

Amelia Walk
Community Development District

November 14, 2023

AGENDA

**Amelia Walk
Community Development District**

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

October 31, 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, November 14, 2023, at 2:00 p.m. at the Amelia Walk Amenity Center, 85287 Majestic Walk Boulevard, Fernandina Beach, Florida 32034.**

Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comment Regarding Agenda Items Below
- III. Approval of Minutes
 - A. October 10, 2023 Special Meeting
 - B. October 24, 2023 Regular Board Meeting
- IV. Consideration of Resolution 2024-02, Designating a Treasurer and Assistant Treasurer
- V. Financing Matters
 - A. Public Hearing for the Purpose of Levying Special Assessments
 - B. Consideration of Final Supplemental Assessment Methodology Report
 - C. Consideration of Amendment to the Engineer's Report Supplement No. 1
 - D. Consideration of Resolution 2024-03, Authorizing Series 2023 Bonds
 1. Seventh Supplemental Indenture
 - E. Consideration of Resolution 2024-04 Equalizing and Levying Special Assessments; Providing for the Payment and Collection of the Special Assessments; Confirming the District's Intention to Issue Special Assessment Note; and Making Provisions for Transfers of Real Property
- VI. Consideration of Responses to RFP for Landscape and Irrigation Maintenance Services
 - A. BrightView

- B. JCH & Co
- C. Koehn Outdoor
- D. The Greenery
- E. Victory Lawn & Landscape
- VII. Consideration of Resolution 2024-05, Amending the Fiscal Year 2023 Budget
- VIII. Discussion of Phase IV and V Common Area
- IX. Consideration of Resident Club Policies; Resolution 2024-06
- X. Consideration of Proposals / Estimates
 - A. Storm Drain Cleaning
 - B. Playground Mulch
 - C. Palm Root Drenching
 - D. Pavers for Pool Area
 - E. Pavers for Flagpole Area
- XI. Staff Reports
 - A. Landscape – Report
 - B. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. Amenity / Field Operations Manager – Report
- XII. Audience Comments (Limited to three minutes)
- XIII. Supervisor Requests
- XIV. Other Business
- XV. Financial Reports
 - A. Financial Statements as of October 31, 2023
 - B. Approval of Check Register

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, October 10, 2023 at 1:00 p.m. at the Amelia Walk Amenity Center, 85287 Majestic Walk Boulevard, Fernandina Beach, Florida.

Present and constituting a quorum were:

Jeff Robinson <i>by phone</i>	Chairman
Henry “Red” Jentz	Vice Chairman
David Swan	Supervisor
Lynne Murphy	Supervisor
Bradley Thomas	Supervisors

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 October 10, 2023 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Laughlin called the meeting to order at 1:00 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment

There being no members of the public present, the next item followed.

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2024-01,
Declaring Special Assessments and Setting a
Public Hearing Date**

Mr. Laughlin informed the Board that the plan was to notice the public hearing for the October 24th meeting after the last meeting, but with the quick turnaround the bulk mailer was not able to get the mailed notices out on time. The public hearing is being reset for the November 14th meeting.

On MOTION by Mr. Jentz seconded by Ms. Murphy with all in favor Resolution 2024-01, declaring special assessments and setting a public hearing to levy assessments on November 14, 2023 at 2:00 p.m. was approved.

FOURTH ORDER OF BUSINESS**Audience Comments**

There being no audience members present, the next item followed.

FIFTH ORDER OF BUSINESS**Supervisor Requests**

Mr. Jentz stated that the pond bank closet to Mr. Thomas's resident is different than the bank on the opposite side and asked that Mr. McCranie reinspect the pond bank as the issue appears to be that the easement is falling into the pond. Additionally, he stated the water does not flow into the storm drain in the same area properly, which could cause flooding issues. Lastly, he stated that he could not recall Phase 3 or 4 being accepted by the District.

Mr. Laughlin stated that District Counsel is still doing research, but a lot of the work was done with a District contract and the developer seems to have deeded a lot of the lands directly to the county, so for that reason it does not have to come to the Board for approval.

Mr. Jentz added that his concern is if there is something that needs to be remediated, that will have to be funded by the District, and it should have been funded by the builder or developer.

Mr. Laughlin suggested a meeting with Mr. McCranie, Mr. Thomas and himself to walk the pond bank.

Mr. Thomas stated that there is also an issue in the front of his house where water pools in front of this house.

SIXTH ORDER OF BUSINESS

**Next Scheduled Meeting – October 24, 2023
at 2:00 p.m. at the Amelia Walk Amenity
Center**

SEVENTH ORDER OF BUSINESS**Adjournment**

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

Secretary/Assistant Secretary

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, October 24, 2023 at 6:00 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 <i>by phone</i>	GMS Landscape Consultant
Rhonda Mossing <i>by phone</i>	MBS Capital Markets
Corey Roberts <i>by phone</i>	Kilinski Van Wyk
Peter Dame <i>by phone</i>	Akerman

The following is a summary of the discussions and actions taken at the October 24, 2023 meeting.

FIRST ORDER OF BUSINESS

Roll Call

Mr. Laughlin called the meeting to order at 6:00 p.m. and called the roll.

SECOND ORDER OF BUSINESS

Public Comment

Don DeCanio stated that it appears the District is waiting until the roads are resurfaced to make any drainage repairs and asked if there is an idea of how many repairs are necessary.

Mr. Laughlin responded that the number will not be known until the road project is underway and noted there is a large contingency included in the bond issue to cover any of those repairs.

Don DeCanio asked how it will be determined whether a pipe is damaged.

Mr. McCranie stated that he will need to be onsite while construction is underway to verify if a repair needs to be done.

Don DeCanio asked if use of a scope camera has been considered.

Mr. McCranie responded that looking at the pipes once the roads are opened up will be the least expensive and most timely.

Don DeCanio asked why the District is waiting to fix the damaged pipe on Fall River Parkway.

Mr. McCranie stated that he is not aware of a pipe failure on Fall River.

Mr. Laughlin stated that he will follow up with Mr. DeCanio.

Pat Gamba stated that it is like going through a maze when going down Majestic Walk because of the cars parked on the road.

Mr. Laughlin responded that parking issues are the HOA's responsibility as the CDD cannot police the roads. The HOA was provided a map of the District roads that identified areas that are designated as no parking zones.

THIRD ORDER OF BUSINESS

Approval of Minutes

A. September 11, 2023 Special Meeting

There were no comments on the minutes.

On MOTION by Mr. Robinson seconded by Mr. Thomas with all in favor the minutes of the September 11, 2023 special meeting were approved as presented.

B. September 19, 2023 Meeting

On MOTION by Mr. Robinson seconded by Mr. Jentz with all in favor the minutes of the September 19, 2023 meeting were approved as presented.

FOURTH ORDER OF BUSINESS

Consideration of Bids for Phase 1 Road Resurfacing Project

Mr. McCranie informed the Board that two bids were received, one from DL Holland and one from Duval Asphalt. Duval Asphalt's bid came in at \$726,408, which included everything but pipe repair, and DL Holland's bid came in at \$1,085,490. Mr. McCranie estimates the pipe

repair to be \$60,000 and there are additional contingency funds available. He recommended approval of Duval Asphalt's bid. Once the project begins, Mr. McCranie will oversee the project and can provide recommendations for any pipe repairs needed. Ms. Gentry stated the contract award would be contingent upon securing sufficient funding, through the upcoming bond issuance or otherwise.

On MOTION by Mr. Robinson seconded by Ms. Murphy with all in favor contracting with Duval Asphalt for the Phase 1 road resurfacing project was approved contingent on securing sufficient funding for the project.

FIFTH ORDER OF BUSINESS

Discussion of Term Sheets for the Series 2023 Bonds

Ms. Mossing presented two proposals, one from Seacoast Bank and one from Valley Bank. Seacoast Bank provided the lowest interest rate; however, they originally had a no-callable provision in their documents which meant the bonds would be outstanding for 20 years at that rate and could not be refinanced in the future should interest rates come down. Seacoast Bank was asked to provide a proposal with a provision that the bonds could be called. They would not remove the no-callable provision, but they did offer a 5-year call provision at a slightly higher rate of 6.35%. Ms. Mossing recommended approval of the proposal from Seacoast Bank with the 5-year call protection provision. She noted another provision of the proposals is that the District maintain their general fund account at Seacoast Bank.

Mark Moskowitz asked why the Board would proceed with a 20-year bond when a road's useful life is estimated at 17 years.

Mr. Laughlin stated that based on information from the District Engineer, the roads are expected to last 20 years.

Mr. Robinson added that the intention is to save capital reserve funds over time to pay for future repairs.

Donna Moskowitz stated that the amortization schedule sent to the homeowners appears to be for 11 years rather than 20 years.

Mr. Laughlin stated that at the next meeting there will be a methodology report presented which finalizes the numbers.

Mr. Robinson stated that he estimated a little under \$4,000 in interest would be paid over the 20 years at a 6% interest rate.

On MOTION by Mr. Robinson seconded by Ms. Murphy with all in favor the proposal from Seacoast Bank with the 5-year call provision at 6.35% interest was approved.

SIXTH ORDER OF BUSINESS

Update on RFP for Landscape and Irrigation Maintenance Services

Mr. Laughlin noted the landscape and irrigation proposals would be considered by the Board at the next meeting.

Mr. Robinson informed the Board that the informal RFP packages were sent to 25 companies in addition to a notice being published in a newspaper. Five proposals were received in response to the RFP. One of the bidders did not answer all the questions asked for in the project manual.

Ms. Gentry stated that the threshold for maintenance services that triggers a formal bid process is \$195,000 for the year and at least one of the bidders in one of the future renewal terms exceeded that, so if that vendor is chosen, once that threshold is hit, the District would need to go out for a formal bid. She also noted that sometimes when there are different vendors performing different pieces and something goes wrong, there could be finger pointing and it's a little harder to maintain accountability. However, the Board has the authority to divide the work into phases and award multiple contracts if it chooses to do so.

SEVENTH ORDER OF BUSINESS

Discussion of Village Walk Cost Share

Mr. Laughlin stated that the CDD was contacted by a representative of the HOA for Village Walk regarding questions about the cost share. The maintenance scope has recently changed. Previously the District maintained all of the grass on Spruce Run, however now it is only responsible for mowing the grass between the sidewalk and the road. Village Walk has stated that they incurred extra landscaping expenses due to that change and is asking to lower the cost share portion. Mr. Laughlin noted the change comes to \$434 a month.

The Board agreed the cost share should stay as-is because maintenance costs have increased.

EIGHTH ORDER OF BUSINESS**Discussion of Tag Camera on Spruce Run**

Mr. Laughlin informed the Board that North Hampton has requested to install a tag reader camera on District property at the corner of Spruce Run and North Hampton Club Way. The District will not be responsible for any related expenses.

Ms. Gentry stated that, if approved, a short easement agreement would be drafted that would include language that North Hampton acknowledges they are responsible for compliance with all laws and will cover the District if damages are incurred because of their actions.

On MOTION by Mr. Jentz seconded by Mr. Robinson with all in favor authorizing North Hampton to install a license plate reader camera on CDD property was approved subject to an easement agreement.

NINTH ORDER OF BUSINESS**Consideration of Proposals****A. Replacement Glass for Doors**

Ms. Mullins presented a proposal totaling \$1,625.75 to replace the glass in the amenity center doors due to seal damage causing the current glass to look foggy.

On MOTION by Mr. Swan seconded by Mr. Thomas with all in favor the proposal from Lee & Cates totaling \$1,625.75 was approved.

B. Storm Drain Cleaning

Ms. Mullins presented three proposals to clean the storm drains. She noted Wind River Environmental provided a day rate but did not say how long they anticipated it to take them. All Weather Contractors proposed using a remotely operated a vehicle to inspect all of the drains by camera.

This item was tabled to give Mr. McCranie a chance to review the proposals and weigh in on whether he thinks it's necessary to clean all the storm drains.

C. Landscaping for Flagpole

Ms. Mullins presented three proposals to install a paver base and plants around the flagpole.

Mr. Robinson stated that he was comfortable approving a not to exceed amount to install pavers and possibly a simple walkway with some benches.

Mr. Thomas suggested offering the ability for residents to donate to have an engraved memorial paver or something similar.

Ms. Gentry noted if the District is going to charge a fee for a brick, the rate hearing process would be necessary.

On MOTION by Mr. Swan seconded by Mr. Robinson with all in favor authorizing an amount not to exceed \$6,000 for landscape improvements to the flagpole area was approved with Supervisor Thomas authorized to work with staff on the project.

D. Pool Area Tree Removal

Ms. Mullins presented a proposal to remove the other palm tree in the pool area if desired. Alternate plans such as replacing the palm tree that was removed, or putting pavers over the area were also discussed.

Mr. Robinson stated that maintenance of the palm trees has been included in the landscaping contract, but it has not been managed properly over the years. He also suggested replacing the pine bark with mulch and adding lawn curbing.

The Board stated their preference for keeping the tree. Mr. Robinson asked Ms. Mullins to come up with a plan for the empty space where the tree was removed to present at the next meeting.

TENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Gentry informed the Board that the solar power contract for heating the pool has been finalized and signed. The project is estimated to be completed in 90 to 95 days.

1. Discussion of Request for Haul Road Easement

Ms. Gentry stated that a survey and sketch of the specific area that the request for the easement covers has been provided and it is contiguous with the existing JEA utility easement.

On MOTION by Mr. Jentz seconded by Mr. Thomas with all in favor authorizing Supervisor Robinson to work with staff and the requesting party on the easement request was approved.

Don DeCanio stated that this would be the perfect opportunity to work out an agreement for a second emergency exit out of the community that would be beneficial for both communities.

Ms. Gentry noted that area is not currently designated as a right of way so if that were to be changed there would be a lot of permitting involved.

Mr. Robinson added that the intent with the easement is to tap into the existing sewer/water line underneath the haul road and extend it up until the edge of their property line.

2. Bond & Assessment FAQ

Ms. Gentry provided a brief overview of the bonds and assessments frequently asked questions and answers sheet. It has been posted to the website for residents to view.

B. District Engineer

Mr. McCranie stated that he has driven the Phase V roadways with Mr. Robinson as Lennar has now completed that phase. Additionally, GreenPointe has walked the curbing and other areas and marked areas that were impacted during construction. Mr. McCranie noted he did not see any other areas except for a little bit of concrete spilled in one section and bald spots of grass that need to be sodded. Additionally, the ditch system needs some maintenance about once every six months.

Ms. Murphy stated that there is also rebar sitting on the sidewalks along with the concrete on Fall River approaching Stonehurst Parkway. She added that she would not be in favor of signing off and closing out Lennar unless those items are fixed.

Ms. Gentry suggested creating a District aesthetics punch list of items to be addressed, specifically for areas that the District is being asked to take responsibility of.

Mr. Robinson commented on the need for Pond 14 to be cleaned up.

Mr. Thomas added that the northeast corner of the pond needs to be addressed as the pond bank repair that was supposed to be done has not taken place.

Ms. Gentry stated that the agreements for the project will need to be reviewed.

Mr. Jentz added that it appears the grading for the storm drain is wrong.

Mr. McCranie and Mr. Laughlin discussed meeting onsite to inspect the areas in question.

C. District Manager

Mr. Laughlin informed the Board that a letter was sent to the HOA requesting payment for Ms. Mullin's time spent dealing with HOA related issues. The HOA responded that they are denying the request.

D. Amenity / Field Operations Manager – Report

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

Mr. Robinson asked that Ms. Mullins gather proposals for repainting or refurbishing the tower.

ELEVENTH ORDER OF BUSINESS Audience Comments

Laura Davis asked that for the lights on the tower and the amenity center building, the lights be made solid white during non-holiday times and during holidays the lighting be consistent.

Don DeCanio asked when Phase 4 will be walked and stated that on the pond banks, there is supposed to be St. Augustine grass installed to the water's edge, however some grass has been put in up to the top of the slope, but it is not St. Augustine and none of it has been irrigated.

Mr. Robinson stated that the common area is from the property line down to the water's edge and it is up to the developer and the contract with the builders as to what grass is installed. There is no requirement to irrigate the common area. The contracts between the developer and builders will have to be reviewed to see what was required in Phases 4 and 5.

Ms. Gentry stated that staff can work on trying to get those contracts between the developer and builder and letting them know if it was contracted to be done and hasn't been done.

Don DeCanio stated that there are sections of Apple Canyon, Fall River and North Field where there are no curbs, areas with missing curb ramps or curb breaks, broken sidewalks, and a pile of debris. He asked if there is any recourse to go after the developer.

Ms. Gentry stated that she believes those are the contracts that were done under the District's name and those areas have been deeded over to the District. If there are structural issues with the roadways, Mr. McCranie can inspect them.

Mr. Laughlin stated that he will look at that area while he is onsite with the District Engineer.

TWELFTH ORDER OF BUSINESS**Supervisor Requests**

Ms. Murphy stated that she is working on prioritizing landscaping issues with Ms. Mullins for eight areas in the community and will be submitting proposals for board consideration.

Mr. Robinson stated that there is an access to the trail that needs to be gated so he will work with Ms. Mullins on that.

Ms. Gentry stated that it would be helpful in the discussions with Mr. Matovina to have a proposal for what it would cost to do the wish list of items related to the haul road.

THIRTEENTH ORDER OF BUSINESS**Other Business**

There being none, the next item followed.

FOURTEENTH ORDER OF BUSINESS Financial Reports**A. Financial Statements as of September 30, 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 financials show the District to be over budget by \$30,000. A copy of the check register totaling \$124,565.90 was also included.

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

Mr. Robinson suggested moving the December meeting from the 19th to the 12th.

On MOTION by Mr. Robinson seconded by Mr. Thomas with all in favor changing the December meeting date to December 12, 2023 was approved.

FIFTEENTH ORDER OF BUSINESS Consideration of Security Camera Proposals

This portion of the meeting was closed to the public in accordance with Sections 119.071(3)(a) and 281.301, Florida Statutes, as the Board discussed matters related to the security system plan. The closed session began at approximately 8:22 p.m. The public portion of the meeting resumed at approximately 8:24 p.m. and the following motion was made.

On MOTION by Mr. Swan seconded by Mr. Thomas with all in favor the proposal for security cameras was approved.

The Board discussed withholding payment from BrightView for the months of August and September.

On MOTION by Mr. Jentz seconded by Ms. Murphy with all in favor authorizing staff to draft a letter to notifying BrightView of withholding of partial payment for the months of August and September was approved.

SIXTEENTH ORDER OF BUSINESS

Next Scheduled Meeting – November 14, 2023 at 2:00 p.m. at the Amelia Walk Amenity Center

SEVENTEENTH ORDER OF BUSINESS Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

RESOLUTION 2024-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF AMELIA WALK
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A TREASURER
AND ASSISTANT TREASURER OF THE DISTRICT AND PROVIDING FOR AN
EFFECTIVE DATE**

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

WHEREAS, the Board of Supervisors of the District desires to appoint a Treasurer; and

WHEREAS, the Board of Supervisors of the District desires to appoint an Assistant Treasurer.

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

SECTION 1. Daniel Laughlin is appointed Treasurer.

SECTION 2. Rich Hans is appointed Assistant Treasurer.
Patti Powers is appointed Assistant Treasurer

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 14th day of November 2023.

ATTEST:

**AMELIA WALK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson/Vice Chairperson
Board of Supervisors

FIFTH ORDER OF BUSINESS

B.

Amelia Walk Community Development District

**Final Supplemental Special Assessment Methodology
Report for
Phase 1 Milling and Resurfacing Improvements
(The 2023 Project)
Special Assessment Note, Series 2023**

November 14, 2023

**Prepared by
Governmental Management Services, LLC**

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1.0 Executive Summary

This Supplemental Special Assessment Methodology Report (the "2023 Report") provides a methodology for allocating the benefit associated with the Special Assessment Revenue Note, Series 2023 (the "Series 2023 Note") consistent with the Master Special Assessment Methodology for Phase 1 Roadway Project, dated September 19, 2023 (the "Master Methodology"). This 2023 Report describes the allocation of debt to properties based upon the special benefits each receives from the infrastructure program referred to as the 2023 Project identified later herein. This report is designed to conform to the requirements of Chapters 170, 190 and 197 Florida Statutes with respect to special assessments and is consistent with our understanding of the case law on this subject.

The Amelia Walk Community Development District (the "District") consists of 563 acres in Nassau County, Florida, planned for a total of 749 single-family units.

Proceeds from the sale of the Series 2023 Note will be used to mill and resurface the Phase 1 roadway system and perform other related work (the "2023 Project"). In conjunction with the Series 2023 Note, the District has approved the Amelia Walk Community Development Amended District Engineer's Report Supplement No. 1 for Phase 1 Milling and Resurfacing, prepared by McCranie & Associates Inc., dated August 15, 2023 ("Phase 1 Engineers Report") and the Amendment to the Amelia Walk Community Development District Engineer's Report Supplement No. 1 for Phase 1 Milling and Resurfacing, dated October 24, 2023 (the "Amended Phase 1 Report") which together more specifically describe the 2023 Project. The estimated costs of the 2023 Project total \$895,500 and will be funded with the net proceeds from the proposed Series 2023 Note.

The District intends to impose non ad valorem special assessments (the "Series 2023 Assessments") on the benefited lands within the District (the "Series 2023 Assessment Area") based on this 2023 Report. It is anticipated that all of the proposed Series 2023 Assessments will be collected through

the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes or any other legal means of collection available to the District. It is not the intent of this 2023 Report to address any other assessments, if applicable, that may be levied by the District, a homeowner's association, or any other unit of government.

This 2023 Report has been prepared for the purpose of (i) confirming the benefit inuring to real property in the Series 2023 Assessment Area; and (ii) reflecting the financing terms and costs related to the issuance of the Series 2023 Note.

2.0 The Series 2023 Note

As described above, the Series 2023 Note will be used to provide construction funds for the 2023 Project. Proceeds from the sale of the Series 2023 Note will be used to (i) fund the construction fund for the 2023 Project; (ii) fund the cost of issuance including the placement agent fee, and (iii) fund capitalized interest through 11/1/2024. A description of the sources and uses of funds is attached hereto as **Table 1** and incorporated by reference herein.

The proposed Series 2023 Note is a 20-year term obligation with a par amount of \$1,130,000 and an average coupon rate of interest of 6.350%. Capitalized interest is to November 1, 2024.

The projected maximum annual debt service (MADS) assessment revenues necessary to amortize the debt on the Series 2023 Note are \$102,230, net of collection costs and early payment discounts through 5/1/2044.

3.0 Allocation Methodology

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for.

2) The assessments must be fairly and reasonably allocated to the properties being assessed.

Florida law provides for a wide application of special assessments that meet these two requirements for valid special assessments.

