER POOL SERVICE	1	1,300.00	1,300.00
SUBTOTAL					1,547.98
TAX					0.00
TOTAL					1,547.98

TOTAL DUE	<b>\$1,547.98</b>
-----------	-------------------

THANK YOU.

Approved  
Kelly Mullins, Amenity & Operations Manager  
Governmental Management Services for Amelia Walk CDD  
Date: 9-29-23  
Acct. # 1-320-57200-46400



**ameliawalkmanager@gmsnf.com**

---

**From:** receipt=ers-mail.com@mailgun.ers-mail.com on behalf of Celebration Party Rental  
<receipt@ers-mail.com>  
**Sent:** Friday, September 29, 2023 11:27 AM  
**To:** ameliawalkmanager@gmsnf.com  
**Subject:** Your Receipt from Celebration Party Rental - Order #12695

## Invoice/Receipt #12695



Celebration Party Rental  
9451 Craven Rd  
JACKSONVILLE, Florida 32257  
904-260-9792  
[www.celebrationpartyrental.net](http://www.celebrationpartyrental.net)

**Important Information - Please Read Below!**

10/21/2023 08:00am, 10/21/2023 09:00pm  
Amelia Walk CDD  
Kelly Mullings  
85287 Majestic Walk Blvd



Fernandina Beach, FL 32034  
ameliawalkmanager@gmsnf.com  
904-225-3147/

Order Created by: Vincent Salituro

Customer Comments: Need to confirm event start and end time Need to confirm set up surface is grass Need to confirm power source

Sat, Oct 21 8:00 am - 9:00 pm			
	SPORTS COMBO	\$305.90	x 1 = \$305.90
	SKEE - BALL	\$189.90	x 1 = \$189.90

SubTotal		\$495.80
General Discount: 10%	-\$49.58	\$446.22
Damage Waiver - Yes	\$31.24	\$477.46
Tax: 7.5%	<del>\$35.81</del>	<del>\$513.27</del>

Total \$513.27

Min Payment Req'd \$256.64

Due \$513.27

**\$477.46**

[Click here to read and sign your contract](#)

To Pay your Final/Remaining Balance (if a final balance is due), Save this Receipt and  
CLICK BELOW:

[\(Click here to View and/or Pay your Balance\)](#)

A few tips and reminders: (PLEASE READ BELOW)

- 1) We accept cash and most credit cards (not AmEx). If paying with cash, please note that our drivers don't carry change. Payment is due at time of set up. Due to the number of returned checks we no longer accept checks as a form of payment.
- 2) Please call our office if you have stairs or a tiered backyard, so we can discuss setup options.
- 3) We can set up on most surfaces but not rocks or sticker patches of any kind. If this type of topography is all you have, please rent "farping 3 thick" under concessions and add-ons and/or tarp 3 thick before our delivery/setup. Please call us if you are unsure.
- 4) All inflatable units MUST be staked in the ground for safety. If this is not possible, you will need to select jumper placement to be around secure items that we can tie off to, i.e. telephone poles, fence posts, etc. The unit must be secured on atleast 3 corners. Sandbags are not safe for most setups and as a result we do not use them.
- 5) We will call you the day of your event (we sometimes have to arrive very early to get all of the jumps out on time but we do not charge for the extra time)
- 6) Please call as early as possible if you need to cancel for weather or any other reason. Once we've set up, we do not give refunds for any reason



# Hello Amelia Walk Cdd,

Thanks for choosing Comcast Business.

Your bill at a glance		
For 85287 MAJESTIC WALK BLVD, FERNANDINA BEACH, FL, 32034-3785		
Previous balance		\$458.89
EFT Payment - thank you	Sep 13	-\$458.89
Balance forward		\$0.00
Regular monthly charges	Page 3	\$431.95
Taxes, fees and other charges	Page 3	\$26.92
New charges		\$458.87
Amount due		\$458.87

**! Thanks for paying by Automatic Payment**  
Your automatic payment on Oct 12, 2023, will include your amount due, plus or minus any payment related activities or adjustments, and less any credits issued before your bill due date.

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

## Your bill explained

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



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

Please write your account number on your check or money order

Do not include correspondence with payment

**COMCAST  
BUSINESS**

1100 NORTHPOINT PKWY W PALM  
BCH FL 33407-1937  
96330310 NO RP 21 20230921 NNNNNNNN 0000000 0001

AMELIA WALK CDD  
ATTN KELLY MULLINS  
85287 MAJESTIC WALK BLVD  
FERNANDINA BEACH, FL 32034-3785



849574170035080800458877

Account number **8495 74 170 0350808**  
Automatic payment **Oct 12, 2023**  
Please pay **\$458.87**

Electronic payment will be applied Oct 12, 2023

COMCAST  
PO BOX 71211  
CHARLOTTE NC 28272-1211





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- Pay your bill and customize billing options
- View upcoming appointments

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Call today for a **FREE** account review at 877-564-0318.

## Need help? We're here for you



### Visit us online

Get help and support at [business.comcast.com/help](https://business.comcast.com/help)



### Call us anytime

800-391-3000

Open 24 hours, 7 days a week for billing and technical support

## Useful information

### Moving?

We can help ensure it's a smooth transition.

Visit [business.comcast.com/learn/moving](https://business.comcast.com/learn/moving) to learn more.

### Accessibility:

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



## Ways to pay



### No more mailing monthly checks

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



### Go paperless and say goodbye to clutter

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

## Additional billing information

### More ways to pay:



#### Online

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



#### Comcast Business App

Download the Comcast Business App



#### In-Store

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






Regular monthly charges\$431.95

Comcast Business\$349.90

Packaged services\$359.95

 Data, Voice Package	\$334.95
Package Includes: Business Internet 300+ and 1 Mobility Voice Line.	
Mobility Voice Line Business Voice.	\$44.95
Voice Credit	-\$19.95

Discounts-\$134.95

Promotional Discount-\$134.95

Comcast Business services\$124.90

TV Standard Business Video.	\$89.95
Static IP - 5	\$29.95
Voice Mail Service	\$5.00

Equipment & services\$29.90

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

Service fees\$52.15

Directory Listing Management Fee	\$5.00
Voice Network Investment	\$5.00
Broadcast TV Fee	\$30.80
Regional Sports Fee	\$11.35

Taxes, fees and other charges\$26.92

Other charges\$4.16

Regulatory Cost Recovery	\$2.30
Federal Universal Service Fund	\$1.86

Taxes & government fees\$22.76

Sales Tax	\$2.10
State Communications Services Tax	\$14.97
Local Communications Services Tax	\$4.89
911 Fees	\$0.80

What's included?



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



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



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

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

You've saved \$134.95 this month with your promotional discount.



Additional information



# Florida Department of Economic Opportunity, Special District Accountability Program

## Fiscal Year 2023 - 2024 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/02/2023				Invoice No: 88861
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/01/2023: \$175.00

**STEP 1:** Review the following profile and make any needed changes.

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



000023

**Amelia Walk Community Development District**

Mr. Daniel Laughlin

Governmental Management Services, LLC

475 West Town Place, Suite 114

St. Augustine, Florida 32092

2. Telephone: 904-940-5850 Ext:
3. Fax: 904-940-5899
4. Email: dlaughlin@gmsnf.com
5. Status: Independent
6. Governing Body: Elected
7. Website Address: www.ameliawalkcdd.com
8. County(ies): Nassau
9. Special Purpose(s): Community Development
10. Boundary Map on File: 01/19/2006
11. Creation Document on File: 01/19/2006
12. Date Established: 12/12/2005
13. Creation Method: Local Ordinance
14. Local Governing Authority: Nassau County
15. Creation Document(s): County Ordinance 2005-81
16. Statutory Authority: Chapter 190, Florida Statutes
17. Authority to Issue Bonds: Yes
18. Revenue Source(s): Assessments

**STEP 2:** Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: D. L. Laughlin Date 10/6/23

**STEP 3:** Pay the annual state fee or certify eligibility for zero annual fee.

**a. Pay the Annual Fee:** Pay the annual fee online by following the instructions at [www.Floridajobs.org/SpecialDistrictFee](http://www.Floridajobs.org/SpecialDistrictFee) or by check payable to the Florida Department of Economic Opportunity.

**b. Or, Certify Eligibility for the Zero Fee:** By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. \_\_\_ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2. \_\_\_ This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

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

**STEP 4:** Make a copy of this document for your records.

**STEP 5:** Mail this document and payment (if paying by check) to the Florida Department of Economic Opportunity, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to (850) 717-8430.



## MEMORANDUM

**To:** All Special District Registered Agents  
**From:** Jack Gaskins Jr., Special District Accountability Program  
**Date:** October 2, 2023  
**Subject:** Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code - Fiscal Year 2023-24 Special District State Fee and Profile Update  
Due by December 1, 2023

This memorandum contains the guidance for complying with the annual state fee and update requirements using the enclosed *Fiscal Year 2023-2024 Special District State Fee Invoice and Profile Update* (enclosure). Detailed instructions are on the opposite side of this memorandum.