The special benefits provided to the property owners within the District are greater than the costs associated with providing these benefits. In the Amended Phase 1 Report, the District's Engineer estimated that it would cost approximately \$895,500 to complete the 2023 Project. The District's Underwriter projects that financing costs required to fund a portion of the infrastructure improvements, including project costs, the cost of issuance of the Series 2023 Note, and capitalized interest, will be \$1,130,000. The planned improvements provide special benefit to real property in the Series 2023 Assessment Area that meets or exceeds the cost to finance, construct and/or acquire such improvements, and the fair and reasonable allocation of the projected Series 2023 Assessments based upon the methodology set forth in the Master Methodology, and **Table 2** attached hereto is hereby confirmed. The allocation of the projected Series 2023 Assessments as set forth herein will result in the District annually certifying for collection of special assessments in the amounts set forth on **Table 4**, the Preliminary Assessment Roll. Included in **Table 3** are the annual assessments by product type reflecting the maximum annual debt service on the proposed Series 2023 Note from 2024 to 2044. During this period annual assessments will be level based upon MADS. The proposed Series 2023 Note will mature on 5/1/2044 and be paid in full.

The Series 2023 Assessments are planned to be allocated on an equal basis across each platted lot within the District.

The District's completion of the 2023 Project will provide special benefits to all assessed properties, including:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable but are not yet capable of being calculated

as to value with mathematical certainty. However, each is more valuable than either the cost of completing the 2023 Project, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

The determination has been made that the duty to pay the Series 2023 Assessments is fairly and reasonably apportioned because the special and peculiar benefits to the properties are apportioned equally among the properties. Accordingly, no parcel of property within the boundaries of the District will have a lien for the payment of any non-ad valorem special assessment that exceeds the determined special benefit to that property.

4.0 Assessment Roll

The Assessment Roll reflecting the allocation of the Series 2023 Special Assessments securing repayment of the Series 2023 Note is attached hereto as **Table 4**.

<p align="center">TABLE 1 Amelia Walk CDD Series 2023 Bonds - Sources and Uses of Funds</p>
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**Preliminary
Bond Sizing**

Sources

Par amount of Bond Issue	\$1,130,000
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Total Sources	<u><u>\$1,130,000</u></u>
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Uses

Construction / Project Fund	\$895,500
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Interest to 11/1/2024	\$68,765
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Cost of Issuance	\$164,625
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Rounding	\$1,110
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Total Uses	<u><u>\$1,130,000</u></u>
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Amortization Installments	20
Average Coupon Interest Rate	6.35%
Total Par Amount	\$1,130,000
Maximum Annual Debt Service (net)	\$102,230

Provided by: MBS Capital Markets, LLC

Prepared By

Governmental Management Services, LLC

TABLE 2
Amelia Walk CDD
Allocation of Series 2023 Par Debt
Per Unit

Development Type :	<u>Number of Units</u>	<u>Total Allocated Debt</u>	<u>Par Debt Per Unit</u>
Single Family	749	\$1,130,000	\$1,508.68
Total	<u>749</u>	<u>\$1,130,000</u>	

Prepared By
Governmental Management Services, LLC

TABLE 3
Amelia Walk CDD
Allocation of Projected
Series 2023 Annual
Assessments Per Unit

Development Type :	<u>Number of Units</u>	<u>Projected Maximum Annual Debt Service</u>	<u>Projected Net Annual Assessment Per Unit</u>	<u>Projected Gross Annual Assessment Per Unit (1)</u>
Single Family	749	\$102,230	\$136.49	\$146.76
Total	<u>749</u>	<u>\$102,230</u>		

(1) Gross assessments presented include early payment discount of 4% and collection costs of 3%, subject to change.

Prepared By
Governmental Management Services, LLC

TABLE 4
Amelia Walk CDD
Series 2023 Bonds
Preliminary Assessment Roll

Real Estate #	Land Use	Series 2023 Projected Par Debt	Series 2023 Projected Net Annual Assessment (1)
13-2N-27-0720-0001-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0002-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0003-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0004-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0005-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0006-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0007-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0008-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0009-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0010-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0011-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0012-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0013-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0014-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0015-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0016-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0017-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0018-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0019-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0020-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0021-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0022-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0023-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0024-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0025-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0026-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0027-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0028-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0029-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0030-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0031-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0032-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0033-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0034-0000	Single Family	\$1,508.68	\$ 136.49

Real Estate #	Land Use	Series 2023 Projected Par Debt	Series 2023 Projected Net Annual Assessment (1)
13-2N-27-0720-0035-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0036-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0037-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0038-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0039-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0040-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0041-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0042-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0043-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0044-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0045-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0046-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0047-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0048-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0049-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0050-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0051-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0052-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0053-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0054-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0055-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0056-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0057-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0058-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0059-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0060-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0061-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0062-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0063-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0064-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0065-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0066-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0067-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0068-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0069-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0070-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0071-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0072-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0073-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0074-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0075-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0076-0000	Single Family	\$1,508.68	\$ 136.49

Real Estate #	Land Use	Series 2023 Projected Par Debt	Series 2023 Projected Net Annual Assessment (1)
13-2N-27-0720-0077-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0078-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0079-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0080-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0081-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0082-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0083-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0084-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0085-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0086-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0087-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0088-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0089-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0090-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0091-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0092-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0093-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0094-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0095-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0096-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0097-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0098-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0099-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0100-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0101-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0102-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0103-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0104-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0105-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0106-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0107-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0108-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0109-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0110-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0111-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0112-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0113-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0114-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0115-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0116-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0117-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0118-0000	Single Family	\$1,508.68	\$ 136.49

Real Estate #	Land Use	Series 2023 Projected Par Debt	Series 2023 Projected Net Annual Assessment (1)
13-2N-27-0720-0119-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0120-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0121-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0122-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0123-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0124-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0125-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0126-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0127-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0128-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0129-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0130-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0131-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0132-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0133-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0134-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0135-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0136-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0137-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0138-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0139-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0140-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0141-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0142-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0143-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0144-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0145-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0146-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0147-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0148-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0149-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0150-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0151-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0152-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0153-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0001-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0002-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0003-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0004-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0005-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0006-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0007-0000	Single Family	\$1,508.68	\$ 136.49

Real Estate #	Land Use	Series 2023 Projected Par Debt	Series 2023 Projected Net Annual Assessment (1)
13-2N-27-0722-0008-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0009-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0010-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0011-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0012-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0013-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0014-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0015-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0016-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0017-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0018-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0019-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0020-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0021-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0022-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0023-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0024-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0025-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0026-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0027-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0028-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0029-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0030-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0031-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0032-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0033-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0034-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0035-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0036-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0037-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0038-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0039-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0040-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0041-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0042-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0043-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0044-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0045-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0046-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0047-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0048-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0049-0000	Single Family	\$1,508.68	\$ 136.49

Real Estate #	Land Use	Series 2023 Projected Par Debt	Series 2023 Projected Net Annual Assessment (1)
13-2N-27-0722-0050-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0051-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0052-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0053-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0054-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0055-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0056-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0057-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0058-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0059-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0060-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0061-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0062-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0063-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0064-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0065-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0066-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0067-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0068-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0069-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0070-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0071-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0072-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0073-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0074-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0075-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0076-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0077-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0078-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0079-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0080-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0081-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0082-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0083-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0084-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0085-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0086-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0087-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0088-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0089-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0090-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0091-0000	Single Family	\$1,508.68	\$ 136.49

Real Estate #	Land Use	Series 2023 Projected Par Debt	Series 2023 Projected Net Annual Assessment (1)
13-2N-27-0722-0092-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0093-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0094-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0095-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0001-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0002-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0003-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0004-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0005-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0006-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0007-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0008-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0009-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0010-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0011-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0012-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0013-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0014-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0015-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0016-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0017-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0018-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0019-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0020-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0021-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0022-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0023-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0024-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0025-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0026-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0027-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0028-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0029-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0030-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0031-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0032-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0033-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0034-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0035-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0036-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0037-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0038-0000	Single Family	\$1,508.68	\$ 136.49

Real Estate #	Land Use	Series 2023 Projected Par Debt	Series 2023 Projected Net Annual Assessment (1)
13-2N-27-0723-0039-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0040-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0041-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0042-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0043-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0044-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0045-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0046-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0047-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0048-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0049-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0050-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0051-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0052-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0053-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0054-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0055-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0056-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0057-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0058-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0059-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0060-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0061-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0062-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0063-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0064-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0065-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0066-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0067-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0068-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0069-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0070-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0071-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0072-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0073-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0074-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0075-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0076-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0077-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0078-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0079-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0080-0000	Single Family	\$1,508.68	\$ 136.49

Real Estate #	Land Use	Series 2023 Projected Par Debt	Series 2023 Projected Net Annual Assessment (1)
13-2N-27-0723-0081-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0082-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0083-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0084-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0085-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0086-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0087-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0088-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0089-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0090-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0091-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0092-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0093-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0094-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0095-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0096-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0097-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0098-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0099-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0100-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0101-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0102-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0103-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0104-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0105-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0106-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0107-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0108-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0109-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0110-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0111-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0112-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0113-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0114-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0115-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0116-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0117-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0118-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0119-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0120-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0121-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0122-0000	Single Family	\$1,508.68	\$ 136.49

Real Estate #	Land Use	Series 2023 Projected Par Debt	Series 2023 Projected Net Annual Assessment (1)
13-2N-27-0723-0123-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0124-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0125-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0126-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0127-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0128-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0129-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0130-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0131-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0132-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0133-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0134-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0135-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0136-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0137-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0138-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0139-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0140-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0141-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0142-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0143-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0144-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0145-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0146-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0147-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0148-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0149-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0150-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0151-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0152-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0153-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0154-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0155-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0156-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0157-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0158-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0159-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0160-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0161-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0162-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0163-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0164-0000	Single Family	\$1,508.68	\$ 136.49

Real Estate #	Land Use	Series 2023 Projected Par Debt	Series 2023 Projected Net Annual Assessment (1)
13-2N-27-0723-0165-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0166-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0167-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0168-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0169-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0170-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0171-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0172-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0173-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0174-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0001-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0002-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0003-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0004-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0005-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0006-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0007-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0008-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0009-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0010-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0011-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0012-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0013-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0014-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0015-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0016-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0017-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0018-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0019-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0020-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0021-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0022-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0023-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0024-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0025-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0026-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0027-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0028-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0029-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0030-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0031-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0032-0000	Single Family	\$1,508.68	\$ 136.49

Real Estate #	Land Use	Series 2023 Projected Par Debt	Series 2023 Projected Net Annual Assessment (1)
13-2N-27-0724-0033-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0034-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0035-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0036-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0037-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0038-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0039-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0040-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0041-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0042-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0043-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0044-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0045-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0046-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0047-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0048-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0049-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0050-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0051-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0052-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0053-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0054-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0055-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0056-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0057-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0058-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0059-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0060-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0061-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0062-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0063-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0064-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0065-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0066-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0067-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0068-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0069-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0070-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0071-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0072-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0073-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0074-0000	Single Family	\$1,508.68	\$ 136.49

Real Estate #	Land Use	Series 2023 Projected Par Debt	Series 2023 Projected Net Annual Assessment (1)
13-2N-27-0724-0075-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0076-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0077-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0078-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0079-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0080-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0081-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0082-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0083-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0084-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0085-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0086-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0087-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0088-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0089-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0090-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0091-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0092-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0093-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0094-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0095-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0096-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0097-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0098-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0099-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0100-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0101-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0102-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0103-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0104-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0105-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0106-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0107-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0108-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0109-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0110-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0111-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0112-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0113-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0114-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0115-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0116-0000	Single Family	\$1,508.68	\$ 136.49

Real Estate #	Land Use	Series 2023 Projected Par Debt	Series 2023 Projected Net Annual Assessment (1)
13-2N-27-0724-0117-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0118-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0119-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0120-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0121-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0122-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0123-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0124-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0125-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0126-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0127-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0128-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0129-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0130-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0131-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0132-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0133-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0134-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0135-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0136-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0137-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0138-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0139-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0140-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0141-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0142-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0143-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0144-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0145-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0146-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0147-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0148-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0149-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0150-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0151-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0152-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0153-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0154-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0155-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0156-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0157-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0158-0000	Single Family	\$1,508.68	\$ 136.49

Real Estate #	Land Use	Series 2023 Projected Par Debt	Series 2023 Projected Net Annual Assessment (1)
13-2N-27-0724-0159-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0160-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0161-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0162-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0163-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0164-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0165-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0166-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0167-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0168-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0169-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0170-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0171-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0172-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0173-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0174-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0175-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0176-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0177-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0178-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0179-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0180-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0181-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0182-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0183-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0184-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0185-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0186-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0187-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0188-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0189-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0190-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0191-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0192-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0193-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0001-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0002-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0003-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0004-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0005-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0006-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0007-0000	Single Family	\$1,508.68	\$ 136.49

Real Estate #	Land Use	Series 2023 Projected Par Debt	Series 2023 Projected Net Annual Assessment (1)
24-2N-27-0721-0008-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0009-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0010-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0011-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0012-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0013-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0014-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0015-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0016-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0017-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0018-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0019-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0020-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0021-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0022-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0023-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0024-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0025-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0026-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0027-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0028-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0029-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0030-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0031-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0032-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0033-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0034-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0035-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0036-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0037-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0038-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0039-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0040-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0041-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0042-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0043-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0044-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0045-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0046-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0047-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0048-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0049-0000	Single Family	\$1,508.68	\$ 136.49

Real Estate #	Land Use	Series 2023 Projected Par Debt	Series 2023 Projected Net Annual Assessment (1)
24-2N-27-0721-0050-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0051-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0052-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0053-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0054-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0055-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0056-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0057-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0058-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0059-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0060-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0061-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0062-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0063-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0064-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0065-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0066-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0067-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0068-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0069-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0070-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0071-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0072-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0073-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0074-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0075-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0076-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0077-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0078-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0079-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0080-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0081-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0082-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0083-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0084-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0085-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0086-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0087-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0088-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0089-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0090-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0091-0000	Single Family	\$1,508.68	\$ 136.49

Real Estate #	Land Use	Series 2023 Projected Par Debt	Series 2023 Projected Net Annual Assessment (1)
24-2N-27-0721-0092-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0093-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0094-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0095-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0096-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0097-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0098-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0099-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0100-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0101-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0102-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0103-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0104-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0105-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0106-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0107-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0108-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0109-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0110-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0111-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0112-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0113-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0114-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0115-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0116-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0117-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0118-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0119-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0120-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0121-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0122-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0123-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0124-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0125-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0126-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0127-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0128-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0129-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0130-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0131-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0132-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0133-0000	Single Family	\$1,508.68	\$ 136.49

Real Estate #	Land Use	Series 2023 Projected Par Debt	Series 2023 Projected Net Annual Assessment (1)
24-2N-27-0721-0134-0000	Single Family	\$1,508.68	\$ 136.49
Totals	749.00	\$1,130,000.00	\$ 102,230.00

(1) Net Annual Assessments are net of discounts and collections, currently at 7%, subject to change.

C.

**AMENDMENT
TO THE
AMELIA WALK COMMUNITY DEVELOPMENT
DISTRICT
ENGINEER'S REPORT SUPPLEMENT NO. 1 FOR
PHASE 1 MILLING AND RESURFACING**

OCTOBER 24, 2023

Prepared by: Daniel I. McCranie, PE.

Amelia Walk Community Development District
Amendment to the Engineer's Report Supplement No. 1
for Phase 1 Milling and Resurfacing

I. PURPOSE

The purpose of this Amendment is to amend the *Engineer's Report Supplement No. 1 for Phase 1 Milling and Resurfacing*, dated August 15, 2023 (the "Master Report"), to reflect updated costs for the Phase 1 Roadway Project, also called the 2023 Project, described therein. The remainder of the Master Report remains unchanged.

II. UPDATED 2023 PROJECT COSTS

Table 2: *Summary of Estimated 2023 Project Costs for Phase 1 Milling & Resurfacing* is updated as set forth below:

Category	Majestic Walk Boulevard	Remaining Phase 1 Roads	Total
Mobilization	\$ 10,000	\$ 5,000	\$ 15,000
Milling	\$ 100,000	\$ 50,000	\$ 150,000
Resurfacing	\$ 381,000	\$ 183,000	\$ 564,000
Concrete Work	\$ 25,000	\$ 0	\$ 25,000
Base Repairs	\$ 77,000	\$ 5,000	\$ 82,000
Bonding	\$ 5,000	\$ 2,000	\$ 7,000
Professional/Soft Costs	\$ 5,000	\$ 2,500	\$ 7,500
Contingency	\$ 30,000	\$ 15,000	\$ 45,000
<i>Total</i>	<i>\$ 633,000</i>	<i>\$ 262,500</i>	<i>\$ 895,500</i>

D.

RESOLUTION 2024-03

A RESOLUTION OF AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT SUPPLEMENTING ITS RESOLUTIONS NO. 2006-14 AND 2018-06 BY AUTHORIZING THE ISSUANCE OF ITS SPECIAL ASSESSMENT NOTE, SERIES 2023 FOR THE PURPOSE OF AND PAYING THE COST OF CAPITAL IMPROVEMENTS; AWARDING THE SALE OF SUCH NOTE TO SEACOAST NATIONAL BANK; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION OF THE SEVENTH SUPPLEMENTAL TRUST INDENTURE; APPROVING U.S. BANK TRUST COMPANY, N. A., AS THE TRUSTEE, REGISTRAR AND PAYING AGENT; MAKING CERTAIN FINDINGS; APPROVING THE FORM OF SAID NOTE; AUTHORIZING CERTAIN OFFICIALS OF AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT AND OTHERS TO TAKE ALL ACTIONS REQUIRED IN CONNECTION WITH THE ISSUANCE, SALE AND DELIVERY OF SAID NOTE; PROVIDING CERTAIN OTHER DETAILS WITH RESPECT TO SAID NOTE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Amelia Walk Community Development District (the “District”) is authorized by Florida Statutes, Chapter 190 (the “Act”) to issue its bonds for the purpose of acquiring and constructing assessable improvements all as provided in the Act; and

WHEREAS, the District is authorized by the Act to make payments of principal, interest, and premium, if any, with respect to its bonds by levying and collecting special assessments on property located within the District and specially benefited by the assessable improvements to be financed with certain proceeds of its bonds; and

WHEREAS, the District pursuant to its Resolution 2006-14 (the “Bond Resolution”) authorized the issuance of its not exceeding \$32,000,000 principal amount of its special assessment revenue bonds (the “Bonds”) in separate series for the purposes set forth in said Bond Resolution and approved the form of the Master Indenture (hereinafter defined) in substantially the form attached to the Bond Resolution; and

WHEREAS, the District pursuant to its Resolution 2018-06, adopted January 16, 2018 (the “Supplemental Bond Resolution”) authorized the issuance of its not exceeding \$15,000,000 principal amount of its additional special assessment revenue bonds (the “Additional Bonds”) in separate series for the purposes set forth in said Supplemental Bond Resolution pursuant to the Master Indenture; and

WHEREAS, the Board duly adopted Resolution No. 2024-01 on October 10, 2023, providing for the acquisition, construction and installation of assessable capital improvements (the “2023 Project”), providing estimated Costs of the 2023 Project, defining assessable property to be benefited by the 2023 Project, defining the portion of the Costs of the 2023 Project with respect to which Assessments will be imposed and the manner in which such Assessments shall be levied against such benefited property within the District, directing the preparation of an assessment roll setting forth such Assessments (such Assessments, the “2023 Assessments”), and, stating the intent

of the District to issue debt of the District secured by such 2023 Assessments to finance the costs of the acquisition, construction and installation of the 2023 Project and the Board of the District did, following a public hearing conducted in accordance with the Act on November 14, 2023, fix and establish the 2023 Assessments on the benefited property within the District; and

WHEREAS, the District now desires to supplement the Bond Resolution, as supplemented by the Supplemental Bond Resolution, to authorize the issuance of and award the sale of its Special Assessment Note, Series 2023 in a principal amount of \$[1,700,000] (the “2023 Note”) as a Series of Bonds under the Master Indenture for the purpose of (i) paying a portion of the Costs of the 2023 Project, (ii) paying capitalized interest on the 2023 Note through November 1, 2024, and (iii) paying certain costs associated with the issuance of the 2023 Note; and

WHEREAS, the Board of Supervisors of the District (the “Board”) has received from Seacoast National Bank (the “Original Purchaser”) a proposal for the purchase of the 2023 Note and the Board has determined that acceptance of such proposal and the sale of the 2023 Note to the Original Purchaser is in the best interest of the District for the reasons hereafter indicated.

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

SECTION 1. Definitions. All words and phrases used herein in capitalized form, unless otherwise defined herein, shall have the meaning ascribed to them in the 20023 Indenture (hereinafter defined).

SECTION 2. Authorization. There are hereby authorized to be issued the 2023 Note in a principal amount not exceeding \$[1,700,000]. The 2023 Note shall be issued under and secured by that Master Trust Indenture dated June 1, 2006 (the “Master Indenture”) as supplemented with respect to the 2023 Note by a Seventh Supplemental Trust Indenture dated November 1, 2023 (the “Seventh Supplemental Indenture”) both by and between the District and U.S. Bank Trust Company, N. A., as trustee (the “Trustee”) (the Master Indenture and the Seventh Supplemental Indenture referred to collectively as the “2023 Indenture”). The proceeds of the 2023 Note shall be used for the purposes set forth above.

SECTION 3. Approval of Seventh Supplemental Indenture . The Seventh Supplemental Indenture is hereby approved in substantially the form set forth as part of **Exhibit A** hereto. The Chairman or the Vice Chairman of the Board are hereby authorized and directed to execute and deliver such Seventh Supplemental Indenture on behalf of and in the name of the District and the Secretary or any Assistant Secretary of the Board is hereby authorized to attest such execution, with such additions and deletions therein as may be made and approved by the Chairman or the Vice Chairman executing the same, such execution to be conclusive evidence of such approval. The Trustee is hereby approved to serve as Trustee, Registrar and Paying Agent under such Seventh Supplemental Indenture.

SECTION 4. Negotiated Sale. The Board hereby determines that a negotiated sale of the 2023 Note to the Original Purchaser is in the best interest of the District because of prevailing market conditions, because delays caused by soliciting competitive bids could adversely affect the District’s ability to issue and deliver the 2023 Note at presently favorable interest rates, and

because the nature of the security for the 2023 Note and the sources of payment of debt service on the 2023 Note require the participation of a purchaser in structuring the note issue.

SECTION 5. Form of 2023 Note. The 2023 Note shall be in substantially the form as set forth in the exhibit to the Seventh Supplemental Indenture, with such additions, deletions and other changes thereto as the officials of the Board executing the 2023 Note shall approve, such approval to be conclusively evidenced by the execution of the 2023 Note (by manual or facsimile signature) by such officials. The Board hereby authorizes and approves the use of a facsimile of the District seal on the 2023 Note.

SECTION 6. Application of Note Proceeds. Proceeds of the 2023 Note shall be applied as provided in the Seventh Supplemental Indenture.