### Pay the Annual State Fee Online

The Florida Department of Commerce (FloridaCommerce), previously the Florida Department of Economic Opportunity, requests all special districts to pay the state fee online at [www.FloridaJobs.org/SpecialDistrictFee](http://www.FloridaJobs.org/SpecialDistrictFee) by electronic check or by using a Visa or MasterCard, and to email the completed enclosure to FloridaCommerce at [SpecialDistricts@Commerce.fl.gov](mailto:SpecialDistricts@Commerce.fl.gov). The state fee remains \$175, unless the special district certifies that it is eligible for a zero fee. To avoid a \$25 late fee, the payment must be completed by December 1, 2023. Paying online is fast, free, and convenient.

### The Purpose of the Annual State Fee

Chapter 189, Florida Statutes, the Uniform Special District Accountability Act (Act), assigns duties to the Special District Accountability Program administered by FloridaCommerce and requires FloridaCommerce to annually collect a state fee from each special district to cover the costs of administering the Act. For additional information, visit [www.FloridaJobs.org/SDAP](http://www.FloridaJobs.org/SDAP).

### Review the Special District's Profile

Each special district's registered agent must annually review the profile information on the enclosure, mark any needed corrections or updates, sign and date it, and return it to FloridaCommerce.

### The Purpose of Reviewing the Special District's Profile

The Act, along with Rule Chapter 73C-24, Florida Administrative Code, requires each special district to maintain specific information with FloridaCommerce and requires FloridaCommerce to make that information available through the *Official List of Special Districts* ([www.FloridaJobs.org/OfficialList](http://www.FloridaJobs.org/OfficialList)). The Florida Legislature, state agencies, and local government officials use that information to monitor special districts, coordinate activities, collect and compile financial and other information, and to make informed policy decisions. It is important for that information to be complete and accurate.

### Reminders

Each newly created special district must have an official website containing specific information by the end of the first full fiscal year after its creation. All other special districts must have an official website. If the special district is required to have an official website and its web address is not listed on the enclosure, the special district must provide it. The *Florida Special District Handbook* ([www.FloridaJobs.org/SpecialDistrictHandbook](http://www.FloridaJobs.org/SpecialDistrictHandbook)) covers website requirements along with general operating requirements. FloridaCommerce encourages all special district staff and governing body members to review this handbook to help ensure compliance with state requirements.

**(TURN OVER FOR INSTRUCTIONS)**



**Instructions: Complete the following by December 1, 2023:**

**STEP 1: Review the special district's profile on the enclosure:**

- ☐ Make any needed changes directly on the enclosure by striking through the outdated or incorrect information and writing in the new or correct information.
- ☐ Complete any missing information.
- ☐ Email any noted missing documents, such as a boundary map and / or creation document to the email address provided below.
- ☐ Sign and date where indicated.
- ☐ Make a copy for your records.

**STEP 2: Pay the \$175 state fee or certify eligibility for the zero fee:**

• **Pay online with a Visa or MasterCard or by electronic check:**

- ☐ Visit [www.FloridaJobs.org/SpecialDistrictFee](http://www.FloridaJobs.org/SpecialDistrictFee) and follow the instructions.
- ☐ Write "Paid Online" on the enclosure and email it to the email address provided below.

• **In the event of a hardship preventing a special district from paying the state fee online:**

- ☐ Prepare a check payable to the Florida Department of Commerce.
- ☐ Enter the invoice number in the memo field.
- ☐ Mail the check and the completed enclosure to the address provided below, ensuring the postmark date is on or before December 1, 2023. If it is not possible to include the check with the enclosure, write on the enclosure "check mailed separately" and email or mail the enclosure to the addresses provided below.

• **If eligible for the zero annual fee pursuant to Rule 73C-24.003(3)(e), Florida Administrative Code, complete Step 3.b. on the enclosure:**

- ☐ Certify eligibility by initialing each statement.
- ☐ Email the completed enclosure to the email address provided below.

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**State Fee Website:** [www.FloridaJobs.org/SpecialDistrictFee](http://www.FloridaJobs.org/SpecialDistrictFee) (pay online, download a duplicate enclosure, previous memorandums, and FloridaCommerce's W-9 Form)

**Mailing Address:** Florida Department of Commerce  
Bureau of Budget Management  
107 East Madison Street, MSC-120  
Tallahassee, FL 32399-4124

**Questions:** Contact: Jack Gaskins  
Telephone: 850-717-8430  
Email: [SpecialDistricts@Commerce.fl.gov](mailto:SpecialDistricts@Commerce.fl.gov)



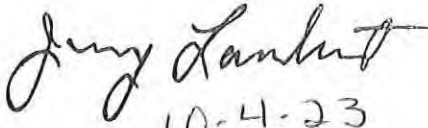


**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice****Invoice #:** 314**Invoice Date:** 10/1/23**Due Date:** 10/1/23**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 - October 2023		1,323.00	1,323.00
Facility Management - October 2023		6,500.00	6,500.00
Janitorial - October 2023		1,000.33	1,000.33
 10-4-23			

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**Total** \$8,823.33

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**Payments/Credits** \$0.00

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**Balance Due** \$8,823.33

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**Governmental Management Services, LLC**

1001 Bradford Way  
Kingston, TN 37763

**Invoice****Invoice #:** 315**Invoice Date:** 10/1/23**Due Date:** 10/1/23**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 - October 2023		4,465.17	4,465.17
Website Administration - October 2023		33.33	33.33
Information Technology - October 2023		66.67	66.67
Dissemination Agent Services - October 2023		291.67	291.67
Office Supplies		0.21	0.21
Postage		29.65	29.65
Copies		97.50	97.50
Telephone		86.30	86.30
		<b>Total</b>	<b>\$5,070.50</b>
		<b>Payments/Credits</b>	<b>\$0.00</b>
		<b>Balance Due</b>	<b>\$5,070.50</b>



1001 Bradford Way  
Kingston, TN 37763

**Invoice #:** 316  
**Invoice Date:** 9/30/23  
**Due Date:** 9/30/23  
**Case:**  
**P.O. Number:**

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

Description	Hours/Qty	Rate	Amount
Assessment Roll Certification - FY 2024		5,000.00	5,000.00
Total			\$5,000.00
Payments/Credits			\$0.00
Balance Due			\$5,000.00



Original



Hawkins, Inc.  
2381 Rosegate  
Roseville, MN 55113  
Phone: (612) 331-6910

# INVOICE

Total Invoice	<b>\$432.00</b>
Invoice Number	6593967
Invoice Date	10/3/23
Sales Order Number/Type	4365251 SO
Branch Plant	74
Shipment Number	5167146

**Sold To:** 480209  
ACCOUNTS PAYABLE  
AMELIA WALK COMMUNITY DEVELOPMENT  
DIST  
475 W Town Pl  
SUITE 114  
St Augustine FL 32092-3648

**Ship To:** 480210  
AMELIA WALK COMMUNITY DEVELOPMENT  
DIST  
85287 Majestic Walk Blvd  
Fernandina Beach FL 32034-3785

Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#	P.O. Release	Sales Agent #
11/2/23	Net 30	PPD Origin	HAWKINS SOUTHEAST FLEET			382

Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	41930	Azone - EPA Reg. No. 7870-1	N	150.0000	GA	\$2.8000	GA	1,450.5 LB	\$420.00
		1 LB BLK (Mini-Bulk)		150.0000	GA			1,450.5 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00

\*\*\*\*\* Receive Your Invoice Via Email \*\*\*\*\*

Please contact our Accounts Receivable Department via email at Credit.Dept@HawkinsInc.com  
or call 612-331-6910 to get it setup on your account.

Approved  
Kelly Mullins, Amenity & Operations Manager  
Governmental Management Services for Amelia Walk CDD  
Date: 10-4-23  
Acct. # 1-320-57200-46500

Page 1 of 1

Tax Rate      Sales Tax  
0 %              \$0.00

Invoice Total

**\$432.00**

**No Discounts on Freight**  
**IMPORTANT:** All products are sold without warranty of any kind and purchasers will, by their own tests, determine suitability of such products for their own use. Seller warrants that all goods covered by this invoice were produced in compliance with the requirements of the Fair Labor Standards Act of 1938, as amended. Seller specifically disclaims and excludes any warranty of merchantability and any warranty of fitness for a particular purpose.  
**NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD CONDITION.**

**CHECK REMITTANCE:**

Hawkins, Inc.  
P.O. Box 860263  
Minneapolis, MN 55486-0263

**WIRING CONTACT INFORMATION:**

Email: Credit.Dept@Hawkinsinc.com  
Phone Number: (612) 617-8581  
Fax Number: (612) 225-6702

**FINANCIAL INSTITUTION:**

US Bank  
800 Nicollet Mall  
Minneapolis, MN 55402

Account Name:

Hawkins, Inc.