SECTION 7. Open Meetings. It is hereby found and determined that all official acts of this Board concerning and relating to the issuance, sale, and delivery of the 2023 Note, including but not limited to adoption of this Resolution, were taken in open meetings of the members of the Board and all deliberations of the members of the Board that resulted in such official acts were in meetings open to the public, in compliance with all legal requirements including, but not limited to, the requirement of Florida Statutes, Section 286.011.

SECTION 8. Other Actions. The Chairman, the Vice Chairman, the Secretary, any Assistant Secretary and the District Manager of the District, and any authorized designee thereof (collectively, the “District Officers”), Akerman LLP, as Bond Counsel, Kilinski Van Wyk, PLLC, as District Counsel, and any other consultant or experts retained by the District, are hereby authorized and directed to take all actions necessary or desirable in connection with the issuance and delivery of the 2023 Note and the consummation of all transactions in connection therewith. The District Officers are hereby authorized and directed to execute all necessary or desirable certificates, documents, papers, and agreements necessary to the undertaking and fulfillment of all transactions referred to in or contemplated by the Seventh Supplemental Indenture and this Resolution.

SECTION 9. Approval of Prior Actions. All actions taken to date by the members of the Board and the officers, agents, and employees of the District in furtherance of the issuance of the 2023 Note are hereby approved, confirmed and ratified.

SECTION 10. Inconsistent Resolutions and Motions. All prior resolutions of the Board inconsistent with the provisions of this Resolution are hereby modified, supplemented and amended to conform with the provisions herein contained and, except as so modified, supplemented and amended hereby, shall remain in full force and effect.

SECTION 11. Severability. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

SECTION 12. Effective Date. This Resolution shall become effective immediately upon its adoption.

ADOPTED this 14th day of November, 2023.

**AMELIA WALK COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Chairman

[SEAL]
Attest:

By: _____
Secretary

1.

SEVENTH SUPPLEMENTAL TRUST INDENTURE

BETWEEN

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

AND

**U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION
As Trustee**

Dated as of November 1, 2023

Authorizing and Securing

\$1,130,000

**AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT NOTE, SERIES 2023**

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THIS SEVENTH SUPPLEMENTAL TRUST INDENTURE (the “Seventh Supplemental Indenture”), dated as of November 1, 2023, between Amelia Walk Community Development District (the “Issuer” or the “District”), a local unit of special-purpose government organized and existing under the laws of the State of Florida, and U.S. Bank Trust Company, National Association, a national banking association duly organized and existing under the laws of the United States of America As Successor To U.S. Bank National Association (said banking association and any bank or trust company becoming successor trustee under this Seventh Supplemental Indenture being hereinafter referred to as the “Trustee”);

W I T N E S S E T H:

WHEREAS, the District is a local unit of special-purpose government duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the “Act”), for the purpose, among other things, of financing and managing the acquisition and construction, maintenance, and operation of the major infrastructure within and without the boundaries of the premises to be governed by the District; and

WHEREAS, the District has entered into a Master Trust Indenture, dated as of June 1, 2006 (the “Master Indenture”) with the Trustee to secure the issuance of its Amelia Walk Community Development District Special Assessment Bonds, issuable in one or more series from time to time; and

WHEREAS, pursuant to Resolution 2006-14, adopted by the Board of Supervisors of the District (the “Board”) on January 3, 2006 (the “Bond Resolution”), the District authorized the issuance, sale and delivery of not to exceed \$32,000,000 of its Amelia Walk Community Development District (Nassau County, Florida) Special Assessment Bonds (the “Bonds”), to be issued in one or more Series of Bonds from time to as authorized under the Master Indenture, which Bonds were validated by final judgment of the Circuit Court of Nassau County, Florida on April 25, 2006; and

WHEREAS, the District pursuant to its Resolution 2018-06, adopted January 16, 2018 (the “Supplemental Bond Resolution”) authorized the issuance of its not exceeding \$15,000,000 principal amount of its additional special assessment revenue bonds (the “Additional Bonds”) in separate series for the purposes set forth in said Supplemental Bond Resolution pursuant to the Master Indenture; and

WHEREAS, pursuant to Resolution No 2024-___, adopted by the Board of the District on November 14, 2023 (the “2023 Authorizing Resolution”), the District authorized the issuance, sale and delivery of not to exceed \$[1,705,000] of its Amelia Walk Community Development District (Nassau County, Florida) Special Assessment Note, Series 2023 (the “2023 Note”) as a Series of Bonds under the Master Indenture and this Seventh Supplemental Indenture; and

WHEREAS, the Board duly adopted Resolution No. 2024-01, on October 10, 2023, providing for the acquisition, construction and installation of assessable capital improvements constituting the 2023 Project (as defined herein)), providing estimated Costs of the 2023 Project, defining assessable property to be benefited by the 2023 Project, defining the portion of the

Costs of the 2023 Project with respect to which Assessments will be imposed and the manner in which such Assessments shall be levied against such benefited property within the District, directing the preparation of an assessment roll, and stating the intent of the District to issue debt of the District secured by such Assessments to finance the costs of the acquisition, construction and installation of the 2023 Project (the “Preliminary Assessment Resolution”), and the Board of the District duly adopted Resolution No. 2024-___, on November 14, 2023, following a public hearing conducted in accordance with the Act, to fix and establish the Assessments on the benefited property (collectively, the “Assessment Resolution”); and

WHEREAS, the District will apply the proceeds of the 2023 Note to: (i) pay a portion of the Costs of the 2023 Project, (ii) to pay interest on the 2023 Note through [November 1, 2024], and (iii) pay certain costs associated with the issuance of the 2023 Note; and

WHEREAS, the execution and delivery of the 2023 Note and of this Seventh Supplemental Indenture have been duly authorized by the Board and all things necessary to make the 2023 Note, when executed by the District and authenticated by the Trustee, valid and binding legal obligations of the District and to make this Seventh Supplemental Indenture a valid and binding agreement and, together with the Master Indenture, a valid and binding lien on the 2023 Pledged Revenues (as defined herein) have been done;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THIS SEVENTH SUPPLEMENTAL TRUST INDENTURE WITNESSETH:

That the District, in consideration of the premises, the acceptance by the Trustee of the trusts hereby created, the mutual covenants herein contained, the purchase and acceptance of the 2023 Note by the purchaser or purchasers thereof, and other good and valuable consideration, receipt of which is hereby acknowledged, and in order to further secure the payment of the principal and Redemption Price of, and interest on, the 2023 Note from time to time, according to their tenor and effect, and such other payments required to be made under the Master Indenture or hereunder, and to further secure the observance and performance by the District of all the covenants, expressed or implied in the Master Indenture, in this Seventh Supplemental Indenture and in the 2023 Note: (a) has executed and delivered this Seventh Supplemental Indenture and (b) does hereby, in confirmation of the Master Indenture, grant, bargain, sell, convey, transfer, assign and pledge unto the Trustee, and unto its successors in the trusts under the Master Indenture, and to them and their successors and assigns forever, all right, title and interest of the District, in, to and under the 2023 Pledged Revenues, subject to the terms and conditions of the Master Indenture, as amended hereby, and the provisions of the Master Indenture pertaining to the application thereof for or to the purposes and on the terms set forth in the Master Indenture as supplemented and amended hereby;

TO HAVE AND TO HOLD all the same by the Indenture granted, bargained, sold, conveyed, transferred, assigned and pledged, or agreed or intended so to be, to the Trustee and its successors in said trust and to it and its assigns forever;

IN TRUST NEVERTHELESS, except as in each such case may otherwise be provided in the Indenture, in the case of the 2023 Note upon the terms and trusts in the Indenture set forth for the equal and proportionate benefit, security and protection of all and singular the present and

future Owners of the 2023 Note issued or to be issued under and secured by the 2023 Pledged Revenues under this Seventh Supplemental Indenture;

PROVIDED FURTHER HOWEVER, that if the District, its successors or assigns, shall well and truly pay, or cause to be paid, or make due provision for the payment of the principal and Redemption Price of the 2023 Note and the interest due or to become due thereon, at the times and in the manner mentioned in the 2023 Note and this Seventh Supplemental Indenture, according to the true intent and meaning thereof, and shall well and truly keep, perform and observe all the covenants and conditions pursuant to the terms of the Indenture to be kept, performed and observed by it, and shall pay or cause to be paid to the Trustee all sums of money due or to become due to it in accordance with the terms and provisions of the Indenture, then upon such final payments, this Seventh Supplemental Indenture and the rights hereby granted shall cease and terminate, with respect to the 2023 Note, otherwise this Seventh Supplemental Indenture shall remain in full force and effect;

THIS SEVENTH SUPPLEMENTAL TRUST INDENTURE FURTHER WITNESSETH, and it is expressly declared, that the 2023 Note issued and secured hereunder is to be issued, authenticated and delivered and all of the rights and property pledged to the payment thereof are to be dealt with and disposed of under, upon and subject to the terms, conditions, stipulations, covenants, agreements, trusts, uses and purposes as in the Indenture expressed, and the District has agreed and covenanted, and does hereby agree and covenant, with the Trustee and with the respective Owners, from time to time, of the 2023 Note, as follows:

ARTICLE I

DEFINITIONS

SECTION 1.01 Definitions. All terms used herein that are defined in the recitals hereto are used with the same meaning herein unless the context clearly requires otherwise. All terms used herein that are defined in the Master Indenture are used with the same meaning herein (including the use of such terms in the recitals hereto and the granting clauses hereof) unless (i) expressly given a different meaning herein or (ii) the context clearly requires otherwise. In addition, unless the context clearly requires otherwise, the following terms used herein shall have the following meanings:

“Adjustment Event” shall mean a Determination of Taxability.

“Amortization Installments” shall mean the moneys required to be deposited in the 2023 Sinking Fund Account within the Debt Service Fund for the purpose of making principal payments on the 2023 Note.

“Capitalized Interest” shall mean interest due or to become due on the 2023 Note, which will be paid, or is expected to be paid, from the proceeds of the 2023 Note.

“Determination of Taxability” shall mean (i) the issuance by the Internal Revenue Service of a statutory notice of deficiency or other written notification which holds in effect that the interest payable on the 2023 Note is includable for federal income tax purposes in the gross income of the Owner thereof, which notice or notification is not successfully contested by either the District or any Owner of the 2023 Note, or (ii) a determination by a court of competent jurisdiction that the interest payable on the 2023 Note is includable for federal income tax purposes in the gross income of the Owner thereof, which determination either is final and non-appealable or is not appealed within the requisite time period for appeal, or (iii) the admission in writing by the District to the effect that the interest on the 2023 Note is includable for federal income tax purposes in the gross income of the Owner thereof, or (iv) receipt by the District of an opinion of bond counsel to the District to the effect that the interest on the 2023 Note is includable for federal income tax purposes in the gross income of the Owner thereof. The effective date of the Determination of Taxability shall be the date such interest is includable in gross income. The Trustee shall be deemed to have knowledge of a Determination of Taxability solely upon receipt of written evidence from the District or the Original Purchaser of the determination and effective date thereof.

“Government Obligations” shall mean direct obligations of, or obligations the payment of principal of and interest on which are unconditionally guaranteed by, the United States of America.

“Indenture” shall mean the Master Indenture, as amended and supplemented by this Seventh Supplemental Indenture.

“Interest Payment Date” shall mean each May 1 and November 1, commencing May 1, 2024.

“Master Indenture” shall mean the Master Trust Indenture, dated as of June 1, 2006 from the District to the Trustee, as previously amended and supplemented.

“Original Purchaser” shall mean Seacoast National Bank.

“Quarterly Redemption Date” shall mean May 1, August 1, November 1 and February 1.

“Redemption Date” shall mean, in the event that the 2023 Note is to be redeemed in part, each Quarterly Redemption Date, or, in the event that the 2023 Note is to be redeemed in full, any date.

“2023 Acquisition and Construction Account” shall mean the Account so designated, established as a separate account within the Acquisition and Construction Fund pursuant to Section 4.01(a) of this Seventh Supplemental Indenture.

“2023 Assessments” shall mean the debt service assessments levied on the tax parcels identified on the tax roll attached as Exhibit A and corresponding to the 2023 Note.

“2023 Assessment Principal” shall mean the principal portion of the 2023 Assessments.

“2023 Assessment Proceedings” shall mean the proceedings of the District with respect to the establishment, levy and collection of the 2023 Assessments, including, but not limited to Resolutions No. 2023-__, 2024-__, and 2024-02, adopted by the Board, and any supplemental proceedings undertaken by the District with respect to the 2023 Assessments.

“2023 Note Redemption Fund” shall mean the 2023 Note Redemption Fund established pursuant to Section 4.01(b) of this Seventh Supplemental Indenture.

“2023 Note” shall mean \$1,130,000 Amelia Walk Community Development District Special Assessment Note, Series 2023.

“2023 Capitalized Interest Account” shall mean the account so designated, established as a separate account within 2023 Debt Service Account of the Debt Service Fund pursuant to Section 4.01(b) of this Seventh Supplemental Indenture.

“2023 Cost of Issuance Account” shall mean the Account so designated, established as a separate account within the 2023 Acquisition and Construction Account pursuant to Section 4.01(f) of this Seventh Supplemental Indenture.

“2023 Interest Account” shall mean the Account so designated, established as a separate account within the Debt Service Fund pursuant to Section 4.01(b) of this Seventh Supplemental Indenture.

“2023 Investment Obligations” shall mean the investments described on Exhibit C hereto.

“2023 Pledged Revenues” shall mean (a) all revenues received by the District from the 2023 Assessments levied and collected on the District Lands benefited by the 2023 Project, including, without limitation, amounts received from any foreclosure proceeding for the

enforcement of collection of such 2023 Assessments or from the issuance and sale of tax certificates with respect to such 2023 Assessments, and (b) all moneys on deposit in the Funds and Accounts established under the Indenture for the 2023 Note; provided, however, that 2023 Pledged Revenues shall not include (A) any moneys transferred to the Rebate Fund, or investment earnings thereon and (B) “special assessments” levied and collected by the District under Section 190.022 of the Act for maintenance purposes or “maintenance special assessments” levied and collected by the District under Section 190.021(3) of the Act (it being expressly understood that the lien and pledge of the Indenture shall not apply to any of the moneys described in the foregoing clauses (A) and (B) of this proviso).

“2023 Prepayment Account” shall mean the account so designated, established as a separate account under the 2023 Note Redemption Fund pursuant to Section 4.01(b) of this Seventh Supplemental Indenture.

“2023 Prepayment Principal” shall mean the excess amount of 2023 Assessment Principal received by the District over the 2023 Assessment Principal included in an 2023 Assessment appearing on any outstanding and unpaid tax bill, whether or not mandated to be prepaid in accordance with the 2023 Assessment Proceedings. Anything herein or in the Indenture to the contrary notwithstanding, the term 2023 Prepayment Principal shall not mean the proceeds of any Refunding Bonds or other borrowing of the District.

“2023 Principal Account” shall mean the Account so designated, established as a separate account within the Debt Service Fund pursuant to Section 4.01(b) of this Seventh Supplemental Indenture.

“2023 Project” shall mean planning, financing, acquisition, construction, reconstruction, equipping and installation of certain infrastructure improvements consisting of roadway improvements, stormwater management facilities, entry and landscape improvements, community recreation facilities, water and sewer facilities, wetland mitigation and off-site improvements pursuant to the Act for the special benefit of the District Lands as further described in Exhibit A hereto.

“2023 Revenue Account” shall mean the Account so designated, established as a separate account within the Revenue Fund pursuant to Section 4.01(d) of this Seventh Supplemental Indenture.

“2023 Sinking Fund Account” shall mean the Account so designated, established as a separate account within the Debt Service Fund pursuant to Section 4.01(b) of this Seventh Supplemental Indenture.

The words “hereof”, “herein”, “hereto”, “hereby”, and “hereunder” (except in the forms of the 2023 Note), refer to the entire Indenture.

Every “request”, “requisition”, “order”, “demand”, “application”, “notice”, “statement”, “certificate”, “consent”, or similar action hereunder by the District shall, unless the form or execution thereof is otherwise specifically provided, be in writing signed by a Responsible Officer of the District.

All words and terms importing the singular number shall, where the context requires, import the plural number and vice versa.

[End of Article I]

ARTICLE II

AUTHORIZATION, ISSUANCE AND PROVISIONS OF THE 2023 NOTE

SECTION 2.01 Authorization of 2023 Note. The 2023 Note is hereby authorized to be issued in the aggregate principal amount of \$1,130,000 for the purposes enumerated in the recitals hereto to be designated “Amelia Walk Community Development District Special Assessment Note, Series 2023”. The 2023 Note shall be substantially in the form set forth as Exhibit B to this Seventh Supplemental Indenture. The 2023 Note shall bear the designation “R” and shall be numbered consecutively from 1 upwards.

(a) The 2023 Note shall be a separate Series of Bonds for all purposes under the Master Indenture, including but not limited to, determining requisite percentages for consent or control by Owners and consents to amendments and the occurrence of defaults and Events of Default. The 2023 Note shall be secured by the 2023 Pledged Revenues. The 2023 Note is not cross-defaulted with any other Series of Bonds issued under the Master Trust Indenture.

(b) Upon initial issuance, the 2023 Note shall be registered in the registration books kept by the Note Registrar in the name of the Original Purchaser.

(c) The District, the Trustee, the Note Registrar and the Paying Agent may treat and consider the person in whose name the 2023 Note is registered in the registration books kept by the Note Registrar as the absolute owner of the 2023 Note for the purpose of payment of principal, premium and interest with respect to the 2023 Note, for the purpose of giving notices of redemption and other matters with respect to the 2023 Note, for the purpose of registering transfers with respect to the 2023 Note, and for all other purposes whatsoever. The Paying Agent shall pay all principal of, premium, if any, and interest on the 2023 Note only to or upon the order of the respective Owners, as shown in the registration books kept by the Note Registrar, or their respective attorneys duly authorized in writing, as provided herein and all such payments shall be valid and effective to fully satisfy and discharge the District’s obligations with respect to payment of principal of, premium, if any, and interest on the 2023 Note to the extent of the sum or sums so paid. No person other than an Owner, as shown in the registration books kept by the Note Registrar, shall receive a certificated 2023 Note evidencing the obligation of the District to make payments of principal, premium, if any, and interest pursuant to the provisions hereof.

SECTION 2.02 Terms. The 2023 Note shall consist of a single Term Note, shall bear interest at the fixed interest rate per annum (subject to adjustment as provided in Section 2.03 hereof and shall mature in the amount and on the date set forth below:

Principal Amount	Maturity Date (May 1)	Interest Rate	Type of Note
\$1,130,000	2044	6.35%	Term

SECTION 2.03 Dating; Interest Accrual. The 2023 Note shall be dated the date of delivery thereof. The 2023 Note also shall bear its date of authentication. The 2023 Note shall bear interest from the Interest Payment Date to which interest has been paid next preceding the

date of its authentication, unless the date of its authentication: (i) is an Interest Payment Date to which interest on the 2023 Note has been paid, in which event the 2023 Note shall bear interest from its date of authentication; or (ii) is prior to the first Interest Payment Date for the 2023 Note, in which event, the 2023 Note shall bear interest from its date. Subject to Section 7.10 hereof, interest on the 2023 Note shall be due and payable on each May 1 and November 1, commencing May 1, 2024, and shall be computed on the basis of a 360-day year of twelve 30-day months.

Upon a Determination of Taxability not caused by the action or inaction of the Owner, the rate of interest on the 2023 Note shall be adjusted to a rate which will provide the Original Purchaser the same after-tax yield that the Original Purchaser would have received had such determination not occurred. Such adjustment shall be evidenced in writing by the Original Purchaser to the District and the Trustee and shall survive payment of the 2023 Note until such time as the federal statute of limitations under which the interest on the 2023 Note could be declared taxable under the Internal Revenue Code shall have expired.

SECTION 2.04 Denominations. (a) The 2023 Note shall be issued in the denomination of its then outstanding aggregate principal amount and may be transferred only in whole and not in part.

SECTION 2.05 Paying Agent. The District appoints the Trustee as Paying Agent for the 2023 Note.

SECTION 2.06 Note Registrar. The District appoints the Trustee as Note Registrar for the 2023 Note.

SECTION 2.07 Conditions Precedent to Issuance of 2023 Note. The 2023 Note shall be executed by the District for delivery to the Trustee and thereupon shall be authenticated by the Trustee and delivered to the District or upon its order, but only upon the further receipt by the Trustee of:

- (i) Certified copies of the 2023 Assessment Proceedings.
- (ii) Executed copies of the Master Indenture and this Seventh Supplemental Indenture.
- (iii) A certificate of an Authorized Officer to the effect that, upon the authentication and delivery of the 2023 Note, the District will not be in default in the performance of the terms and provisions of the Master Indenture or this Seventh Supplemental Indenture with respect to the 2023 Note.
- (iv) Such other documents, instruments, certificates and opinions as Bond Counsel shall reasonably require in order to render its opinion under (iii) above or as the Trustee may require to effect the delivery of the 2023 Note. The delivery by Bond Counsel of its opinion shall be conclusive evidence of the satisfaction of the foregoing condition.

Payment to the Trustee of the net proceeds from the issuance of the 2023 Note shall be conclusive evidence that the Original Purchaser of the 2023 Note is satisfied that the foregoing conditions have been met.

SECTION 2.08 Transfer Restrictions. The registration of ownership of the 2023 Note may be transferred only in whole and only to (i) a Qualified Institutional Buyer (as defined in Section 517.021(20), Florida Statutes), (ii) an “accredited investor,” as described in Rule 501(a) under Regulation D of the Securities Act of 1933, as amended, or (iii) a subsidiary or affiliate of the Original Purchaser, in each case as certified by the transferee to the Trustee in writing in the form attached hereto as Exhibit D, on which certification the Trustee may conclusively rely. The 2023 Note shall bear a legend consistent with this Section 2.08. In addition the transferee must accept in writing the provisions hereunder and the Master Trust Indenture.

[End of Article II]

ARTICLE III

REDEMPTION OF 2023 NOTE

SECTION 3.01 Note Subject to Redemption. The 2023 Note is subject to redemption prior to maturity as provided in the form thereof set forth as Exhibit B to this Seventh Supplemental Indenture. Interest on the 2023 Note called for redemption shall be paid on the Redemption Date from the 2023 Interest Account or from the 2023 Revenue Account to the extent monies in the 2023 Interest Account are insufficient for such purpose.

SECTION 3.02 Notice of Redemption. When required to redeem the 2023 Note under any provision of this Seventh Supplemental Indenture or directed to redeem the 2023 Note by the District, the Trustee shall give or cause to be given to Owners of the 2023 Note to be redeemed notice of the redemption, as set forth in Section 302 of the Master Indenture, provided that no notice of redemption shall be given for scheduled Amortization Installments.