Account #:

180120759469

ABA/Routing #:

091000022

Swift Code#:

USBKUS44IMT

Type of Account:

Corporate Checking

**ACH PAYMENTS:**

CTX (Corporate Trade Exchange) is our preferred method. Please remember to include in the addendum the document numbers pertaining to the payment.  
For other than CTX, the remit to information may be emailed to Credit.Dept@Hawkinsinc.com

**CASH IN ADVANCE/EFT PAYMENTS:**

Please list the Hawkins, Inc. sales order number or your purchase order number if the invoice has not been processed yet.

This contractor and subcontractor shall abide by the requirements of 41 CFR §§60-1.4(a), 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against all individuals based on their race, color, religion, sex, or national origin. Moreover, these regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, national origin, protected veteran status or disability.

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

Job# 3790433







## STATEMENT INFORMATION

### ADDRESS CORRECTION

E-mail:





Customer Name: AMELIA WALK COMMUNITY DEV DISTRICT

Account #: 3124050420

Cycle: 03

Bill Date: 09/29/23

#### IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 84703 FALL RIVER PY APT IR01

Service Period: 08/24/23 - 09/26/23 Reading Date: 09/26/2023

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
76553197	33	749	Regular	1	38000 GAL
Basic Monthly Charge				\$	31.50
Tier 1 Consumption (1-14 kgal @ \$3.81)					53.35
Tier 2 Consumption (> 14 kgal @ \$4.33)					103.91
TOTAL CURRENT IRRIGATION CHARGES				\$	188.76

#### IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 85059 MAJESTIC WALK BV APT IR01

Service Period: 08/24/23 - 09/26/23 Reading Date: 09/26/2023

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
82157379	33	1343	Regular	1	23000 GAL
Basic Monthly Charge				\$	31.50
Tier 1 Consumption (1-14 kgal @ \$3.81)					53.35
Tier 2 Consumption (> 14 kgal @ \$4.33)					38.96
TOTAL CURRENT IRRIGATION CHARGES				\$	123.81

#### IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 85108 MAJESTIC WALK BLVD

Service Period: 08/24/23 - 09/26/23 Reading Date: 09/26/2023

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
89240369	33	810	Regular	1	0 GAL
Basic Monthly Charge				\$	31.50
TOTAL CURRENT IRRIGATION CHARGES				\$	31.50

#### IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 85254 FALL RIVER PY APT IR01

Service Period: 08/24/23 - 09/26/23 Reading Date: 09/26/2023

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
89140510	33	1713	Regular	1	42000 GAL
Basic Monthly Charge				\$	31.50
Tier 1 Consumption (1-14 kgal @ \$3.81)					53.35
Tier 2 Consumption (> 14 kgal @ \$4.33)					121.23
TOTAL CURRENT IRRIGATION CHARGES				\$	206.08

#### IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 85287 MAJESTIC WALK BLVD

Service Period: 08/28/23 - 09/29/23 Reading Date: 09/29/2023

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
86638079	32	26679	Regular	2	0 GAL
Basic Monthly Charge				\$	100.80
TOTAL CURRENT IRRIGATION CHARGES				\$	100.80

#### IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 85287 MAJESTIC WALK BLVD

Service Period: 08/28/23 - 09/29/23 Reading Date: 09/29/2023

Service Point: Irrigation 2 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
67133220	32	95359	Regular	1 1/2	349000 GAL
Basic Monthly Charge				\$	63.00
Tier 1 Consumption (1-14 kgal @ \$3.81)					53.35
Tier 2 Consumption (> 14 kgal @ \$4.33)					1,450.54
TOTAL CURRENT IRRIGATION CHARGES				\$	1,566.89





Customer Name: AMELIA WALK COMMUNITY DEV DISTRICT

Account #: 3124050420

Cycle: 03

Bill Date: 09/29/23

### SEWER SERVICE

Billing Rate: Commercial Sewer Service

Service Address: 85287 MAJESTIC WALK BLVD

Service Period: 08/28/23 - 09/29/23 Reading Date: 09/29/2023

Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
93021993	32	544	Regular	2	14000 GAL
Basic Monthly Charge				\$	169.20
Sewer Usage Charge					89.46
<b>TOTAL CURRENT SEWER CHARGES</b>				<b>\$</b>	<b>258.66</b>