SECTION 3.03 Conditional Notice of Optional Redemption Permitted. Notwithstanding any other provision of the Indenture, notice of optional redemption may be conditioned upon the occurrence or non-occurrence of such event or events or upon the later deposit of moneys therefore as shall be specified in such notice of optional redemption and may also be subject to rescission prior to the redemption date by the District if expressly set forth in such notice.

[End of Article III]

ARTICLE IV

CONFIRMATION OF ESTABLISHMENT AND MAINTENANCE OF ACCOUNTS AND OPERATION THEREOF

SECTION 4.01 Establishment of Accounts.

(a) There is hereby established in the Acquisition and Construction Fund held by the Trustee a 2023 Acquisition and Construction Account.

(b) There are hereby established in the Debt Service Fund held by the Trustee (i) 2023 Debt Service Account and therein a 2023 Principal Account, a 2023 Sinking Fund Account, a 2023 Interest Account and a 2023 Capitalized Interest Account; and (ii) a 2023 Redemption Account and therein a 2023 Prepayment Subaccount and a 2023 Optional Redemption Subaccount.

(c) There is hereby established within the Revenue Fund held by the Trustee a 2023 Revenue Account.

(d) There is hereby established within the Rebate Fund held by the Trustee a 2023 Rebate Account.

(e) There is hereby established within the 2023 Acquisition and Construction Account held by the Trustee a 2023 Costs of Issuance Account.

Each of such accounts may be additionally designated by adding “(2023 Note)” thereto at the discretion of the Trustee.

SECTION 4.02 Use of 2023 Note Proceeds. Following the Trustee’s receipt of the items set forth in Section 3.01 of the Master Indenture and Section 2.07 hereof, the net proceeds of sale of the 2023 Note, \$1,130,000 (representing the face amount of the 2023 Note), shall be delivered to the Trustee by the Original Purchaser and be applied as follows:

(a) \$68,765.21 representing Capitalized Interest shall be deposited in the 2023 Capitalized Interest Account and used to pay interest due on the 2023 Note on May 1, 2024 and November 1, 2024. Any balance remaining in the 2023 Capitalized Interest Account after such payments shall be transferred into the 2023 Interest Account of the Debt Service Fund and the 2023 Capitalized Interest Account shall be closed;

(c) \$164,625.00 shall be deposited to the credit of the 2023 Costs of Issuance Account and used to pay the cost of issuance of the 2023 Note. Six months after the issuance of the 2023 Note, any moneys remaining in the 2023 Costs of Issuance Account in excess of the costs of issuing the 2023 Note requested to be disbursed by the District shall be transferred into the 2023 Acquisition and Construction Account of the Acquisition and Construction Fund and the 2023 Costs of Issuance Account shall be closed; and

(d) \$896,609.79 constituting all remaining proceeds of the 2023 Note, shall be deposited in the 2023 Acquisition and Construction Account of the Acquisition and Construction

Fund to be applied to Costs of the 2023 Project in accordance with Article V of the Master Indenture and Section 4.03 of this Seventh Supplemental Indenture.

SECTION 4.03 2023 Acquisition and Construction Account.

Proceeds of the 2023 Note shall be deposited into the 2023 Acquisition and Construction Account in the amount set forth in Section 4.02 of this Seventh Supplemental Indenture, together with any moneys transferred to the 2023 Acquisition and Construction Account, and such moneys in the 2023 Acquisition and Construction Account shall be applied as set forth in Article V of the Master Indenture and this Section 4.03.

After the Completion Date of the 2023 Project and after retaining in the 2023 Acquisition and Construction Account the amount, if any, of all remaining unpaid Costs of the 2023 Project set forth in the Engineers' Certificate establishing such Completion Date, any funds remaining in the 2023 Acquisition and Construction Account shall be transferred into the 2023 Redemption Account and applied to the extraordinary mandatory redemption of the 2023 Note. The 2023 Acquisition and Construction Account shall be closed after the Completion Date has occurred.

SECTION 4.04 No Debt Service Reserve Account. Anything in the Master Indenture to the contrary notwithstanding, no Debt Service Reserve Account shall be established for the 2023 Note and the 2023 Note shall not be secured by or payable from any amounts in the Reserve Fund or any account therein.

SECTION 4.05 Amortization Installments.

(a) The Amortization Installments established for the 2023 Note shall be as set forth in the form of the 2023 Note attached hereto.

(b) Upon any redemption of the 2023 Note (other than redemption in accordance with scheduled Amortization Installments) and upon any cancellation of the 2023 Note upon surrender to the Trustee, the District shall cause to be recalculated and delivered to the Trustee revised Amortization Installments for the 2023 Note recalculated so as to amortize the Outstanding 2023 Note of such maturity over the remaining years in which Amortizations Installments are due for the 2023 Note so as to achieve substantially equal annual installments of principal and interest on the 2023 Note.

SECTION 4.06 Tax Covenants and Rebate Accounts. The District shall comply with the agreements, covenants and instructions set forth in the Tax Certificate executed by the District simultaneously herewith, as amended and supplemented from time to time.

SECTION 4.07 2023 Revenue Account in Revenue Fund; Application of Revenues and Investment Earnings.

(a) The District shall deposit into 2023 Revenue Account the amounts required to be deposited therein in accordance with the provisions of this Seventh Supplemental Indenture. The 2023 Revenue Account shall be held by the Trustee separate and apart from all other Funds and Accounts held under the Indenture and from all other moneys of the Trustee and for the sole benefit of the 2023 Note.

(b) The District shall deposit all revenues received by the District from the 2023 Assessments with the Trustee immediately upon receipt together with a written accounting setting forth the amounts of such 2023 Assessments which are in the following categories which shall be deposited by the Trustee into the Funds and Accounts established hereunder as follows:

(i) 2023 Prepayment Principal, which shall be deposited into the 2023 Prepayment Subaccount in the Redemption Account; and

(ii) all other revenues from the 2023 Assessments, which shall be deposited into the 2023 Revenue Account.

Moneys other than 2023 Assessments received by the Trustee in respect of the 2023 Assessments or the 2023 Note shall, at the written direction of the District, be deposited into the 2023 Optional Redemption Subaccount of the 2023 Redemption Account and used to pay the principal of and premium, if any, on the 2023 Note called or to be called for optional redemption at the written direction of the District in accordance with the provisions for optional redemption of the 2023 Note as set forth in the form of the 2023 Note attached hereto.

(c) On the forty-fifth (45th) day preceding each Quarterly Redemption Date (or if such date is not a Business Day, on the Business Day next preceding such date), the Trustee shall determine the amount on deposit in the 2023 Prepayment Subaccount of the 2023 Redemption Account, and, if the balance therein is greater than zero, shall transfer from the 2023 Revenue Account for deposit into the 2023 Prepayment Subaccount, an amount sufficient to increase the amount on deposit therein to an integral multiple of \$1,000, and, shall thereupon give notice and cause the extraordinary mandatory redemption of the 2023 Note on the next succeeding Quarterly Redemption Date in the maximum aggregate principal amount for which moneys are then on deposit in the 2023 Prepayment Subaccount in accordance with the provisions for extraordinary redemption of the 2023 Note set forth in the form of the 2023 Note attached hereto, Section 3.01 hereof, and Article VIII of the Master Indenture. The Trustee is hereby authorized and directed to withdraw from the corresponding Interest Account, the amount of interest accrued or to accrue on the 2023 Note to be redeemed to the Redemption Date therefor.

(d) On each May 1 or November 1 (or if such May 1 or November 1 is not a Business Day, on, the Business Day preceding such May 1 or November 1), commencing May 1, 2024 the Trustee shall then transfer amounts on deposit in the 2023 Revenue Account to the Funds and Accounts designated below in the following amounts and in the following order of priority:

FIRST, to the 2023 Interest Account of the Debt Service Fund, an amount equal to the amount of interest payable on the 2023 Note then Outstanding on such May 1 or November 1, less any other amount already on deposit in the 2023 Interest Account, including amounts transferred from the 2023 Capitalized Interest Account not previously credited;

SECOND, to the 2023 Principal Account, the amount, if any, equal to the difference between the principal the 2023 Note due on such May 1 (or, with respect to each November 1, the next May 1), and the amount already on deposit in the 2023 Principal Account not previously credited; and

THIRD, to the 2023 Sinking Fund Account, the amount, if any, equal to the difference between the Amortization Installments of the 2023 Note subject to mandatory sinking fund redemption on such May 1 (or, with respect to each November 1, the next ensuing May 1), and the amount already on deposit in the 2023 Sinking Fund Account not previously credited.

Anything herein to the contrary notwithstanding, it shall not, *a fortiori*, constitute an Event of Default hereunder if the full amount of the foregoing deposits are not made due to an insufficiency of funds therefor.

(e) On any date required by the Tax Certificate, the District shall give the Trustee written direction, and the Trustee shall, transfer from the 2023 Revenue Account to the Rebate Account established for the 2023 Note in the Rebate Fund in accordance with the Master Indenture, the amount due and owing to the United States, which amount shall be paid, to the United States, when due, in accordance with such Tax Certificate.

(f) After making the transfers described above, the Trustee shall retain any excess in the 2023 Revenue Account or, at the written direction of the District, shall transfer to the District the balance on deposit in the 2023 Revenue Account on November 2 of any year to be used for any lawful District purpose; provided that the Trustee shall not have actual knowledge of an Event of Default under the Master Indenture or hereunder relating to any of the 2023 Note, including the payment of Trustee's fees and expenses then due.

(g) Anything herein or in the Master Indenture to the contrary notwithstanding, amounts in all of the Funds and Accounts held as security for the 2023 Note shall be invested only in 2023 Investment Obligations, and all earnings thereon shall be deposited, as realized, to the 2023 Revenue Account and applied for the purposes of such Account, provided earnings in the 2023 Acquisition and Construction Account and the 2023 Capitalized Interest Account shall be retained in such accounts. The District shall direct the Trustee in writing with respect to such investment and the Trustee shall be entitled to rely upon the direction of an authorized officer of the District that any investment so directed by the District is permitted under the Indenture.

[End of Article IV]

ARTICLE V

CONCERNING THE TRUSTEE

SECTION 5.01 Acceptance by Trustee. The Trustee accepts the trusts declared and provided in this Seventh Supplemental Indenture and agrees to perform such trusts upon the terms and conditions set forth in the Indenture.

SECTION 5.02 Limitation of Trustee's Responsibility. The Trustee shall not be responsible in any manner for the due execution of this Seventh Supplemental Indenture by the District or for the recitals contained herein, all of which are made solely by the District.

SECTION 5.03 Trustee's Duties. Nothing contained herein shall limit the rights, benefits, privileges, protection and entitlements inuring to the Trustee under the Master Indenture, including, particularly, Article VI thereof.

SECTION 5.04 Patriot Act of Requirements of Trustee. To help the government fight the funding of terrorism and money laundering activities, Federal law requires all financial institutions to obtain, verify, and record information that identified each person who opens an account. For a non-individual person such as business entity, a charity, a trust, or other legal entity, the Trustee will ask for documentation to verify such non-individual person's formation and existence as a legal entity. The Trustee may also ask to see financial statements, licenses, identification and authorization documents from individuals claiming authority to represent the entity or other relevant documentation.

SECTION 5.05 Brokerage Confirmations. The Issuer acknowledges that to the extent regulations of the Comptroller of the Currency or other applicable regulatory entity grant the Issuer the right to receive individual confirmations of security transactions at no additional cost, as they occur, the Issuer specifically waives receipt of such confirmations to the extent permitted by law. The Trustee will furnish the Issuer periodic cash transaction statements that include detail for all investment transactions made by the Trustee hereunder.

[End of Article V]

ARTICLE VI

ADDITIONAL COVENANTS

SECTION 6.01 Additional Bonds. The District covenants not to issue any other Bonds or other debt obligations secured by the 2023 Assessments, provided that the District may issue refunding bonds issued to refund all or a portion of 2023 Note Outstanding, the issuance of which is determined by the District to result in present value debt service savings.

SECTION 6.02 Depository Relationship. So long as the Original Purchaser is the Owner, the District shall maintain its primary operating accounts (excluding those accounts required to be maintained with the District's bond trustee), i.e. the District's general fund, with the Original Purchaser. The Original Purchaser shall provide such accounts upon terms and conditions customary for accounts with governmental clients and in accordance with all legal requirements for governmental deposit accounts.

SECTION 6.03 Financial Reports. (a) The District will cause an audit to be completed of its books and accounts each year and shall furnish to the Owner within nine (9) months after the end of each Fiscal Year audited year-end financial statements of the District prepared in accordance with Chapter 10.550 of the Rules of the Florida Auditor General or the provision of any successor statute or rule governing Florida governmental entity audits.

(b) The District will cause to be prepared and shall furnish to the Owner within ninety (90) days after the end of each Fiscal Year internally prepared un-audited year-end financial statements of the District.

(c) 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, the Owner may enforce the provisions of this Section 6.03 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.

SECTION 6.04 Documentary Taxes. The District agrees to pay, and to indemnify the Original Purchaser with respect to, any present or future stamp or documentary taxes, or other excise or property taxes, charges or similar levies which arise from any payment made under the 2023 Note or from the execution, delivery or registration of, or otherwise with respect to the 2023 Note or the loan evidenced thereby or any agreement or instrument required by or executed or delivered in connection with the 2023 Note. No indemnification obligation herein shall operate to waive or modify any sovereign immunity or limitation of liability granted to the District by Section 768.28, Florida Statutes, or other statute or law.

[End of Article VI]

ARTICLE VII

MISCELLANEOUS PROVISIONS

SECTION 7.01 Amendment of Master Indenture. Anything herein or in the Master Indenture to contrary notwithstanding, the District agrees that Chapter 170.10, Florida Statutes provides that in the event an installment of an Assessment is not paid when due, the balance of the installments of such Assessment shall immediately become due and payable and the District is required to commence foreclosure proceedings against the property subject to the lien of such delinquent Assessment. The District covenants and agrees to enforce the provision of Chapter 170.10, Florida Statutes, against the owner or owners of any tax parcel subject to a delinquent Assessment if so directed in writing by the Owner of the Outstanding 2023 Note.

Subject to this Section 7.01, the provisions of Sections 10.03 through 10.13 of the Master Indenture shall apply to the enforcement of any such remedial actions with respect to a delinquent 2023 Assessment, including the ability of the Owner of the 2023 Note to direct proceedings and to direct application of the proceeds of any foreclosure notwithstanding that the existence of such delinquent Assessment may not constitute a default or an Event of Default in accordance with the provisions of Section 10.02 of the Master Indenture.

SECTION 7.02 Confirmation of Master Indenture. As supplemented by this Seventh Supplemental Indenture, and the Master Indenture which is amended hereby, the Indenture is in all respects ratified and confirmed, and this Seventh Supplemental Indenture shall be read, taken and construed as a part of the Master Indenture so that all of the rights, remedies, terms, conditions, covenants and agreements of the Master Indenture, except insofar as modified herein, shall apply and remain in full force and effect with respect to this Seventh Supplemental Indenture and to the 2023 Note issued hereunder.

SECTION 7.03 Additional Covenants Regarding Assessments; Collection of Assessments. In addition, and not in limitation of, the covenants contained elsewhere in this Seventh Supplemental Indenture and in the Master Indenture, the District covenants to comply with the terms of the proceedings heretofore adopted with respect to the 2023 Assessments, including the Special Assessment Methodology Report for the Special Assessment Note Series 2023, dated November __, 2023, prepared by Governmental Management Services, LLC (the "Report"), and to levy the 2023 Assessments in such manner as will generate funds sufficient to pay the principal of and interest on the 2023 Note when due.

The District shall collect the 2023 Assessments using the Uniform Method afforded by Sections 197.3631, 197.3632 and 197.3635, Florida Statutes (unless otherwise directed by the Owner of the 2023 Note with respect to one or more delinquent 2023 Assessments).

SECTION 7.04 Additional Matters Relating to Delinquent Assessments.

(a) Notwithstanding anything herein or in the Master Indenture to the contrary, the following provisions shall apply with respect to the 2023 Assessments and the 2023 Note: If any property shall be offered for sale for the nonpayment of any 2023 Assessments, and no person or persons shall purchase such property for an amount equal to the full amount due on the 2023 Assessments (principal, interest, penalties and costs, plus attorneys' fees, if any), the District,

after receiving the written consent of the Trustee, acting at the direction of the Owner of the 2023 Note Outstanding specifying whether the District is to take title to the property in its corporate name or in the name of a special purpose entity, may purchase the property for an amount less than or equal to the balance due on the 2023 Assessments (principal, interest, penalties and costs, plus attorneys' fees, if any), from any legally available funds of the District and the District shall receive in its corporate name or in the name of a special-purpose entity title to the property for the benefit of the Owners of the 2023 Note. The District, either through its own actions, or actions caused to be taken by the District through the Trustee, shall have the power to and shall lease or sell such property, and deposit all of the net proceeds of any such lease or sale representing the 2023 Assessments into the 2023 Revenue Account. The District, either through its own actions, or actions caused to be taken by the District through the Trustee, agrees that it shall be required to take the measures provided by law for listing for sale of property acquired by it as trustee for the Owner of the 2023 Note, as applicable within sixty (60) days after the receipt of the request therefor signed by the Trustee, acting at the direction of the Owner of the 2023 Note Outstanding. The District may pay costs associated with any actions taken by the District pursuant to this paragraph from any moneys legally available for such purpose held under the Indenture, provided such action does not adversely impact the tax-exempt status of the interest on the 2023 Note.

(b) Notwithstanding anything to the contrary herein or in the Master Indenture, the District acknowledges and agrees that (i) upon failure of any property owner to pay when due any installment of 2023 Assessments that are billed directly by the District, that the entire 2023 Assessments levied on the property for which such installment of 2023 Assessments is due and unpaid, with interest and penalties thereon, shall immediately become due and payable as provided by applicable law and, with the written consent of the Trustee, acting at the direction of the Owner of the 2023 Note Outstanding the District, after being provided assurances satisfactory to it of payment of its fees, costs and expenses for doing so, shall promptly, but in any event within one hundred twenty (120) days of the receipt of such consent, cause to be brought the necessary legal proceedings for the foreclosure of liens of the delinquent 2023 Assessments, including interest and penalties and (ii) the foreclosure proceedings shall be prosecuted to a sale and conveyance of the property involved in said proceedings as now provided by law in suits to foreclose mortgages.

SECTION 7.05 Majority Owner Further, notwithstanding anything to the contrary in the Master Indenture, references in the Master Indenture to "the Owners of not less than 51% of the aggregate principal amount of Bonds then Outstanding" shall mean, with respect to the 2023 Note, the Owner of the 2023 Note.

SECTION 7.06 Amendments. No amendment to this Seventh Supplemental Indenture or to the provisions of the Master Indenture relating to or affecting the 2023 Note shall be made without the written consent of the Owner.

SECTION 7.07 Counterparts. This Seventh Supplemental Indenture may be executed in any number of counterparts, each of which when so executed and delivered shall be an original; but such counterparts shall together constitute but one and the same instrument.

SECTION 7.08 Appendices and Exhibits. Any and all schedules, appendices or exhibits referred to in and attached to this Seventh Supplemental Indenture are hereby incorporated herein and made a part of this Seventh Supplemental Indenture for all purposes.

SECTION 7.09 No Rights Conferred on Others. Nothing herein contained shall confer any right upon any Person other than the parties hereto and the Owners of the 2023 Note.

SECTION 7.10 Payment Dates. In any case in which an Interest Payment Date, Quarterly Redemption Date or the Maturity Date of the 2023 Note or the date fixed for the redemption of any 2023 Note shall be other than a Business Day, then payment of interest, principal or Redemption Price need not be made on such date but may be made on the next succeeding Business Day with the same force and effect as if made on the due date, however interest on such payment shall accrue through but excluding such next succeeding Business Day.

[End of Article VII]

IN WITNESS WHEREOF, Amelia Walk Community Development District has caused this Seventh Supplemental Trust Indenture to be executed by the Chairman of its Board of Supervisors and its corporate seal to be hereunto affixed and attested by the Secretary of its Board of Supervisors and U.S. Bank Trust Company, National Association has caused this Seventh Supplemental Trust Indenture to be executed by one of its Vice Presidents all as of the day and year first above written.

AMELIA WALK COMMUNITY
DEVELOPMENT DISTRICT

[SEAL]

Attest:

By:_____

Chairman, Board of Supervisors

Secretary, Board of Supervisors

U.S. BANK TRUST COMPANY,
NATIONAL ASSOCIATION, AS
TRUSTEE, PAYING AGENT AND
REGISTRAR

By:_____

Vice President

EXHIBIT A

Tax Roll of Parcels subject to 2023 Assessments

EXHIBIT B

[FORM OF 2023 NOTE]

THE REGISTRATION OF OWNERSHIP OF THIS 2023 NOTE MAY BE TRANSFERRED ONLY IN WHOLE AND ONLY TO (I) A QUALIFIED INSTITUTIONAL BUYER (AS DEFINED IN SECTION 517.021(20), FLORIDA STATUTES)), (II) AN “ACCREDITED INVESTOR,” AS DESCRIBED IN RULE 501(A) UNDER REGULATION D OF THE SECURITIES ACT OF 1933, AS AMENDED, OR (III) A SUBSIDIARY OR AFFILIATE OF THE ORIGINAL PURCHASER, AS PROVIDED IN THE SUPPLEMENTAL INDENTURE

R-1

\$1,130,000

UNITED STATES OF AMERICA

STATE OF FLORIDA

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT NOTE, SERIES 2023

<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Dated Date</u>	<u>CUSIP</u>
6.35%	May 1, 2044	November __, 2023	None

REGISTERED OWNER: SEACOAST NATIONAL BANK

PRINCIPAL AMOUNT: ONE MILLION ONE HUNDRED THIRTY THOUSAND DOLLARS]

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT, a community development district duly established and existing pursuant to Chapter 190, Florida Statutes (the “District”), for value received, hereby promises to pay (but only out of the sources hereinafter mentioned) to the registered Owner set forth above, or registered assigns, on the maturity date shown hereon, unless this Note shall have been called for redemption in whole or in part and payment of the Redemption Price (as defined in the Indenture mentioned hereinafter) shall have been duly made or provided for, the principal amount shown above and to pay (but only out of the sources hereinafter mentioned) interest on the outstanding principal amount hereof from the most recent Interest Payment Date to which interest has been paid or provided for, or, if no interest has been paid, from the Dated Date shown above on May 1 and November 1 of each year (each, an “Interest Payment Date”), commencing on May 1, 2024, until payment of said principal sum has been made or provided for, at the rate per annum set forth above. Notwithstanding the foregoing, if any Interest Payment Date is not a Business Day (as defined in the Indenture hereinafter mentioned), then all amounts due on such Interest Payment Date shall be payable on the first Business Day with the same force and effect as if made on the due date, however interest on such payment shall accrue through but excluding such next succeeding Business Day. The

interest so payable, and punctually paid or duly provided for, on any Interest Payment Date will, as provided in the Indenture (as hereinafter defined), be paid to the registered Owner hereof at the close of business on the regular record date for such interest, which shall be the fifteenth (15th) day of the calendar month next preceding such Interest Payment Date, or, if such day is not a Business Day on the Business Day immediately preceding such day; provided, however, that on or after the occurrence and continuance of an Event of Default under clause (a) of Section 10.02 of the Master Indenture (hereinafter defined), the payment of interest and principal or Redemption Price or Amortization Installments shall be made by the Paying Agent (hereinafter defined) to such person, who, on a special record date which is fixed by the Trustee, which shall be not more than fifteen (15) and not less than ten (10) days prior to the date of such proposed payment, appears on the registration books of the Note Registrar as the registered Owner of this Note. Any payment of principal, Maturity Amount or Redemption Price shall be made at such place as the Registered Owner of this 2023 Note may designate to the District and Trustee without presentation of the Note. Presentment of this Note shall not be required for payment of either principal or interest hereunder; however, promptly following payment in full of the principal on this Note, this Note shall be deemed cancelled and so noted on the registration books maintained by the Trustee. Payment of interest shall be made by check (or by wire transfer to the registered Owner set forth above if such Owner requests such method of payment in writing on or prior to the regular record date for the respective interest payment to such account as shall be specified in such request). Interest on this Note will be computed on the basis of a 360-day year of twelve 30-day months.

Upon the occurrence of an Adjustment Event (as defined in the Seventh Supplemental Indenture), the interest rate borne by this 2023 Note shall be subject to adjustment as provided in the Seventh Supplemental Indenture.

NEITHER THIS NOTE NOR THE INTEREST AND PREMIUM, IF ANY, PAYABLE HEREON SHALL CONSTITUTE A GENERAL OBLIGATION OR GENERAL INDEBTEDNESS OF THE DISTRICT WITHIN THE MEANING OF THE CONSTITUTION AND LAWS OF FLORIDA. THIS NOTE AND THE SERIES OF WHICH IT IS A PART AND THE INTEREST AND PREMIUM, IF ANY, PAYABLE HEREON AND THEREON DO NOT CONSTITUTE EITHER A PLEDGE OF THE FULL FAITH AND CREDIT OF THE DISTRICT OR A LIEN UPON ANY PROPERTY OF THE DISTRICT OTHER THAN AS PROVIDED IN THE MASTER INDENTURE OR IN THE SUPPLEMENTAL INDENTURE AUTHORIZING THE ISSUANCE OF THE 2023 NOTE. NO OWNER OR ANY OTHER PERSON SHALL EVER HAVE THE RIGHT TO COMPEL THE EXERCISE OF ANY AD VALOREM TAXING POWER OF THE DISTRICT OR ANY OTHER PUBLIC AUTHORITY OR GOVERNMENTAL BODY TO PAY DEBT SERVICE OR TO PAY ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE MASTER INDENTURE, THE SUPPLEMENTAL INDENTURE, OR THE 2023 NOTE. RATHER, DEBT SERVICE AND ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE MASTER INDENTURE, THE SEVENTH SUPPLEMENTAL INDENTURE, OR THE 2023 NOTE, SHALL BE PAYABLE SOLELY FROM, AND SHALL BE SECURED SOLELY BY, THE 2018 PLEDGED REVENUES, ALL AS PROVIDED HEREIN, IN THE MASTER INDENTURE AND IN THE SEVENTH SUPPLEMENTAL INDENTURE.

This Note represents an authorized series of Notes of Amelia Walk Community Development District (the “District”), a community development district duly created, organized and existing under Chapter 190, Florida Statutes (the Uniform Community Development District Act of 1980), as amended (the “Act”) designated as “Amelia Walk Community Development District Special Assessment Note,, Series 2023” (the “2023 Note”), in the aggregate principal amount of \$1,130,000 of like date, tenor and effect, except as to maturity date, interest rate and number, issued by the District to (i) pay a portion of the Costs of the 2023 Project, (ii) to pay interest on the 2023 Note through November 1, 2024, and (iii) pay certain costs associated with the issuance of the 2023 Note.

This 2023 Note is issued under authority of the laws and Constitution of the State of Florida, including particularly the Act, and are issued under, and are secured and governed by, a Master Trust Indenture dated as of June 1, 2006 (the “Master Indenture”), by and between the District and the Trustee and a Seventh Supplemental Trust Indenture dated as of November 1, 2023 (the “Seventh Supplemental Indenture”), each by and between the District and the Trustee (the Master Indenture and the Seventh Supplemental Indenture together are referred to herein as the “Indenture”). Reference is hereby made to the Indenture for the provisions, among others, with respect to the custody and application of the proceeds of the 2023 Note, the collection and disposition of revenues and the funds charged with and pledged to the payment of the principal and Redemption Price of, and the interest on, the 2023 Note, the nature and extent of the security thereby created, the covenants of the District with respect to the levy and collection of Assessments (as defined in the Indenture), the terms and conditions under which the 2023 Note is or may be issued, the rights, duties, obligations and immunities of the District and the Trustee under the Indenture and the rights of the Owners of the 2023 Note, and, by the acceptance of this 2023 Note, the Owner hereof assents to all of the provisions of the Indenture. The 2023 Note is secured by the 2023 Pledged Revenues. The Indenture does not authorize the issuance of any additional Bonds or Notes ranking on a parity with the 2023 Note as to the lien and pledge of the 2023 Pledged Revenues, other than refunding Bonds.

It is expressly agreed by the owner of this Note that such owner shall never have the right to require or compel the exercise of the ad valorem taxing power of the District, Nassau County, Florida (the “County”), the State, or any other political subdivision thereof, or taxation in any form of any real or personal property of the District, the County, the State or any other political subdivision thereof, for the payment of the principal of, premium, if any, and interest on this Note or the making of any other sinking fund and other payments provided for in the Indenture, except for 2023 Assessments to be assessed and levied by the District as set forth in the Indenture.

The 2023 Note is issuable only as one registered Note without coupons in current interest form. Subject to the transfer restrictions stated on the face of this 2023 Note and in the Supplemental Indenture, this Note is transferable in whole but not in part by the registered Owner hereof or his duly authorized attorney at the designated corporate trust office of the Trustee, as Note Registrar (the “Note Registrar”), upon surrender of this Note, accompanied by a duly executed instrument of transfer in form and with guaranty of signature reasonably satisfactory to the Note Registrar, subject to such reasonable regulations as the District or the Note Registrar may prescribe, and upon payment of any taxes or other governmental charges incident to such transfer. Upon any such transfer a new Note will be issued to the transferee.

The 2023 Note is subject to redemption prior to maturity at the option of the District in whole or in part at any time on or after November 1, 2028 at the Redemption Price of 100% of the par thereof, together with accrued interest to the date of redemption.

The 2023 Note is subject to mandatory redemption in part by the District prior to the scheduled maturity from moneys in the 2023 Sinking Fund Account established under the Supplemental Indenture in satisfaction of applicable Amortization Installments (as defined in the Master Indenture) at the Redemption Price of the principal amount thereof, without premium, together with accrued interest to the date of redemption on November 1 of the years and in the principal amounts set forth below:

Year (<u>May 1</u>)	Principal <u>Amount</u>
2025	\$30,000
2026	30,000
2027	35,000
2028	35,000
2029	40,000
2030	40,000
2031	40,000
2032	45,000
2033	50,000
2034	50,000
2035	55,000
2036	60,000
2037	60,000
2038	65,000
2039	70,000
2040	75,000
2041	80,000
2042	85,000
2043	90,000
2044*	95,000

* Maturity.

Upon any redemption of the 2023 Note (other than redemption in accordance with the scheduled Amortization Installments) and upon any cancellation of 2023 Note upon surrender to the Trustee, the District shall cause to be recalculated and delivered to the Trustee revised Amortization Installments for the 2023 Note recalculated so as to amortize the Outstanding 2023 Note over the remaining years in which Amortizations Installments are due for such 2023 Note so as to achieve substantially equal annual installments of principal and interest on the 2023 Note then Outstanding.

The 2023 Note is subject to extraordinary mandatory redemption prior to maturity, in whole on any date or in part on any May 1, August 1, November 1 or February 1, in the manner determined by the Note Registrar at the Redemption Price of 100% of the principal amount thereof, without premium, together with accrued interest to the date of redemption, if and to the extent that any one or more of the following shall have occurred:

(a) from amounts transferred from the 2023 Acquisition and Construction Account to the 2023 Redemption Account upon completion of the 2023 Project; or

(b) from 2023 Prepayment Principal deposited into the 2023 Prepayment Subaccount of the 2023 Redemption Account.

Notice of each redemption of 2023 Note is required to be mailed by the Note Registrar, postage prepaid, not less than thirty (30) nor more than forty-five (45) days prior to the redemption date to each registered Owner of 2023 Note to be redeemed at the address of such registered Owner recorded on the bond register maintained by the Note Registrar, provided that no such notice shall be required with respect to scheduled Amortization Installments. On the date designated for redemption, notice having been given and money for the payment of the Redemption Price being held by the Paying Agent, all as provided in the Indenture, the 2023 Note or such portions thereof so called for redemption shall become and be due and payable at the Redemption Price provided for the redemption of the 2023 Note or such portions thereof on such date, interest on the 2023 Note or such portions thereof so called for redemption shall cease to accrue, the 2023 Note or such portions thereof so called for redemption shall cease to be entitled to any benefit or security under the Indenture and the Owners thereof shall have no rights in respect of the 2023 Note or such portions thereof so called for redemption except to receive payments of the Redemption Price thereof so held by the Paying Agent. No further notice of redemption shall be required to be given by the Note Registrar to certain registered securities depositories and information services as set forth in the Indenture.

The District shall keep books for the registration of the 2023 Note at the designated corporate trust office of the Registrar in Fort Lauderdale, Florida. The 2023 Note may be transferred or exchanged by the registered owner thereof in person or by his attorney duly authorized in writing only upon the books of the District kept by the Registrar and only upon surrender thereof together with a written instrument of transfer satisfactory to the Registrar duly executed by the registered owner or his duly authorized attorney. In all cases in which the privilege of transferring or exchanging 2023 Note is exercised, the District shall execute and the Trustee or such other authenticating agent as may be appointed by the Trustee under the Indenture shall authenticate and deliver a new 2023 Note in authorized form and in like aggregate principal amount in accordance with the provisions of the Indenture. There shall be no charge for any such exchange or transfer of 2023 Note, but the District may require payment of a sum sufficient to pay any tax, fee or other governmental charge imposed. Neither the District nor the Registrar shall be required (a) to transfer or exchange the 2023 Note for a period of 15 days next preceding any selection of the 2023 Note to be redeemed or thereafter until after the mailing of any notice of redemption; or (b) to transfer or exchange any portion of the 2023 Note called for redemption in whole or in part.

The District, the Trustee, the Paying Agent and the Registrar may deem and treat the person in whose name the 2023 Note shall be registered upon the books kept by the Registrar as the absolute owner thereof (whether or not the 2023 Note shall be overdue and notwithstanding any notation of ownership or other writing thereon made by anyone other than the District, the Trustee, the Paying Agent or the Registrar) for the purpose of receiving payment of or on account of the principal of, premium, if any, and interest on the 2023 Note as the same becomes due, and for all other purposes. All such payments so made to any such registered owner or upon

his order shall be valid and effectual to satisfy and discharge the liability upon the 2023 Note to the extent of the sum or sums so paid, and neither the District, the Trustee, the Paying Agent, nor the Registrar shall be affected by any notice to the contrary.

The owner of this Note shall have no right to enforce the provisions of the Indenture or to institute action to enforce the covenants therein, or to take any action with respect to any event of default under the Indenture or to institute, appear in or defend any suit or other proceeding with respect thereto, except as provided in the Indenture.

In certain events, on the conditions, in the manner and with the effect set forth in the Indenture, the principal of all the 2023 Note then Outstanding under the Indenture may become and may be declared due and payable before the stated maturities thereof, with the interest accrued thereon.

Modifications or alterations of the Master Indenture or of any indenture supplemental thereto may be made only to the extent and in the circumstances permitted by the Master Indenture.

Any moneys held by the Trustee or any Paying Agent in trust for the payment and discharge of the 2023 Note which remain unclaimed for six (6) years after the date when the 2023 Note has become due and payable, either at its stated maturity dates or by call for earlier redemption, if such moneys were held by the Trustee or any Paying Agent at such date, or for six (6) years after the date of deposit of such moneys if deposited with the Trustee or Paying Agent after the date when the 2023 Note became due and payable, shall be paid to the District, and thereupon and thereafter no claimant shall have any rights against the Paying Agent to or in respect of such moneys.

If the District deposits or causes to be deposited with the Trustee cash or Federal Securities (as defined in the Indenture) sufficient to pay the principal or redemption price of the 2023 Note becoming due at maturity or by call for redemption in the manner set forth in the Indenture, together with the interest accrued to the due date, the lien of the 2023 Note as to the 2023 Pledged Revenues shall be discharged, except for the rights of the Owners thereof with respect to the funds so deposited as provided in the Indenture.

This Note shall have all the qualities and incidents, including negotiability, of investment securities within the meaning and for all the purposes of the Uniform Commercial Code of the State of Florida.

This Note is issued with the intent that the laws of the State of Florida shall govern its construction.

It is hereby certified and recited that all acts, conditions and things required to exist, to happen, and to be performed, precedent to and in the issuance of this Note exist, have happened and have been performed in regular and due form and time as required by the laws and Constitution of the State of Florida applicable thereto, including particularly the Act, and that the issuance of this Note, is in full compliance with all constitutional and statutory limitations or provisions. This Note shall not be valid or become obligatory for any purpose or be entitled to any benefit or security under the Indenture until it shall have been authenticated by execution of

the Trustee, or such other authenticating agent as may be appointed by the Trustee under the Indenture, of the certificate of authentication endorsed hereon.

IN WITNESS WHEREOF, AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT has caused this Note to be signed by the manual signature of the Chairman of its Board of Supervisors and a facsimile of its seal to be imprinted hereon, and attested by the manual signature of the Secretary of its Board of Supervisors, all as of the date hereof.

Amelia Walk Community Development
District

By: _____
Chairman, Board of Supervisors

(SEAL)

Attest:

By: _____
Secretary
Board of Supervisors

CERTIFICATE OF AUTHENTICATION

This Note is the 2023 Note delivered pursuant to the within mentioned Indenture.

Date of Authentication: _____

U.S. Bank Trust Company, National
Association, as Trustee

By: _____
Authorized Officer

STATEMENT OF VALIDATION

This Note is one of a series of Bonds which were validated by judgment of the Circuit Court of the Fourth Judicial Circuit of Florida, in and for Nassau County, Florida, rendered on the 10th day of September, 2018.

AMELIA WALK COMMUNITY
DEVELOPMENT DISTRICT

Chairman

ABBREVIATIONS

The following abbreviations, when used in the inscription on the face of the within Note, shall be construed as though they were written out in full according to applicable laws or regulations.

TEN COM as tenants in common
TEN ENT as tenants by the entireties
JT TEN as joint tenants with the right of survivorship and not as tenants in common

UNIFORM GIFT MIN ACT - _____ Custodian
(Cust) (Minor)
under Uniform Gifts to Minors Act
(State)

Additional abbreviations may also be used though not in the above list.

ASSIGNMENT

For value received, the undersigned hereby sells, assigns and transfers unto _____ the within Note and all rights thereunder, and hereby irrevocably constitutes and appoints _____, attorney to transfer the said Note on the books of the District, with full power of substitution in the premises.

Dated:

Social Security Number or
Employer Identification
Number of Transferee:

Signature guaranteed:

NOTICE: The assignor's signature to this Assignment must correspond with the name as it appears on the face of the within Note in every particular without alteration or any change whatever.

EXHIBIT C

2023 INVESTMENT OBLIGATIONS

“2023 Investment Obligations” shall mean and include any of the following securities with respect to the investment of moneys under the Seventh Supplemental Indenture, if and to the extent that such securities are legal investments for funds of the District:

- (i) Government Obligations;
- (ii) obligations of any of the following agencies: Government National Mortgage Association (including participation certificates issued by such association); Fannie Mae (including participation certificates issued by such entity); Federal Home Loan Banks; Federal Farm Credit Banks; Tennessee Valley Authority; Farmers Home Administration; Student Loan Marketing Association; Federal Home Loan Mortgage Corporation or other similar governmental sponsored entities.
- (iii) deposits, Federal funds or bankers’ acceptances (with term to maturity of 270 days or less) of any bank, including the Trustee Bank, which, at the time of deposit, has an unsecured, uninsured and unguaranteed obligation rated in one of the top two rating categories by both Moody’s and S&P;
- (iv) commercial paper rated in the top two rating category by both Moody’s and S&P at the time of purchase;
- (v) municipal securities issued by any state or commonwealth of the United States or political subdivision thereof or constituted authority thereof including, but not limited to, municipal corporations, school districts and other special districts and rated A- or higher by Moody’s, Fitch or S&P at the time of purchase;
- (vi) both (A) shares of a diversified open-end management investment company (as defined in the Investment Company Act of 1940) or a regulated investment company (as defined in Section 851(a) of the Code) that is a money market fund that is rated in the highest rating category for money market funds by both Moody’s and S&P, including those shares offered or sponsored by the Trustee Bank, and (B) shares of money market mutual funds, including those funds offered or sponsored by the Trustee Bank, that invest only in Government Obligations and obligations of any of the following agencies: Government National Mortgage Association (including participation certificates issued by such association); Fannie Mae (including participation certificates issued by such entity); Federal Home Loan Banks; Federal Farm Credit Banks; Tennessee Valley Authority; Farmers Home Administration; Student Loan Marketing Association; Federal Home Loan Mortgage Corporation and repurchase agreements secured by such obligations, which funds are rated in the highest categories for such funds by both Moody’s and S&P;
- (vii) repurchase agreements, which will be collateralized at the onset of the repurchase agreement of at least 103% marked to market weekly by the repurchase agreement provider with

collateral with a domestic or foreign bank or corporation (other than life or property casualty insurance company) the long-term debt of which, or, in the case of a financial guaranty insurance company, claims paying ability, of the guarantor is rated at least "AA" by S&P and "Aa" by Moody's provided that the repurchase agreement shall provide that if during its term the provider's rating by either S&P or Moody's falls below "AA-" or "Aa3," respectively, the provider shall immediately notify the Trustee and the provider shall at its option, within ten days of receipt of publication of such downgrade, either (A) maintain collateral at levels, sufficient to maintain an "AA" rated investment from S&P and an "Aa" rated investment from Moody's, or (B) repurchase all collateral and terminate the repurchase agreement. Further, if the provider's rating by either S&P or Moody's falls below "A-" or "A3," respectively, the provider must at the direction by the District to the Trustee, within ten (10) calendar days, either (1) maintain collateral at levels sufficient to maintain an "AA" rated investment from S&P and an "Aa" rated investment from Moody's, or (2) repurchase all Collateral and terminate the repurchase agreement without penalty. In the event the repurchase agreement provider has not satisfied the above conditions within ten (10) days of the date such conditions apply, then the repurchase agreement shall provide that the Trustee shall be entitled to, and upon becoming aware of such event, the Trustee shall withdraw the entire amount invested plus accrued interest within two (2) Business Days. Any repurchase agreement entered into pursuant to this Seventh Supplemental Indenture shall contain the following additional provisions:

- 1) Failure to maintain the requisite collateral percentage will require the District or the Trustee to liquidate the collateral as provided above;
- 2) The Holder of the Collateral, as hereinafter defined, shall have possession of the collateral or the collateral shall have been transferred to the Holder of the Collateral, in accordance with applicable state and federal laws (other than by means of entries on the transferor's books);
- 3) The repurchase agreement shall state and an opinion of Counsel in form and in substance satisfactory to the District shall be rendered that the Holder of the Collateral has a perfected first priority security interest in the collateral, any substituted collateral and all proceeds thereof (in the case of bearer securities, this means the Holder of the Collateral is in possession);
- 4) The repurchase agreement shall be a "repurchase agreement" as defined in the United States Bankruptcy Code and, if the provider is a domestic bank, a "qualified financial contract" as defined in the Financial Institutions Reform, Recovery and Enforcement Act of 1989 ("FIRREA") and such bank is subject to FIRREA;
- 5) The repurchase transaction shall be in the form of a written agreement, and such agreement shall require the provider to give written notice to the Trustee of any change in its long-term debt rating;
- 6) The District or its designee shall represent that it has no knowledge of any fraud involved in the repurchase transaction;

7) The District and the Trustee shall receive the opinion of Counsel (which opinion shall be addressed to the District and the Trustee and shall be in form and substance satisfactory to the District) that such repurchase agreement complies with the terms of this section and is legal, valid, binding and enforceable upon the provider in accordance with its terms;

8) The term of the repurchase agreement shall be no longer than ten years;

9) The interest with respect to the repurchase transaction shall be payable at the times and in the amounts necessary in order to make funds available when required under an applicable Supplemental Indenture.

10) The repurchase agreement shall provide that the Trustee may withdraw funds without penalty at any time, or from time to time, for any purpose permitted or required under this Seventh Supplemental Indenture;

11) Any repurchase agreement shall provide that a perfected security interest in such investments is created for the benefit of the beneficial owners under the Uniform Commercial Code of Florida, or book-entry procedures prescribed at 31 C.F.R. 306.1 et seq. or 31 C.F.R. 350.0 et seq. are created for the benefit of the beneficial owners; and

12) The collateral delivered or transferred to the District, the Trustee, or a third-party acceptable to, and acting solely as agent for, the Trustee (the "Holder of the Collateral") shall be delivered and transferred in compliance with applicable state and federal laws (other than by means of entries on provider's books) free and clear of any third-party liens or claims pursuant to a custodial agreement subject to the prior written approval of the majority of the Holders and the Trustee. The custodial agreement shall provide that the Trustee must have disposition or control over the collateral of the repurchase agreement, irrespective of an event of default by the provider of such repurchase agreement.