### WATER SERVICE

Billing Rate: Commercial Water Service

Service Address: 85287 MAJESTIC WALK BLVD

Service Period: 08/24/23 - 09/26/23 Reading Date: 09/26/2023

Service Point: Commercial - Water

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
77677281	33	0	Regular	3/4	0 GAL
Basic Monthly Charge				\$	18.90
<b>TOTAL CURRENT WATER CHARGES</b>				<b>\$</b>	<b>18.90</b>

### WATER SERVICE

Billing Rate: Commercial Water Service

Service Address: 85287 MAJESTIC WALK BLVD

Service Period: 08/28/23 - 09/29/23 Reading Date: 09/29/2023

Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
93021993	32	544	Regular	2	14000 GAL
Basic Monthly Charge				\$	100.80
Water Consumption Charge					26.04
<b>TOTAL CURRENT WATER CHARGES</b>				<b>\$</b>	<b>126.84</b>

### IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 85377 MAJESTIC WALK BV APT IR01

Service Period: 08/24/23 - 09/26/23 Reading Date: 09/26/2023

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
82157504	33	850	Regular	1	2000 GAL
Basic Monthly Charge				\$	31.50
Tier 1 Consumption (1-14 kgal @ \$3.81)					7.62
<b>TOTAL CURRENT IRRIGATION CHARGES</b>				<b>\$</b>	<b>39.12</b>

### IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

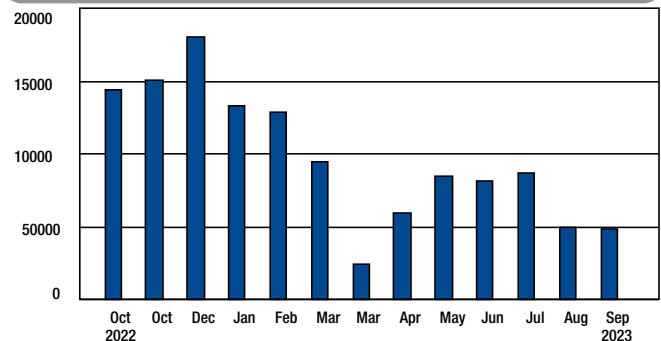
Service Address: 85633 FALL RIVER PY APT IR01

Service Period: 08/24/23 - 09/25/23 Reading Date: 09/25/2023

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
89240294	32	949	Regular	1	14000 GAL
Basic Monthly Charge				\$	31.50
Tier 1 Consumption (1-14 kgal @ \$3.81)					53.34
<b>TOTAL CURRENT IRRIGATION CHARGES</b>				<b>\$</b>	<b>84.84</b>

### CONSUMPTION HISTORY



	1 year ago	Last Month	This Month	Average Daily
Total Kwh used				
Total Gallons used	1,440,001	500,000	482,000	14,606





## Kilinski | Van Wyk PLLC

P.O. Box 6386  
Tallahassee, Florida 32314

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

## INVOICE

Invoice # 7575  
Date: 10/08/2023  
Due On: 11/07/2023

### AWCDD-107 Series 2023 Bond Issuance

### Amelia Walk CDD -107 Series 2023 Bond Issuance

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	LG	09/11/2023	Analyze historical bond information; prepare assessment declaring resolution; review and provide comments to assessment methodology report.	2.90	\$305.00	\$884.50
Service	LG	09/12/2023	Confer with Laughlin regarding master assessment methodology; review and provide comments to same; attend financing team call.	2.20	\$305.00	\$671.00
Service	LG	09/13/2023	Review and provide comments to revised master assessment methodology.	0.40	\$305.00	\$122.00
Service	LG	09/18/2023	Review and provide comments to credit package; confer with underwriter and bond counsel regarding remaining validation capacity.	0.90	\$305.00	\$274.50
Service	LG	09/27/2023	Prepare amended and restated declaring resolution.	0.50	\$305.00	\$152.50
Service	LG	09/28/2023	Finalize resolution resetting assessment hearing and send for agenda.	0.30	\$305.00	\$91.50
					<b>Total</b>	<b>\$2,196.00</b>



## Detailed Statement of Account

### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
7575	11/07/2023	\$2,196.00	\$0.00	\$2,196.00
Outstanding Balance				\$2,196.00
Total Amount Outstanding				\$2,196.00

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.