If such investments are held by a third-party, they shall be held as agent for the benefit of the Trustee as fiduciary for the beneficial owners and not as agent for the bank serving as Trustee in its commercial capacity or any other party and shall be segregated from securities owned generally by such third party or bank;

(viii) investment agreements with a bank, insurance company or other financial institution, or the subsidiary of a bank, insurance company or other financial institution if the parent guarantees the investment agreement, which bank, insurance company, financial institution or parent has an unsecured, uninsured and unguaranteed obligation (or claims-paying ability) rated in the highest short-term rating category by Moody's or S&P (if the term of such agreement does not exceed 365 days), or has an unsecured, uninsured and unguaranteed obligation (or claims paying ability) rated by Aa-2 or better by Moody's and AA or better by S&P or Fitch, respectively (if the term of such agreement is more than 365 days) or is the lead bank of a parent bank holding company with an uninsured, unsecured and unguaranteed obligation of the aforesaid ratings, provided:

1) interest is paid on any date interest is due on the 2023 Note (not more frequently than quarterly) at a fixed rate (subject to adjustments for yield restrictions required by the Code) during the entire term of the agreement;

2) moneys invested thereunder may be withdrawn without penalty, premium, or charge upon not more than two days' notice unless otherwise specified in a Supplemental Indenture;

3) the same guaranteed interest rate will be paid on any future deposits made to restore the account to its required amount; and

4) the Trustee receives an opinion of counsel that such agreement is an enforceable obligation of such insurance company, bank, financial institution or parent;

5) in the event of a suspension, withdrawal, or downgrade below Aa3, AA- or AA- by Moody's, S&P or Fitch, respectively, the provider shall notify the Trustee within five (5) days of such downgrade event and the provider shall at its option, within ten (10) business days after notice is given to the Trustee take any one of the following actions:

6) collateralize the agreement at levels, sufficient to maintain an "AA" rated investment from S&P or Fitch and an "Aa-2" from Moody's with a market to market approach, or

7) assign the agreement to another provider, as long as the minimum rating criteria of "AA" rated investment from S&P or Fitch and an "Aa-2" from Moody's with a market to market approach; or

8) have the agreement guaranteed by a provider which results in a minimum rating criteria of an "AA" rated investment from S&P or Fitch and an "A-2" from Moody's with a market to market approach; or

9) repay all amounts due and owing under the agreement.

10) In the event the provider has not satisfied any one of the above conditions within three (3) days of the date such conditions apply, then the agreement shall provide that the Trustee shall be entitled to withdraw the entire amount invested plus accrued interest without penalty or premium.

(ix) bonds, notes and other debt obligations of any corporation organized under the laws of the United States, any state or organized territory of the United States or the District of Columbia, if such obligations are, at the time of purchase, rated A- or better by at least two (2) of the following rating agencies: Moody's, S&P or Fitch or AA- or better by either S&P, Moody's or Fitch;

(x) the Local Government Surplus Funds Trust Fund as described in Florida Statutes, Section 218.405 or the corresponding provisions of subsequent laws provided that such fund, at

the time of purchase, is rated at least “AA” by S&P (without regard to gradation) or at least “Aa” by Moody’s (without regard to gradation);

(xi) negotiable or non-negotiable certificates of deposit, savings accounts, deposit accounts, money market deposits or banking arrangements issued by or with any financial institution, including the Trustee Bank, subject to state or federal regulation provided that the full principal amount is insured by the Federal Deposit Insurance Corporation (“FDIC”) (including the FDIC’s Savings Association Insurance Fund); and

(xii) other investments permitted by Florida law and directed by the District.

EXHIBIT D
FORM OF TRANSFEREE LETTER

[DATE]

Board of Supervisors
Amelia Walk Community Development District (the “District”)

U.S. Bank Trust Company, National Association, as Trustee
Ft. Lauderdale, Florida

Ladies and Gentlemen:

The undersigned, as the transferee of the Amelia Walk Community Development District Special Assessment Note, Series 2023 (the “Note”) dated November 16, 2023, consisting of one typewritten Note, hereby certifies that we have been provided (a) a copy of District Resolution No. 2024-__, adopted by the District on November 14, 2023, authorizing the issuance of the Note (the “Resolution”), (b) the Master Trust Indenture dated as of June 1, 2006, and the Seventh Supplemental Trust Indenture dated as of November 1, 2023 between the District and U.S. Bank Trust Company, National Association, as successor trustee (collectively the “Indenture”).

We hereby make the following representations, which representations may be relied upon by the addressees:

- A. We are aware:
 - (i) that investment in the Note involves various risks;
 - (ii) that the Note is not a general obligation of the District; and
 - (iii) that the principal or premium, if any, and interest on the Note is payable from and secured solely by the Series 2023 Trust Estate as specified in the Indenture.
- B. In purchasing the Note, we have made our own inquiry and analysis with respect to the Note and the security therefor, and other material matters affecting the security and payment of the Note. We are aware that revenue obligations such as the Note involve certain economic variables and risks that could affect the security of the Note. We accept the terms of the Indenture.
- C. We have knowledge and experience in financial and business matters and are capable of evaluating the merits and risks of our investment in the Note and have determined that we can bear the economic risk of our investment in the Note.

- D. We acknowledge the understanding that the Note is not being registered under the Securities Act of 1933, as amended (the “1933 Act”) or Chapter 517, Florida Statutes, and that the Resolution and Indenture are not being qualified under the Trust Indenture Act of 1939, as amended, and that the District shall have no obligation to effect any such registration or qualification.
- E. We confirm that we are a “qualified institutional buyer” within the meaning of the 1933 Act, an “accredited investor,” as described in Rule 501(a) under Regulation D of the 1933 Act, or a subsidiary or affiliate of the Original Purchaser.
- F. There will be no credit rating obtained for the Note by the District and we have not asked for or sought such a rating.

Signed as of [DATE].

[TRANSFEREE]

By: _____
Authorized Representative

E.

RESOLUTION 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING CONSTRUCTION OF THE 2023 PROJECT; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON PROPERTY SPECIALLY BENEFITED BY SUCH PROJECTS TO PAY THE COST THEREOF; PROVIDING FOR THE PAYMENT AND THE COLLECTION OF SUCH SPECIAL ASSESSMENTS BY THE METHODS PROVIDED FOR BY CHAPTERS 170, 190, AND 197, FLORIDA STATUTES; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE SPECIAL ASSESSMENT NOTE; MAKING PROVISIONS FOR TRANSFERS OF REAL PROPERTY TO GOVERNMENTAL BODIES; PROVIDING FOR THE RECORDING OF AN ASSESSMENT NOTICE; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Amelia Walk Community Development District (the "District") previously indicated its intention to complete certain Phase 1 roadway improvements as described in the *Engineer's Report Supplement No. 1 for Phase 1 Milling and Resurfacing*, dated August 15, 2023, as amended by the *Amendment to the Amelia Walk Community Development District Engineer's Report Supplement No. 1 for Phase 1 Milling and Resurfacing*, dated October 24, 2023 (together, the "Engineer's Report" and the improvements described therein, the "2023 Project"), and to finance such work through the issuance of bonds or other debt obligations, which bonds or other debt obligations would be repaid by the imposition of special assessments on benefited property within the District; and

WHEREAS, in order to finance said 2023 Project, the District has approved a term sheet for the issuance of its \$ 1,130,000 principal amount Special Assessment Note, Series 2023 (the "Series 2023 Note"); and

WHEREAS, the District's Board of Supervisors (the "Board") has noticed and conducted a public hearing pursuant to Chapters 170, 190, and 197, *Florida Statutes*, relating to the imposition, levy, collection and enforcement of the assessments securing the Series 2023 Note (the "Series 2023 Assessments"); and

WHEREAS, the District now wishes to equalize, approve, confirm, and levy the Series 2023 Assessments.

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

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 190, and 197, *Florida Statutes*, including without limitation, Section 170.08, *Florida Statutes*.

SECTION 2. FINDINGS. The Board hereby finds and determines as follows:

(a) The District is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*, as amended.

(b) The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct the 2023 Project.

(c) The District is authorized by Chapter 190, *Florida Statutes*, to levy and impose special assessments to pay all, or any part of, the cost of such infrastructure projects and services and to issue special assessment bonds or other debt obligations payable from such special assessments as provided in Chapters 170, 190, and 197, *Florida Statutes*.

(d) It is necessary to the public health, safety and welfare and in the best interests of the District that (i) the District provide the 2023 Project described in the Engineer's Report, and for which the plans and specifications are on file at the office of the District Manager c/o Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, FL 32092 ("District Records Office"); (ii) the cost of such 2023 Project be assessed against the lands specially benefited by such 2023 Project; and (iii) the District issue the Series 2023 Note to provide funds for such purposes pending the receipt of such special assessments.

(e) The provision of said 2023 Project, the levying of the Series 2023 Assessments (hereinafter defined) and the sale and issuance of the Series 2023 Note serves a proper, essential, and valid public purpose and is in the best interests of the District, its landowners, and residents.

(f) In order to provide funds with which to pay all or a portion of the costs of the 2023 Project which are to be assessed against the benefitted properties, pending the collection of such Series 2023 Assessments, it is necessary for the District to issue its Series 2023 Note.

(g) By Resolution 2024-01, the Board determined to provide the 2023 Project and to defray the costs thereof by making assessments on benefited property, and expressed an intention to issue bonds, notes or other specific financing mechanisms to provide all or a portion of the funds needed for the 2023 Project prior to the collection of such assessments. Resolution 2024-01 was adopted in compliance with the requirements of Section 170.03, *Florida Statutes*, and prior to the time it was adopted, the requirements of Section 170.04, *Florida Statutes*, had been met.

(h) As directed by Resolution 2024-01, said Resolution 2024-01 was published as required by Section 170.05, *Florida Statutes*, and a copy of the publisher's affidavit of publication is on file with the Secretary of the Board.

(i) As directed by Resolution 2024-01, a preliminary assessment roll was adopted and filed as required by Section 170.06, *Florida Statutes*.

(j) As required by Section 170.07, *Florida Statutes*, Resolution 2024-01, fixed the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (1) the propriety and advisability of making the infrastructure improvements, (2) the cost thereof, (3) the manner of payment therefore, and (4) the amount thereof to be assessed against each specially benefited property or parcel and provided for publication of notice of such public hearing and individual mailed notice in accordance with Chapters 170, 190, and 197, *Florida Statutes*.

(k) Notice of such public hearing was given by publication and also by mail as required by Section 170.07, *Florida Statutes*. Affidavits as to such publications and mailings are on file in the office of the Secretary of the District.

(l) On November 14, 2023, at the time and place specified in Resolution 2024-01 and the notice referenced above, the Board met as an Equalization Board, conducted such public hearing, and heard and considered all complaints and testimony as to the matters described in paragraph (j) above. The Board has made such modifications in the preliminary assessment roll as it deems necessary, just and right in the making of the final assessment roll.

(m) Having considered the estimated costs of the 2023 Project, estimates of financing costs and all complaints and evidence presented at such public hearing, the Board further finds and determines:

i. that the estimated costs of the 2023 Project are as specified in the Engineer's Report, which Engineer's Report is hereby adopted and approved, and that the amount of such costs is reasonable and proper; and

ii. it is reasonable, proper, just and right to assess the cost of such 2023 Project against the properties specially benefited thereby using the method determined by the Board set forth in the *Master Special Assessment Methodology Report for Phase 1 Roadway Project*, dated September 19, 2023, as supplemented by the *Final Supplemental Special Assessment Methodology Report for Phase 1 Milling and Resurfacing Improvements (The 2023 Project) Special Assessment Note, Series 2023*, dated November 14, 2023 (together, the "Assessment Report"), attached hereto as **Exhibit B** and incorporated herein by this reference, for the Series 2023 Note, which results in the special assessments set forth on the final assessment roll included within such **Exhibit B**; and

iii. the Assessment Report is hereby approved, adopted and confirmed. The District approves and ratifies its use in connection with the issuance of the Series 2023 Note;

iv. it is hereby declared that the 2023 Project will constitute a special benefit to all parcels of real property listed on said final assessment roll and that the benefit, in the case of each such parcel, will be equal to or in excess of the Series 2023 Assessments thereon when allocated as set forth in **Exhibit B**;

v. that the costs of the 2023 Project are fairly and reasonably apportioned to

the properties specifically benefitted as set forth in **Exhibit B**; and

vi. it is in the best interests of the District that the Series 2023 Assessments be paid and collected as herein provided.

SECTION 3. AUTHORIZATION OF DISTRICT PROJECT. That construction of the 2023 Project initially described in Resolution No. 2024-01, and more specifically identified and described in **Exhibit A** attached hereto, is hereby authorized and approved and the proper officers, employees and/or agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be made.

SECTION 4. ESTIMATED COST OF IMPROVEMENTS. The total estimated costs of the 2023 Project and the costs to be paid by Series 2023 Assessments on all specially benefitted property are set forth in **Exhibit A** and **Exhibit B**, respectively, hereto.

SECTION 5. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF SPECIAL ASSESSMENTS.

(a) The Series 2023 Assessments on the parcels specially benefitted by the 2023 Project, all as specified in the final assessment roll set forth in **Exhibit B**, attached hereto, are hereby equalized, approved, confirmed and levied. Immediately following the adoption of this Resolution, these Series 2023 Assessments, as reflected in **Exhibit B** attached hereto, shall be recorded by the Secretary of the Board of the District in a special book, to be known as the "Improvement Lien Book." The Series 2023 Assessments levied against each respective parcel shown on such final assessment roll and interest, costs and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

(b) The Series 2023 Note, in par amount of \$1,130,000, shall bear such rate of interest and maturity as shown on **Exhibit C**, attached hereto. The final payment on the Series 2023 Note shall be due on May 1, 2044. The estimated sources and uses of funds of the Series 2023 Note shall be as set forth in **Exhibit D**. The debt service due on the Series 2023 Note is set forth on **Exhibit E** attached hereto.

(c) The lien of the Series 2023 Assessments shall be the principal amount due on the Series 2023 Note, together with accrued but unpaid interest thereon, and together with the amount by which annual assessments are grossed up to include early payment discounts required by law and costs of collection. The Series 2023 Note is secured solely by the Series 2023 Pledged Revenues (as defined in the applicable indenture).

(d) The Series 2023 Assessments shall be allocated in accordance with **Exhibit B**.

(e) Taking into account capitalized interest and earnings on certain funds and accounts as set forth in the Assessment Report, the District shall, for Fiscal Year 2024/2025, begin annual collection of special assessments for the Series 2023 Note debt service payments due starting May 1, 2025, using the methods available to it by law. Debt service payments, including installments

of interest, are reflected at **Exhibit E**. The Series 2023 Note includes an amount for capitalized interest through November 1, 2024.

(f) Prior to the issuance of the Series 2023 Note or any applicable refunding bonds, the District may, by subsequent resolution, adjust the acreage assigned to particular parcel identification numbers listed on the final assessment roll to reflect accurate apportionment of acreage within the District amongst individual parcel identification numbers. The District may make any other such acreage and boundary adjustments to parcels listed on the final assessment roll as may be necessary in the best interests of the District as determined by the Board by subsequent resolution. Any such adjustment in the assessment roll shall be consistent with the requirements of law. In the event the issuance of the Series 2023 Note, including refunding bonds, by the District would result in a decrease of the Series 2023 Assessments, then the District shall by subsequent resolution, adopted within sixty (60) days of such issuance at a publicly noticed meeting and without the need for further public hearing, evidence such a decrease and amend the final assessment roll as shown in the Improvement Lien Book to reflect such a decrease.

SECTION 6. FINALIZATION OF SPECIAL ASSESSMENTS. When the entire 2023 Project has both been constructed or otherwise provided to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs (including financing costs) thereof, as required by Sections 170.08 and 170.09, *Florida Statutes*. Pursuant to the provisions of Section 170.08, *Florida Statutes*, regarding completion of a project funded by a particular series of bonds, the District shall credit to each Assessment the difference, if any, between the Assessment as hereby made, approved and confirmed and the proportionate part of the actual costs of the 2023 Project, as finally determined upon completion thereof, but in no event shall the final amount of any such special assessment exceed the amount of benefits originally assessed hereunder. In making such credits, no credit shall be given for bond financing costs, capitalized interest, funded reserves or bond discounts. Such credits, if any, shall be entered in the Improvement Lien Book.

SECTION 7. PAYMENT OF SPECIAL ASSESSMENTS AND METHOD OF COLLECTION.

(a) The Series 2023 Assessments may be paid in not more than twenty (20) substantially equal consecutive annual installments of principal and interest. The Series 2023 Assessments may be paid in full without interest at any time within thirty (30) days after the completion of the 2023 Project and the adoption by the Board of a resolution accepting the 2023 Project, unless such option has been waived by the owner of the land subject to the Series 2023 Assessments; provided, however, that the Board shall at any time make such adjustments by resolution, at a noticed meeting of the Board, to that payment schedule as may be necessary and in the best interests of the District to account for changes in long and short term debt as actually issued by the District. Any impact fee credits received and/or value received for impact fee credits shall be applied against the 2023 Project costs and/or the outstanding indebtedness of any debt issuance that funded the improvement giving rise to the credits which application may be addressed by such resolutions. At any time subsequent to thirty (30) days after the 2023 Project have been completed and a resolution certifying the 2023 Project as complete has been adopted by the Board, the Series 2023 Assessments may be prepaid in full including interest amounts to the

next succeeding interest payment date or to the second succeeding interest payment date if such a prepayment is made within forty-five (45) calendar days before an interest payment date. The owner of property subject to Series 2023 Assessments may prepay the entire remaining balance of the Series 2023 Assessments at any time, or a portion of the remaining balance of the Assessment one (1) time if there is also paid, in addition to the prepaid principal balance of the Assessment, an amount equal to the interest that would otherwise be due on such prepaid amount on the next succeeding interest payment date, or, if prepaid during the forty-five day (45) period preceding such interest payment date, to the interest payment date following such next succeeding interest payment date. Prepayment of Series 2023 Assessments does not entitle the property owner to any discounts for early payment.

(b) The District may elect to use the method of collecting Series 2023 Assessments authorized by Sections 197.3632 and 197.3635, *Florida Statutes* (the “Uniform Method”). The District has heretofore taken or will use its best efforts to take as timely required, any necessary actions to comply with the provisions of said Sections 197.3632 and 197.3635, *Florida Statutes*. Such Series 2023 Assessments may be subject to all collection provisions of Chapter 197, *Florida Statutes*. Notwithstanding the above, in the event the Uniform Method of collecting special or non-ad valorem assessments is not available to the District in any year, or if otherwise determined by the District to be in its best interest, the Series 2023 Assessments may be collected as is otherwise permitted by law. The District may, in its sole discretion, collect Series 2023 Assessments by directly assessing landowner(s) and enforcing said collection in any manner authorized by law.

(c) For any period during which the District uses the Uniform Method, the District shall enter into an agreement with the Tax Collector of Nassau County who may notify each owner of a lot or parcel within the District of the amount of the special assessment, including interest thereon, in the manner provided in Section 197.3635, *Florida Statutes*.

(d) The District Manager shall prepare or cause to be prepared each year an assessment roll for purposes of effecting the collection of the Series 2023 Assessments and present same to the District Board as required by law. The District Manager is further directed and authorized to take all actions necessary to collect the Series 2023 Assessments using methods available to the District authorized by Florida law in order to provide for the timely payment of debt service.

SECTION 8. GOVERNMENT PROPERTY; TRANSFERS OF PROPERTY TO UNITS OF LOCAL, STATE, AND FEDERAL GOVERNMENT. Property owned by units of local, state, and federal government shall not be subject to the Series 2023 Assessments without specific consent thereto. If at any time, any real property on which Series 2023 Assessments are imposed by this Resolution is sold or otherwise transferred to a unit of local, state, or federal government (without consent of such governmental unit to the imposition of Series 2023 Assessments thereon), all future unpaid Series 2023 Assessments for such tax parcel shall become due and payable immediately prior to such transfer without any further action of the District.

SECTION 9. ASSESSMENT NOTICE. The District’s Secretary is hereby directed to record a general Notice of Assessments in the Official Records of Nassau County, Florida, which shall be updated from time to time in a manner consistent with changes in the boundaries of the District.

SECTION 11. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 12. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 13. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

APPROVED AND ADOPTED this 14th day of November 2022.

ATTEST:

**AMELIA WALK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: *Engineer's Report Supplement No. 1 for Phase 1 Milling and Resurfacing*, dated August 15, 2023, and the *Amendment to the Amelia Walk Community Development District Engineer's Report Supplement No. 1 for Phase 1 Milling and Resurfacing*, dated October 24, 2023

Exhibit B: *Master Special Assessment Methodology Report for Phase 1 Roadway Project*, dated September 19, 2023, and the *Final Supplemental Special Assessment Methodology Report for Phase 1 Milling and Resurfacing Improvements (The 2023 Project) Special Assessment Note, Series 2023*, dated November 14, 2023

Exhibit C: Maturities and Coupons of Series 2023 Note

Exhibit D: Sources and Uses of Funds for Series 2023 Note

Exhibit E: Debt Service for Series 2023 Note

Exhibit A
Engineer's Report

**Amelia Walk
Community Development District**

**Engineers Report
Supplement No. 1 for Phase 1 Milling and Resurfacing**

Prepared for:

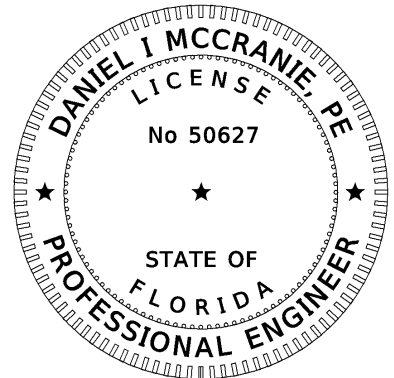
Amelia Walk Community Development District
Board of Supervisors

Prepared by:



McCranie & Associates, Inc.
Daniel I. McCranie, P.E.

August 15, 2023



INTRODUCTION

The Amelia Walk Community Development District (the "District" or "CDD"), encompasses approximately 563 acres within the unincorporated area of the eastern part of Nassau County, Florida. The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for the community development within the District, including but not limited to stormwater management, wetlands mitigation, water and wastewater systems, roadways, and recreation facilities. The District is located in parts of Sections 13, 24 and 40, all lying in Township 2 North, Range 27 East. The District is currently bounded to the north by the North Hampton single family development, to the east by vacant parcels zoned for residential use along with the Amelia National and Amelia Concourse single family developments, vacant parcels and wetlands to the south and wetlands and the North Hampton single family development to the west. Access to the District is via the Amelia Concourse roadway approximately one to two miles south of State Road 200/Highway A1A ("A1A"). The District lies approximately half way between I-95 and the Intercoastal Waterway. **Exhibit 1** represents a Vicinity Map showing the location of the development and the adjacent roads and cities. **Exhibit 2** is a survey legal description of the boundaries of the District.

The District is located within the Hampton Lakes Planned Unit Development ("PUD"). The District is planned for 749 single-family homes at build-out. The community also includes a community recreation area. **Exhibit 3** is a site plan of the community showing the site plan and phases of prior infrastructure construction.

The project was developed in five (5) Phases. Phase 1 was completed by the original developer, and includes substantially the entire master sewer infrastructure to accommodate the first three phases, the master infrastructure for the first three phases, and the recreation area. Phase 2 was completed in 2017 and includes the infrastructure for 134 lots. Phase 3 was completed in 2018 and includes the infrastructure for 95 lots. Phase 4 was completed in 2019 and includes all of the infrastructure for 174 lots and the master infrastructure (lift station and ponds). Phase 5 was completed in 2020 and includes the infrastructure for 193 lots.

All the offsite and onsite infrastructure and subdivision improvements have been designed and completed to accommodate the project at build out as well as to meet Nassau County's plans for the area.

GOVERNMENT ACTIONS

There are no pending or required government approvals remaining for the PUD.

It is my opinion that there are no technical reasons existing at this time which would prohibit the implementation of the plans for the District's proposed 2023 Project as identified herein and that all permits not already issued and which are necessary to affect the described 2023 Project will be obtained during the ordinary course of development.

THE 2023 PROJECT

The main roadway of the Phase 1 roadway system (Majestic Walk Blvd, from the entrance to the round-a-bout) is at the end of its expected life span. The remaining Phase 1 roadways are getting near the end of its expected life span. This Phase was constructed in 2007 with a +/- 17 year life span. In front of 85175 Majestic Walk Blvd there is a leaking pipe under the roadway that needs to be removed/replaced. There are rideability issues with the road (bumpiness). Majestic Walk Blvd, from the entrance to the round-a-bout will need to be milled and resurfaced in the next year. In 2020 there was a recommendation to repair the cracking of all of the concrete portions of the pedestrian cross-walks at the round-a-bout at Majestic Walk Blvd and Champlain Dr. This work has not been done. It is still recommended to repair the concrete work. There is a section of sidewalk that has been lifted by roots from an adjacent tree. This section needs to be removed and replaced. All residents utilize Majestic Walk Blvd. This roadway is the only access in and out of the community. Spruce Run Drive is also equally used by all residents. Cherry Creek Drive is utilized by residents of Cherry Creek Drive, as well as their guests and required services. Therefore, it is our opinion that all residential properties located within the boundaries of the CDD benefit from the proposed 2023 Project.

The Phase 2 roadway system was constructed in 2016 and is not expected to need to be resurfaced until 2032. The striping (paint) of the roadway for this phase is beginning to deteriorate.

The Phase 3 roadway system was completed in 2018 and is not expected to need to be resurfaced until 2035. There was a small gouge in the asphalt and a crack in the curbing in front of 85353 Barryessa Way and two small gouges in the asphalt in front of 85178 Barryessa Way. These areas have been reviewed, with no further signs of deterioration.

The Phase 4A & 4B roadway system was completed in 2019 and is not expected to need to be resurfaced until 2036.

Phase 5 roadway system was completed in 2020 and is not expected to need to be resurfaced until 2037. There is a slight depression in front of the inlet at the intersection of Fall River Parkway and Stonehurst Parkway.

THE 2023 PROJECT COSTS

The Summary of Estimated 2023 Project Costs detailed in **Table 2** outlines the anticipated costs associated with the milling and resurfacing of the Phase 1 roadways within the CDD. The costs include professional services, roadways and concrete work, and roadway repairs.

Table 2

Summary of Estimated 2023 Project Costs for Phase 1 Milling & Resurfacing

Category	Majestic Walk Blvd	Remaining Phase 1 Roads	Total
Mobilization	\$ 80,000	\$ 50,000	\$ 130,000
Milling	\$ 220,000	\$ 90,000	\$ 310,000
Resurfacing	\$ 360,000	\$ 200,000	\$ 560,000
Concrete work	\$ 40,000	\$ 10,000	\$ 50,000
Base repairs	\$ 75,000	\$ 30,000	\$ 105,000
Bonding	\$ 5,000	\$ 5,000	\$ 10,000
Contingency (20%)	\$ 156,000	\$ 77,000	\$ 109,500
Total	\$ 936,000	\$ 462,000	\$ 1,398,000

SUMMARY AND CONCLUSION

The infrastructure, as outlined above, is necessary for the functional development of the District as required by the applicable independent unit of local government. The planning and design of the infrastructure is in accordance with current governmental regulatory requirements. The infrastructure will provide their intended function so long as the construction is in substantial compliance with the design and permits.

Items of construction in this report are based on current plan quantities for the infrastructure construction as shown on the approved constructed drawings and specifications, last revision.

It is my professional opinion that the infrastructure costs provided herein for the District improvements are reasonable to complete the construction of the infrastructure described herein and that these infrastructure improvements will benefit and add value to the District. All such infrastructure costs are public improvements or community facilities as set forth in Section 190.012 (1) and (2) of the Florida Statutes.

The estimate of the master infrastructure construction costs is composed of estimates or established contractual amounts and is not a guaranteed maximum price. The estimated cost is based on unit prices currently being experienced for ongoing and similar items of work in Nassau

County and quantities as represented on the construction plans. The labor market, future costs of equipment and materials, and the actual construction process are all beyond my control.

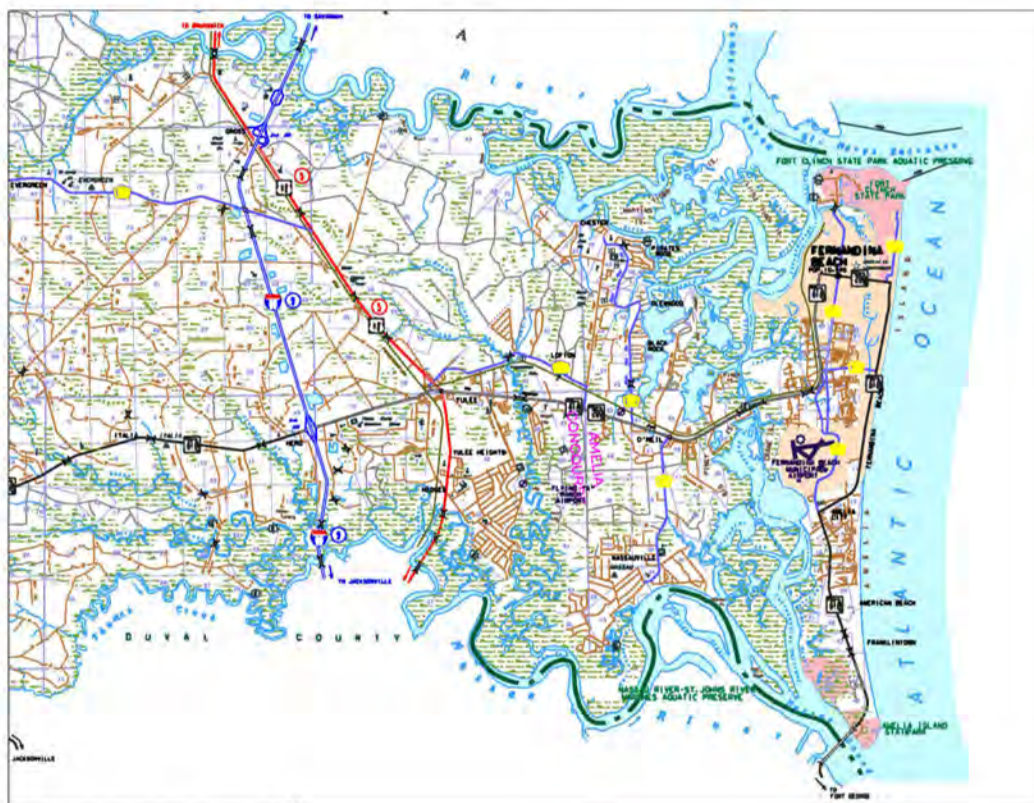
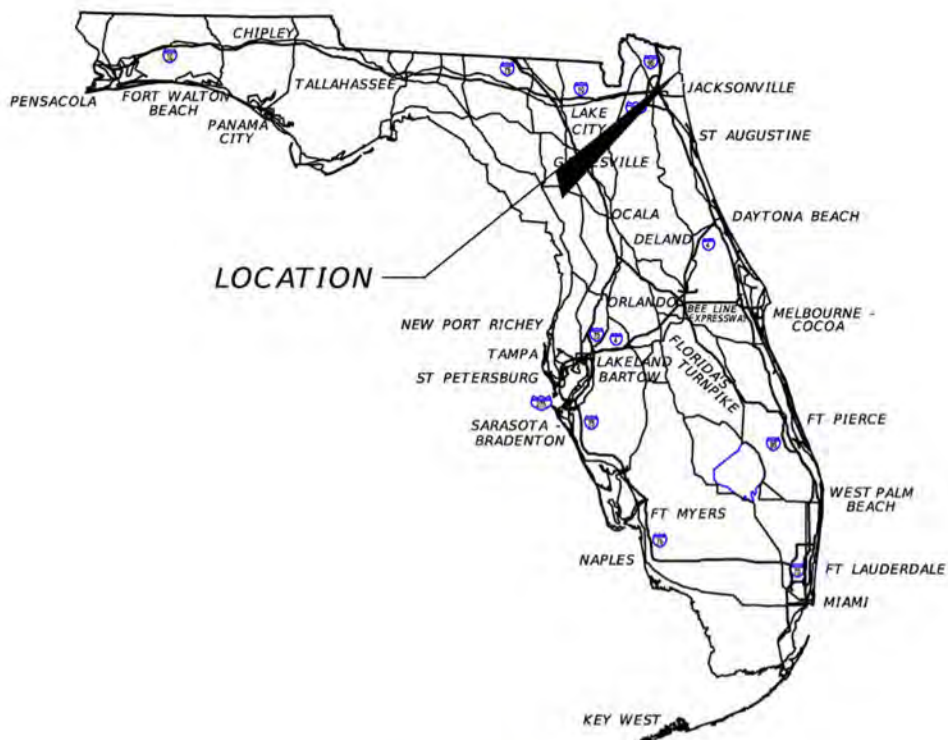
Due to this inherent opportunity for fluctuation in cost, the total final cost may be more or less than this estimate.

The professional service for establishing the opinion of estimated construction costs are consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.

Appendix A

Description

- | | |
|------------|---|
| Exhibit 1. | Vicinity Map |
| Exhibit 2. | District Legal Boundary and Description |
| Exhibit 3. | Subdivision Map |



AMELIA WALK, CDD



Exhibit 2

METES & BOUNDS DESCRIPTION

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

SEPTEMBER 12, 2005

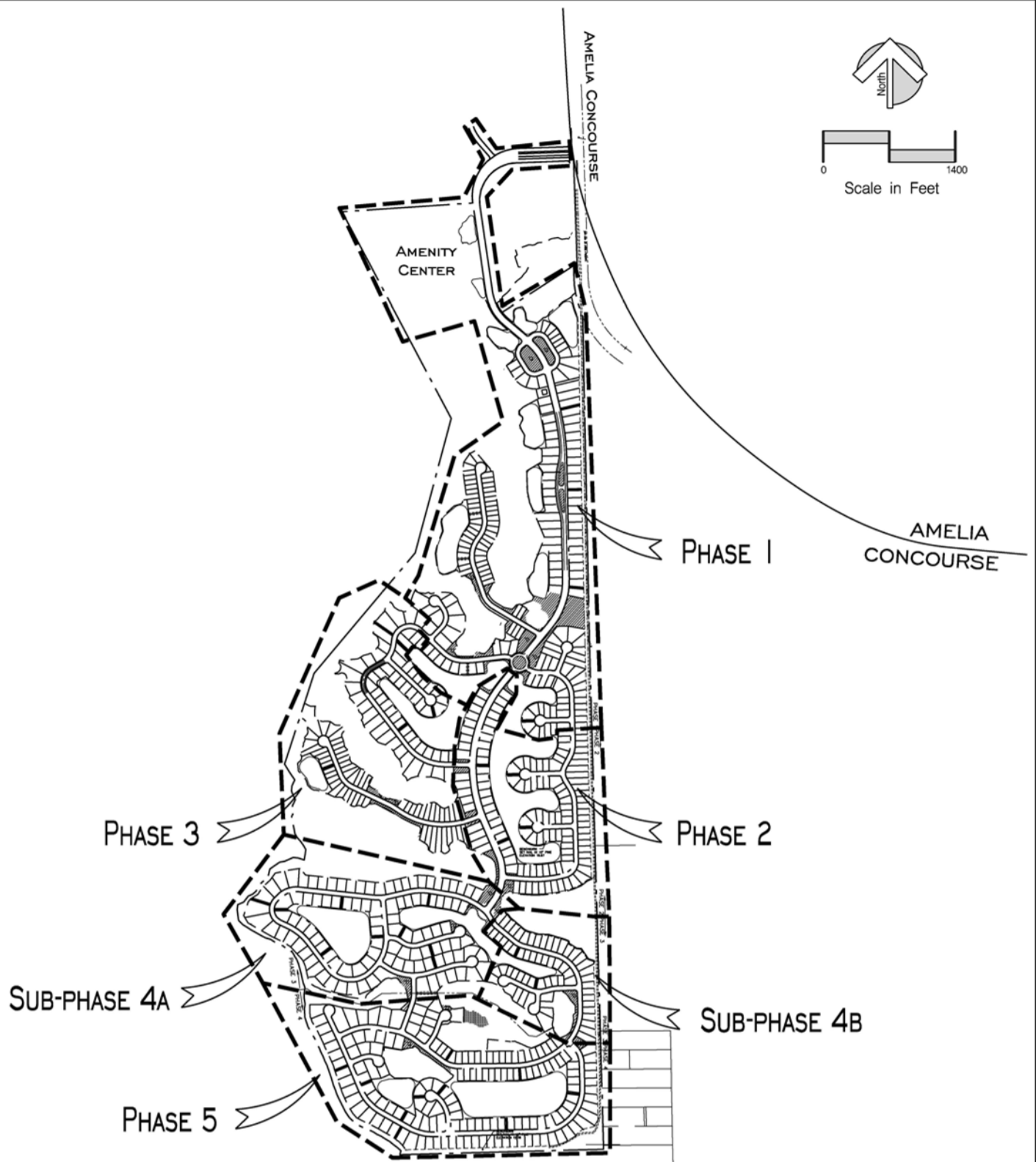
ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF SECTIONS 13, 24 AND 40, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 24 AND RUN SOUTH 88°-27'-11" WEST ALONG THE SOUTHERLY LINE OF SAID SECTION 24, A DISTANCE OF 2138 FEET, MORE OR LESS, TO A POINT ON THE NORTHEASTERLY EDGE OF MARSH OF LOFTON CREEK; RUN THENCE IN GENERALLY A NORTHWESTERLY DIRECTION ALONG THE MEANDERING OF SAID NORTHEASTERLY EDGE OF MARSH OF LOFTON CREEK, THE SAME BEING THE SOUTHWESTERLY LINE OF LANDS NOW OR FORMERLY OF RAYLAND, LLC (ACCORDING TO DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 579, PAGE 407), A DISTANCE OF 5,475 FEET, MORE OR LESS, TO A POINT THAT BEARS NORTH 18°-00'-00" EAST, A DISTANCE OF 40 FEET, MORE OR LESS, FROM A 1/2 INCH PIPE FOUND; RUN THENCE NORTH 18°-00'-00" EAST TO AND ALONG THE EASTERLY LINE OF LANDS NOW OR FORMERLY OF NORTH HAMPTON, LLC (ACCORDING TO DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 901, PAGE 1965), A DISTANCE OF ±1004 FEET, MORE OR LESS, TO A POINT; RUN THENCE NORTH 40°-00'-00" EAST ALONG THE SOUTHEASTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 1650.02 FEET TO A POINT; RUN THENCE NORTH 15°-00'-12" EAST, ALONG THE EASTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 1460.22 FEET TO A POINT; RUN THENCE NORTH 28°-01'-01" WEST ALONG THE NORTHEASTERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 2470.97 FEET TO A POINT; RUN THENCE NORTH 83°-57'-58" EAST, TO AND ALONG THE NORTHERLY LINE OF AFOREMENTIONED SECTION 13, THE SAME BEING THE SOUTHERLY LINE OF AFOREMENTIONED SECTION 40, A DISTANCE OF 1388.49 FEET TO A POINT; A DISTANCE OF 1,388.49 FEET TO A POINT LYING ON A NONTANGENT CURVE; RUN THENCE IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 500.00 FEET, A CHORD DISTANCE OF 696.15 FEET TO A POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 43°-53'-16" EAST; RUN THENCE NORTH 88°-00'-26" EAST, A DISTANCE OF 511.98 FEET TO A POINT OF CURVATURE; RUN THENCE IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 25.00 FEET, A CHORD DISTANCE OF 35.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF AMELIA CONCOURSE (A 150.00 FOOT RIGHT-OF-WAY ACCORDING TO DEED RECORDED IN OFFICIAL RECORDS BOOK 1200, PAGE 1939, PUBLIC RECORDS OF SAID COUNTY), THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 43°-00'-13" EAST; RUN THENCE SOUTH 02°-00'-00" EAST, ALONG LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 200.00 FEET TO A POINT; RUN THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET, A CHORD DISTANCE OF 35.35 FEET, TO A POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH 46°-59'-47" WEST; RUN THENCE SOUTH 88°-00'-26" WEST, A DISTANCE OF 536.63 FEET TO A POINT OF CURVATURE; RUN THENCE IN A SOUTHWESTERLY

DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 400.00 FEET, A CHORD DISTANCE OF 596.12 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 39°-50'-09" WEST; RUN THENCE SOUTH 08°-20'-09" EAST, A DISTANCE OF 904.85 FEET TO A POINT OF CURVATURE; RUN THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE TO THE EAST AND HAVING A RADIUS OF 465.00 FEET, A CHORD DISTANCE OF 210.17 FEET TO A POINT, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 21°-23'-48" EAST; RUN THENCE NORTH 55°-32'-33" EAST, A DISTANCE OF 935.76 FEET TO A POINT LYING ON THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE OF AMELIA CONCOURSE; RUN THENCE SOUTH 02°-00'-00" EAST, ALONG LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 187.17 FEET TO A POINT OF CURVATURE; RUN THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE IN LAST MENTIONED WESTERLY LINE, SAID CURVE BEING CONCAVE TO THE EAST AND HAVING A RADIUS OF 1104.93 FEET, A CHORD DISTANCE OF 415.86 FEET TO A POINT ON THE EASTERLY LINE OF AFOREMENTIONED SECTION 13, THE BEARING OF THE AFOREMENTIONED CHORD BEING SOUTH 12°-50'-48" EAST; RUN THENCE SOUTH 01°-14'-16" EAST ALONG LAST MENTIONED SECTION LINE, A DISTANCE OF 3420.44 FEET TO THE NORTHEAST CORNER OF AFOREMENTIONED SECTION 24; RUN THENCE SOUTH 01°-33'-59" EAST ALONG THE EASTERLY LINE OF SAID SECTION 24, A DISTANCE OF 5320.31 FEET TO SOUTHEAST CORNER THEREOF AND THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 563 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS OF RECORD THAT LIE WITHIN



Scale in Feet



SUBDIVISION MAP

AMELIA WALK, CDD

EXHIBIT 3

**AMENDMENT
TO THE
AMELIA WALK COMMUNITY DEVELOPMENT
DISTRICT
ENGINEER'S REPORT SUPPLEMENT NO. 1 FOR
PHASE 1 MILLING AND RESURFACING**

OCTOBER 24, 2023

Prepared by: Daniel I. McCranie, PE.

Amelia Walk Community Development District
Amendment to the Engineer's Report Supplement No. 1
for Phase 1 Milling and Resurfacing

I. PURPOSE

The purpose of this Amendment is to amend the *Engineer's Report Supplement No. 1 for Phase 1 Milling and Resurfacing*, dated August 15, 2023 (the "Master Report"), to reflect updated costs for the Phase 1 Roadway Project, also called the 2023 Project, described therein. The remainder of the Master Report remains unchanged.

II. UPDATED 2023 PROJECT COSTS

Table 2: *Summary of Estimated 2023 Project Costs for Phase 1 Milling & Resurfacing* is updated as set forth below:

Category	Majestic Walk Boulevard	Remaining Phase 1 Roads	Total
Mobilization	\$ 10,000	\$ 5,000	\$ 15,000
Milling	\$ 100,000	\$ 50,000	\$ 150,000
Resurfacing	\$ 381,000	\$ 183,000	\$ 564,000
Concrete Work	\$ 25,000	\$ 0	\$ 25,000
Base Repairs	\$ 77,000	\$ 5,000	\$ 82,000
Bonding	\$ 5,000	\$ 2,000	\$ 7,000
Professional/Soft Costs	\$ 5,000	\$ 2,500	\$ 7,500
Contingency	\$ 30,000	\$ 15,000	\$ 45,000
<i>Total</i>	<i>\$ 633,000</i>	<i>\$ 262,500</i>	<i>\$ 895,500</i>

Exhibit B
Assessment Report

Amelia Walk

Community Development District

Master Special Assessment Methodology Report
for Phase 1 Roadway Project

September 19, 2023

Prepared by
Governmental Management Services LLC

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1.0 Introduction

1.1 Purpose

This report provides a methodology for allocating the proposed debt to be incurred by the Amelia Walk Community Development District ("Amelia Walk CDD" or "District") to properties in the District and for allocating the initial par amount of bonds being issued by the District to fund the milling and resurfacing of the Phase 1 roadway system, and other related work within the District (the "Phase 1 Roadway Project"). The methodology allocates this debt to properties based upon the special benefits each receives from the Phase 1 Roadway Project. In this case the property located within the District includes approximately 563 acres located in Nassau County Florida. This report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of the case law on this subject.

1.2 Scope of the Report

This Report presents the master projections for financing the District's capital requirements necessary to provide the Phase 1 Roadway Project described in the Amelia Walk Community Development District Engineer's Report Supplement No. 1 for Phase 1 Milling and Resurfacing, prepared by McCranie & Associates Inc., dated August 15, 2023, developed by Dan McCranie, P.E. ("Engineer's Report") This Report also describes the master apportionment of benefits and special assessments resulting from the provision of improvements within the District.

1.3 Special Benefits and General Benefits

Improvements undertaken by the District create special and peculiar benefits to the property, different in kind and degree than general benefits, for properties within its borders as well as general benefits to the public at large. However, as discussed

within this report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to property within the District. The Phase 1 Roadway Project of the District enables properties within its boundaries to have a functioning roadway system.

There is no doubt that the general public, property owners, and property outside the District will benefit from the provision of District infrastructure. However, these are incidental to the District's Phase 1 Roadway Project, which is designed solely to provide special benefits peculiar to property within the District. Even though the exact value of the benefits provided by the District's Phase 1 Roadway Project is difficult to estimate at this point, it is nevertheless greater than the costs associated with providing same.

1.4 Organization of this Report

Section Two describes the Phase 1 Roadway Project as proposed by the District.

Section Three provides a summary of the Phase 1 Roadway project for the District as determined by the District Engineer.

Section Four discusses the financing program for the District.

Section Five introduces the Assessment Methodology.

2.0 Development Program for Amelia Walk

2.1 Overview

The Amelia Walk development is designed as a master planned, amenitized, residential community, located within Nassau County. The proposed land use within the District is consistent with Nassau Counties Florida Land Use and Comprehensive Plans.

2.2 The Development Program

The Amelia Walk Community Development District consists of approximately 563 acres in Nassau County. The Development of the Hampton Lakes PUD is completely within the boundaries of the District. The Development will consist of approximately 749 units comprised of single-family residential homes. The Property within the District has been fully platted.