## Kilinski | Van Wyk PLLC

P.O. Box 6386  
Tallahassee, Florida 32314

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

### AWCDD-01 General

#### Amelia Walk CDD - General Counsel

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	JK	09/01/2023	Review draft agenda and confer with Roberts on same; confer re: expenditure approvals	0.30	\$305.00	\$91.50
Service	LG	09/05/2023	Confer with Mullins and Robinson regarding informal bidding process; update project manual accordingly.	1.50	\$305.00	\$457.50
Service	LG	09/06/2023	Continue editing informal RFP package for landscape; circulate to team for comments.	0.70	\$305.00	\$213.50
Service	AH	09/06/2023	Prepare recording of construction and access easement agreement.	0.30	\$170.00	\$51.00
Service	LG	09/07/2023	Finalize materials for special meeting; prepare for and attend agenda conference call.	1.20	\$305.00	\$366.00
Expense	AL	09/08/2023	Simplifile Recording: AWCDD-01 General	1.00	\$75.45	\$75.45
Service	LG	09/11/2023	Prepare response to Trim All; attend special landscaping Board meeting; update informal landscape RFP.	2.90	\$305.00	\$884.50
Expense	AL	09/12/2023	Certified Mail: Certified mail to Trim All Lawn	1.00	\$6.03	\$6.03
Service	CR	09/13/2023	Review and analysis of legal issues related to agenda items including analysis of various proposals, resolutions, and documents in	0.80	\$260.00	\$208.00

## INVOICE

Invoice # 7574  
Date: 10/08/2023  
Due On: 11/07/2023



preparation of upcoming board meeting.						
Service	LG	09/14/2023	Finalize and send updated informal landscape RFP for distribution.	0.40	\$305.00	\$122.00
Service	AH	09/14/2023	Prepare updates to district file regarding recorded construction and access easement agreement.	0.20	\$170.00	\$34.00
Service	LG	09/15/2023	Prepare agreement for solar pool heating.	1.10	\$305.00	\$335.50
Service	LG	09/19/2023	Travel to and attend Board meeting.	4.90	\$305.00	\$1,494.50
Expense	AL	09/19/2023	Rental Car Expenses: Travel LG	1.00	\$37.21	\$37.21
Expense	AL	09/19/2023	Gas: Travel LG	1.00	\$8.29	\$8.29
Expense	AL	09/19/2023	Tolls: Travel LG	1.00	\$3.79	\$3.79
Expense	AL	09/19/2023	Meals: Travel LG	1.00	\$2.83	\$2.83
Expense	AL	09/19/2023	Hotel: Travel LG	1.00	\$45.76	\$45.76
Service	LG	09/21/2023	Prepare mailed and published notices for assessment hearing; prepare resident information regarding bonds and assessments.	2.50	\$305.00	\$762.50
Service	CR	09/22/2023	Draft of amendment to HuGus agreement for painting and repair work.	0.50	\$260.00	\$130.00
Service	LG	09/22/2023	Review and provide comments to September special meeting minutes.	0.30	\$305.00	\$91.50
Service	LG	09/25/2023	Prepare special meeting notice; review reports of fence damage and prepare letter regarding same.	0.80	\$305.00	\$244.00
Service	LG	09/26/2023	Review and provide comments to September regular meeting minutes; confer with staff regarding fence damage.	0.40	\$305.00	\$122.00
Service	LG	09/27/2023	Update letter regarding fence damage.	0.30	\$305.00	\$91.50
Service	LG	09/28/2023	Finalize letter regarding fence damage and prepare for mailing.	0.20	\$305.00	\$61.00
Expense	AL	09/29/2023	Overnight mail: Overnight mail regarding fencing damage.	1.00	\$28.75	\$28.75
<b>Non-billable entries</b>						
Service	CR	09/01/2023	Review and supplement drafted agenda with additional items, including pot hole issue, landscaping, and other proposals previously tabled.	<del>0.50</del>	<del>\$260.00</del>	<del>\$130.00</del>



Service	CR	09/06/2023	Supplement and revise underlying request for proposal package for landscape proposals; Revisions to underlying easement agreement regarding roadway.	0.60	\$260.00	\$156.00
Service	CR	09/07/2023	Telephone call regarding agenda for upcoming board meeting.	0.50	\$260.00	\$130.00
Service	CR	09/11/2023	Attend special meeting regarding landscaping and various other District concerns.	1.40	\$260.00	\$364.00
Service	CR	09/12/2023	Review and analysis of legal issues related to agenda including various resolutions, proposals, and other documents in preparation of upcoming board meeting.	0.40	\$260.00	\$104.00
Service	LG	09/18/2023	Prepare for Board meeting.	0.30	\$305.00	\$91.50
Service	CR	09/19/2023	Prepare for and attend board meeting.	6.40	\$260.00	\$1,664.00
Expense	LW	09/19/2023	Mileage: Travel CR.	225.00	\$0.655	\$147.38
Expense	AL	09/19/2023	Meals: Travel CR	1.00	\$10.09	\$10.09
Service	CR	09/26/2023	Revisions and supplementation of Hugas amendment to contract for additional services; Review and analysis of amenity policies regarding vendors and unauthorized use.	0.60	\$260.00	\$156.00
<b>Total</b>						<b>\$5,968.61</b>

## Detailed Statement of Account

### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
7574	11/07/2023	\$5,968.61	\$0.00	\$5,968.61
<b>Outstanding Balance</b>				<b>\$5,968.61</b>
<b>Total Amount Outstanding</b>				<b>\$5,968.61</b>

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.





# INVOICE

Page: 1

## Please Remit Payment to:

Solitude Lake Management, LLC  
1320 Brookwood Drive  
Suite H  
Little Rock, AR 72202  
Phone #: (888) 480-5253  
Fax #: (888) 358-0088

Invoice Number: PSI002944  
Invoice Date: 8/1/2023

Bill  
To: Amelia Walk CDD  
Government Management Services, LLC  
475 West Town Place, Suite 114  
Saint Augustine, FL 32092

Ship  
To: Amelia Walk CDD  
Government Management Services, LLC  
475 West Town Place, Suite 114  
Saint Augustine, FL 32092

Ship Via		Customer ID	12909
Ship Date	8/1/2023	P.O. Number	
Due Date	8/31/2023	P.O. Date	8/1/2023
Terms	Net 30	Our Order No.	

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	2,325.00	2,325.00
August Billing					
8/1/2023 - 8/31/2023					
Pond 16					
Pond 17					
Pond 14					
Pond 15					
Pond 13					
Pond 2					
Pond 3					
Pond 4					
Pond 5					
Pond 6					
Pond 7					
Pond 8					
Pond 9					
Pond 10					
Pond 11					
Lake 12					
Fountain 6 - Pond 15					
Fountain 1 - Pond 2					
Fountain 2 - Pond 3					
Fountain 3 - Pond 5					
Fountain 4 - Pond 6					
Fountain 5 - Pond 14					

Amount Subject to Sales Tax 0.00  
Amount Exempt from Sales Tax 2,325.00

<b>Subtotal:</b>	<b>2,325.00</b>
Invoice Discount:	0.00
Total Sales Tax	0.00
Payment Amount:	0.00
<b>Total:</b>	<b>2,325.00</b>



## The Tree Surgeons

PO Box 16934

Fernandina Beach, FL 32035 US

+1 9042613333

quotes@nassaucountytreesurgeons.  
com



# INVOICE

### BILL TO

Kelly Mullins Amelia Walk

904-225-3147

85287 Majestic Walk

Blvd.

Fernandina, FL 32034

INVOICE # 5703

DATE 10/03/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Tree Removal	85425 cherry creek drive Two down trees and one over hanging tree pull in woods and leave	1	450.00	450.00

PLEASE NOTE PAYMENT IS DUE AT THE TIME OF SERVICE.

BALANCE DUE

**\$450.00**

#### TERMS OF PAYMENTS:

ALL ACCOUNTS ARE DUE ON THE DAY OF SERVICE. A SERVICE CHARGE OF 2% PER MONTH UP TO 18% PER YEAR WILL BE ADDED TO ACCOUNTS NOT FULLY PAID 30 DAYS SUBSEQUENT TO THE INVOICE DATE. IF OUTSIDE ASSISTANCE IS USED TO COLLECT THE ACCOUNT, THE CUSTOMER IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE COLLECTION, INCLUDING , BUT NOT LIMITED TO ATTORNEY FEES AND COURT COST.

Approved

Kelly Mullins, Amenity & Operations Manager  
Governmental Management Services for Amelia  
Walk CDD

Date: 10-4-23

Acct. # 1-320-57200-46201

**\*\*THERE IS A 3% CONVENIENCE FEE WHEN PAYING WITH A CREDIT CARD\*\***  
(Please contact us if this is the method of payment you wish to use)