3.0 The Phase 1 Roadway Project for Amelia Walk

3.1 Engineering Report

The Phase 1 Roadway Project costs to be funded by the Amelia Walk CDD are determined by the District Engineer in the Engineer's Report. Only infrastructure that may qualify for bond financing by the District under Chapter 190, Florida Statutes, was included in these estimates.

3.2 Phase 1 Roadway Project

The proposed infrastructure improvements to serve the development consist of milling, resurfacing, concrete work, base repairs, and related work for the Phase 1 Roadways, as more specifically described in the Engineer's Report.

The total costs for the Phase 1 Roadway Project that will be provided by the District are calculated by adding to the construction costs the costs for design, permitting and contingencies. At the time of this writing, the total costs of the District's Phase 1 Roadway Project according to the District Engineer's Report were projected at \$1,398,000.

In order to finance public improvements comprising its capital improvement plan, the District has previously issued special assessment revenue bonds secured by special assessments imposed on the residential properties within the District. The Phase 1 Roadway Project is necessary to carry out repairs to certain roadways that were included in the District's capital improvement plan.

4.0 Financing Program for Amelia Walk

4.1 Overview

As noted above, the District is embarking on a program of roadway improvements. The structure of financing presented below is preliminary and subject to change.

Due to the cost of the Phase 1 Roadway Project, it is currently contemplated that the District will finance its capital improvements with Special Assessment Bonds. The preliminary financing plan for the District anticipates the issuance of Special Assessment Bonds in the principal amount of \$1,705,000 to fund all or a portion of the Phase 1 Roadway Project, as shown in Table 2.

4.2 Types of Special Assessment Bonds Proposed

Special Assessment Bonds assume an issuance date of November 16, 2023 and have their interest payments capitalized through November 1, 2024. Special Assessment Bonds will be repaid with twenty principal installments commencing on May 1, 2025 with interest paid semiannually every May 1 and November 1 commencing May 1, 2024.

As projected, in order to finance all or a portion of the District's project, the District will need to potentially incur indebtedness in the total amount of \$1,705,000.

The difference is comprised of costs of issuance including underwriter's discount and professional fees associated with debt issuance, and capitalized interest costs as the District will be borrowing funds with which it will pay the interest payments during the construction period.

Preliminary sources and uses of funding, including the capitalized interest calculations are presented in Table 3 in the Appendix.

Please note that the structure of the Special Assessment Bonds is preliminary and may change due to changes in the development program, market conditions, timing of infrastructure installation as well as other reasons. The District maintains complete flexibility as

to the structure of the Special Assessment Bonds.

5.0 Assessment Methodology

5.1 Overview

Special Assessment Bonds provide the District with funds to conduct the Phase 1 Roadway Project outlined in *Section 3.2*. These improvements lead to special and general benefits, with special benefits accruing generally to the properties within the boundaries of the District and general benefits accruing to areas outside the District and being only incidental in nature. The debt incurred in financing infrastructure construction will be paid off by assessing properties that derive special and peculiar benefits from the proposed projects. All properties that receive special benefits from the District's improvement program will be assessed.

5.2 Assigning Debt

The infrastructure improvements provided by the District will include milling, resurfacing, concrete work, base repairs, and related work to repair the Phase 1 roadways. All residential development within the District will benefit from the Phase 1 Roadway Project, as the improvements provide basic infrastructure to all residential lands within the District and benefit all residential lands within the District as an integrated system of improvements. Assignment of debt to benefited units will be on an equal unit basis.

The debt incurred by the District to fund the Phase 1 Roadway Project is allocated to the properties receiving special benefits on the basis of development intensity and density. The responsibility for the repayment of the District's debt through assessments will ultimately be distributed in proportion to the special benefit peculiar to the land within the District. For the purpose of determining the special benefit accruing to the lands within Amelia Walk, the proposed Phase 1 roadway costs have been allocated to all 749 single-family residential lots on an equal

benefit basis.

5.3 Lienability Test: Special and Peculiar Benefit to the Property

As first discussed in Section 1.3, Special Benefits and General Benefits, improvements undertaken by the District create special and peculiar benefits to properties within the District. District's improvements benefit properties within the District and accrue to all assessable properties on an equal basis.

Improvements undertaken by the District can be shown to be creating special and peculiar benefits to the property. The special and peculiar benefits resulting from each improvement undertaken by the District are:

- a. Roadway Improvements result in special and peculiar benefits such as the added use of the property, access to the property, added enjoyment of the property, and likely increased marketability of the property.

These special and peculiar benefits are real and ascertainable, but not yet capable of being calculated and assessed in terms of numerical value, however, each is more valuable than either the cost of, or the actual assessment levied for, the improvement or debt allocated to each lot.

5.4 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay

A reasonable estimate of the proportion of special and peculiar benefits received from the Improvements is delineated in Table 4 {expressed as Allocation of Total Par Debt}.

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the Phase 1 Roadway Project (and the concomitant responsibility for the payment of the resultant and allocated debt) have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with the land use.

Accordingly, no acre or parcel of property within the boundaries of the District will be liened for the payment of any non-ad valorem special assessment more than the determined special benefit peculiar to that property. Further, the prior debt allocation will not be affected.

In accordance with the benefit allocation in Table 4, a Total Par Debt per Unit has been calculated for each single-family unit. This amount represents the preliminary anticipated per unit debt allocation assuming all anticipated units are built and sold in the planned development and the entire proposed infrastructure program is developed or acquired and financed by the District. Please note that this table represents the Total Par Debt per Unit attributable to the Phase 1 Roadway Project, and does not include debt previously allocated under prior assessment proceedings.

TABLE 1
Amelia Walk CDD
Roadway Cost Estimates

<u>Category</u>	<u>Majestic Walk Blvd</u>	<u>Remaining Phase 1 Roads</u>	<u>Total</u>
Mobilization	\$ 80,000.00	\$ 50,000.00	\$ 130,000.00
Milling	\$ 220,000.00	\$ 90,000.00	\$ 310,000.00
Resurfacing	\$ 360,000.00	\$ 200,000.00	\$ 560,000.00
Concrete Work	\$ 40,000.00	\$ 10,000.00	\$ 50,000.00
Base Repairs	\$ 75,000.00	\$ 30,000.00	\$ 105,000.00
Bonding	\$ 5,000.00	\$ 5,000.00	\$ 10,000.00
Contingency (20%)	\$ 156,000.00	\$ 77,000.00	\$ 233,000.00
Total	\$ 936,000.00	\$ 462,000.00	\$ 1,398,000.00

Information provided by McCranie & Associates Engineer Report
Dated August 15, 2023

Prepared By
Governmental Management Services, LLC

<p align="center">TABLE 2 Amelia Walk CDD Series 2023 Bonds - Sources and Uses of Funds</p>
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**Preliminary
Bond Sizing**

Sources

Par amount of Bond Issue	\$1,705,000
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Total Sources	<u><u>\$1,705,000</u></u>
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Uses

Construction / Project Fund	\$1,398,000
-----------------------------	-------------

Interest to 11/1/24	\$98,038
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Cost of Issuance	\$208,325
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Rounding	\$638
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Total Uses	<u><u>\$1,705,000</u></u>
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Amortization Installments	20
Average Coupon Interest Rate	6.00%
Estimated Par Amount	\$1,705,000
Maximum Annual Debt Service (net)	\$148,450

Provided by: MBS Capital Markets, LLC

Prepared By

Governmental Management Services, LLC

TABLE 3
Amelia Walk CDD
Allocation of Projected
Series 2023 Annual
Assessments Per Unit

Development Type :	<u>Number of Units</u>	<u>Projected Maximum Annual Debt Service</u>	<u>ERU</u>	<u>Total Allocated Debt</u>	<u>Par Debt Per Unit</u>	<u>Projected Net Annual Assessment Per Unit</u>	<u>Projected Gross Annual Assessment Per Unit (1)</u>
Single Family	749	\$148,450	1	\$1,705,000	\$2,276.37	\$198.20	\$213.12
Total	<u>749</u>	<u>\$148,450</u>		<u>\$1,705,000</u>	<u>\$2,276.37</u>	<u>\$198.20</u>	<u>\$213.12</u>

(1) Gross assessments presented include early payment discount of 4% and collection costs of 3%, subject to change.

Prepared By
Governmental Management Services, LLC

TABLE 4
Amelia Walk CDD
Series 2023 Bonds
Preliminary Assessment Roll

Real Estate #	Land Use	Series 2023 Projected Par Debt	Series 2023 Projected Net Annual Assessment (1)
13-2N-27-0720-0001-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0002-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0003-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0004-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0005-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0006-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0007-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0008-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0009-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0010-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0011-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0012-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0013-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0014-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0015-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0016-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0017-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0018-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0019-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0020-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0021-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0022-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0023-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0024-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0025-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0026-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0027-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0028-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0029-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0030-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0031-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0032-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0033-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0034-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0035-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0036-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0037-0000	Single Family	\$2,276.37	\$ 198.20

Real Estate #	Land Use	Series 2023 Projected Par Debt	Series 2023 Projected Net Annual Assessment (1)
13-2N-27-0720-0038-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0039-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0040-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0041-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0042-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0043-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0044-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0045-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0046-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0047-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0048-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0049-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0050-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0051-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0052-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0053-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0054-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0055-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0056-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0057-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0058-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0059-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0060-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0061-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0062-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0063-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0064-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0065-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0066-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0067-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0068-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0069-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0070-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0071-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0072-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0073-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0074-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0075-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0076-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0077-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0078-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0079-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0080-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0081-0000	Single Family	\$2,276.37	\$ 198.20

Real Estate #	Land Use	Series 2023 Projected Par Debt	Series 2023 Projected Net Annual Assessment (1)
13-2N-27-0720-0082-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0083-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0084-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0085-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0086-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0087-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0088-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0089-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0090-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0091-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0092-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0093-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0094-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0095-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0096-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0097-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0098-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0099-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0100-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0101-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0102-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0103-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0104-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0105-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0106-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0107-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0108-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0109-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0110-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0111-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0112-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0113-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0114-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0115-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0116-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0117-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0118-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0119-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0120-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0121-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0122-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0123-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0124-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0125-0000	Single Family	\$2,276.37	\$ 198.20

Real Estate #	Land Use	Series 2023 Projected Par Debt	Series 2023 Projected Net Annual Assessment (1)
13-2N-27-0720-0126-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0127-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0128-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0129-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0130-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0131-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0132-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0133-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0134-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0135-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0136-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0137-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0138-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0139-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0140-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0141-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0142-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0143-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0144-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0145-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0146-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0147-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0148-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0149-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0150-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0151-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0152-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0720-0153-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0001-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0002-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0003-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0004-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0005-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0006-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0007-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0008-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0009-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0010-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0011-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0012-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0013-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0014-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0015-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0016-0000	Single Family	\$2,276.37	\$ 198.20

Real Estate #	Land Use	Series 2023 Projected Par Debt	Series 2023 Projected Net Annual Assessment (1)
13-2N-27-0722-0017-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0018-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0019-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0020-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0021-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0022-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0023-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0024-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0025-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0026-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0027-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0028-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0029-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0030-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0031-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0032-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0033-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0034-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0035-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0036-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0037-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0038-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0039-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0040-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0041-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0042-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0043-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0044-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0045-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0046-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0047-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0048-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0049-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0050-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0051-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0052-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0053-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0054-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0055-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0056-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0057-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0058-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0059-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0060-0000	Single Family	\$2,276.37	\$ 198.20

Real Estate #	Land Use	Series 2023 Projected Par Debt	Series 2023 Projected Net Annual Assessment (1)
13-2N-27-0722-0061-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0062-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0063-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0064-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0065-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0066-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0067-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0068-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0069-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0070-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0071-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0072-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0073-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0074-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0075-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0076-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0077-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0078-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0079-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0080-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0081-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0082-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0083-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0084-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0085-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0086-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0087-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0088-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0089-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0090-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0091-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0092-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0093-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0094-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0722-0095-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0001-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0002-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0003-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0004-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0005-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0006-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0007-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0008-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0009-0000	Single Family	\$2,276.37	\$ 198.20

Real Estate #	Land Use	Series 2023 Projected Par Debt	Series 2023 Projected Net Annual Assessment (1)
13-2N-27-0723-0010-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0011-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0012-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0013-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0014-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0015-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0016-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0017-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0018-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0019-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0020-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0021-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0022-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0023-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0024-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0025-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0026-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0027-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0028-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0029-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0030-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0031-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0032-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0033-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0034-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0035-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0036-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0037-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0038-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0039-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0040-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0041-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0042-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0043-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0044-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0045-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0046-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0047-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0048-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0049-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0050-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0051-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0052-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0053-0000	Single Family	\$2,276.37	\$ 198.20

Real Estate #	Land Use	Series 2023 Projected Par Debt	Series 2023 Projected Net Annual Assessment (1)
13-2N-27-0723-0054-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0055-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0056-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0057-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0058-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0059-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0060-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0061-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0062-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0063-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0064-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0065-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0066-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0067-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0068-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0069-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0070-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0071-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0072-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0073-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0074-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0075-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0076-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0077-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0078-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0079-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0080-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0081-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0082-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0083-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0084-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0085-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0086-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0087-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0088-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0089-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0090-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0091-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0092-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0093-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0094-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0095-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0096-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0097-0000	Single Family	\$2,276.37	\$ 198.20

Real Estate #	Land Use	Series 2023 Projected Par Debt	Series 2023 Projected Net Annual Assessment (1)
13-2N-27-0723-0098-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0099-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0100-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0101-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0102-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0103-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0104-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0105-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0106-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0107-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0108-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0109-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0110-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0111-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0112-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0113-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0114-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0115-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0116-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0117-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0118-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0119-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0120-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0121-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0122-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0123-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0124-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0125-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0126-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0127-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0128-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0129-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0130-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0131-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0132-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0133-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0134-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0135-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0136-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0137-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0138-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0139-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0140-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0141-0000	Single Family	\$2,276.37	\$ 198.20

Real Estate #	Land Use	Series 2023 Projected Par Debt	Series 2023 Projected Net Annual Assessment (1)
13-2N-27-0723-0142-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0143-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0144-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0145-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0146-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0147-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0148-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0149-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0150-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0151-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0152-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0153-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0154-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0155-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0156-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0157-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0158-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0159-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0160-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0161-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0162-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0163-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0164-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0165-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0166-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0167-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0168-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0169-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0170-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0171-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0172-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0173-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0723-0174-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0001-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0002-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0003-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0004-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0005-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0006-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0007-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0008-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0009-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0010-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0011-0000	Single Family	\$2,276.37	\$ 198.20

Real Estate #	Land Use	Series 2023 Projected Par Debt	Series 2023 Projected Net Annual Assessment (1)
13-2N-27-0724-0012-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0013-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0014-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0015-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0016-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0017-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0018-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0019-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0020-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0021-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0022-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0023-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0024-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0025-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0026-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0027-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0028-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0029-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0030-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0031-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0032-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0033-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0034-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0035-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0036-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0037-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0038-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0039-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0040-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0041-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0042-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0043-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0044-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0045-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0046-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0047-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0048-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0049-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0050-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0051-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0052-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0053-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0054-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0055-0000	Single Family	\$2,276.37	\$ 198.20

Real Estate #	Land Use	Series 2023 Projected Par Debt	Series 2023 Projected Net Annual Assessment (1)
13-2N-27-0724-0056-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0057-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0058-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0059-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0060-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0061-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0062-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0063-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0064-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0065-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0066-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0067-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0068-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0069-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0070-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0071-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0072-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0073-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0074-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0075-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0076-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0077-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0078-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0079-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0080-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0081-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0082-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0083-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0084-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0085-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0086-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0087-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0088-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0089-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0090-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0091-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0092-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0093-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0094-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0095-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0096-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0097-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0098-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0099-0000	Single Family	\$2,276.37	\$ 198.20

Real Estate #	Land Use	Series 2023 Projected Par Debt	Series 2023 Projected Net Annual Assessment (1)
13-2N-27-0724-0100-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0101-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0102-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0103-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0104-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0105-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0106-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0107-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0108-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0109-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0110-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0111-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0112-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0113-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0114-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0115-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0116-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0117-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0118-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0119-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0120-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0121-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0122-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0123-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0124-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0125-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0126-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0127-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0128-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0129-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0130-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0131-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0132-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0133-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0134-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0135-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0136-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0137-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0138-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0139-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0140-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0141-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0142-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0143-0000	Single Family	\$2,276.37	\$ 198.20

Real Estate #	Land Use	Series 2023 Projected Par Debt	Series 2023 Projected Net Annual Assessment (1)
13-2N-27-0724-0144-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0145-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0146-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0147-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0148-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0149-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0150-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0151-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0152-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0153-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0154-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0155-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0156-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0157-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0158-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0159-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0160-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0161-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0162-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0163-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0164-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0165-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0166-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0167-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0168-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0169-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0170-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0171-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0172-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0173-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0174-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0175-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0176-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0177-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0178-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0179-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0180-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0181-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0182-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0183-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0184-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0185-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0186-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0187-0000	Single Family	\$2,276.37	\$ 198.20

Real Estate #	Land Use	Series 2023 Projected Par Debt	Series 2023 Projected Net Annual Assessment (1)
13-2N-27-0724-0188-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0189-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0190-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0191-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0192-0000	Single Family	\$2,276.37	\$ 198.20
13-2N-27-0724-0193-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0001-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0002-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0003-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0004-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0005-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0006-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0007-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0008-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0009-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0010-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0011-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0012-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0013-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0014-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0015-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0016-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0017-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0018-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0019-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0020-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0021-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0022-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0023-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0024-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0025-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0026-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0027-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0028-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0029-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0030-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0031-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0032-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0033-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0034-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0035-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0036-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0037-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0038-0000	Single Family	\$2,276.37	\$ 198.20

Real Estate #	Land Use	Series 2023 Projected Par Debt	Series 2023 Projected Net Annual Assessment (1)
24-2N-27-0721-0039-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0040-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0041-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0042-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0043-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0044-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0045-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0046-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0047-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0048-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0049-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0050-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0051-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0052-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0053-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0054-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0055-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0056-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0057-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0058-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0059-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0060-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0061-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0062-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0063-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0064-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0065-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0066-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0067-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0068-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0069-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0070-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0071-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0072-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0073-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0074-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0075-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0076-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0077-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0078-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0079-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0080-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0081-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0082-0000	Single Family	\$2,276.37	\$ 198.20

Real Estate #	Land Use	Series 2023 Projected Par Debt	Series 2023 Projected Net Annual Assessment (1)
24-2N-27-0721-0083-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0084-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0085-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0086-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0087-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0088-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0089-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0090-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0091-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0092-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0093-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0094-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0095-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0096-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0097-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0098-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0099-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0100-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0101-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0102-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0103-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0104-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0105-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0106-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0107-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0108-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0109-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0110-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0111-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0112-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0113-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0114-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0115-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0116-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0117-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0118-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0119-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0120-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0121-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0122-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0123-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0124-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0125-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0126-0000	Single Family	\$2,276.37	\$ 198.20

Real Estate #	Land Use	Series 2023 Projected Par Debt	Series 2023 Projected Net Annual Assessment (1)
24-2N-27-0721-0127-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0128-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0129-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0130-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0131-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0132-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0133-0000	Single Family	\$2,276.37	\$ 198.20
24-2N-27-0721-0134-0000	Single Family	\$2,276.37	\$ 198.20
Total		\$1,705,000.00	\$ 148,450.00

Amelia Walk Community Development District

**Final Supplemental Special Assessment Methodology
Report for
Phase 1 Milling and Resurfacing Improvements
(The 2023 Project)
Special Assessment Note, Series 2023**

November 14, 2023

**Prepared by
Governmental Management Services, LLC**

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1.0 Executive Summary

This Supplemental Special Assessment Methodology Report (the "2023 Report") provides a methodology for allocating the benefit associated with the Special Assessment Revenue Note, Series 2023 (the "Series 2023 Note") consistent with the Master Special Assessment Methodology for Phase 1 Roadway Project, dated September 19, 2023 (the "Master Methodology"). This 2023 Report describes the allocation of debt to properties based upon the special benefits each receives from the infrastructure program referred to as the 2023 Project identified later herein. This report is designed to conform to the requirements of Chapters 170, 190 and 197 Florida Statutes with respect to special assessments and is consistent with our understanding of the case law on this subject.

The Amelia Walk Community Development District (the "District") consists of 563 acres in Nassau County, Florida, planned for a total of 749 single-family units.

Proceeds from the sale of the Series 2023 Note will be used to mill and resurface the Phase 1 roadway system and perform other related work (the "2023 Project"). In conjunction with the Series 2023 Note, the District has approved the Amelia Walk Community Development Amended District Engineer's Report Supplement No. 1 for Phase 1 Milling and Resurfacing, prepared by McCranie & Associates Inc., dated August 15, 2023 ("Phase 1 Engineers Report") and the Amendment to the Amelia Walk Community Development District Engineer's Report Supplement No. 1 for Phase 1 Milling and Resurfacing, dated October 24, 2023 (the "Amended Phase 1 Report") which together more specifically describe the 2023 Project. The estimated costs of the 2023 Project total \$895,500 and will be funded with the net proceeds from the proposed Series 2023 Note.

The District intends to impose non ad valorem special assessments (the "Series 2023 Assessments") on the benefited lands within the District (the "Series 2023 Assessment Area") based on this 2023 Report. It is anticipated that all of the proposed Series 2023 Assessments will be collected through

the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes or any other legal means of collection available to the District. It is not the intent of this 2023 Report to address any other assessments, if applicable, that may be levied by the District, a homeowner's association, or any other unit of government.

This 2023 Report has been prepared for the purpose of (i) confirming the benefit inuring to real property in the Series 2023 Assessment Area; and (ii) reflecting the financing terms and costs related to the issuance of the Series 2023 Note.

2.0 The Series 2023 Note

As described above, the Series 2023 Note will be used to provide construction funds for the 2023 Project. Proceeds from the sale of the Series 2023 Note will be used to (i) fund the construction fund for the 2023 Project; (ii) fund the cost of issuance including the placement agent fee, and (iii) fund capitalized interest through 11/1/2024. A description of the sources and uses of funds is attached hereto as **Table 1** and incorporated by reference herein.

The proposed Series 2023 Note is a 20-year term obligation with a par amount of \$1,130,000 and an average coupon rate of interest of 6.350%. Capitalized interest is to November 1, 2024.

The projected maximum annual debt service (MADS) assessment revenues necessary to amortize the debt on the Series 2023 Note are \$102,230, net of collection costs and early payment discounts through 5/1/2044.

3.0 Allocation Methodology

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the improvements being paid for.

2) The assessments must be fairly and reasonably allocated to the properties being assessed.

Florida law provides for a wide application of special assessments that meet these two requirements for valid special assessments.

The special benefits provided to the property owners within the District are greater than the costs associated with providing these benefits. In the Amended Phase 1 Report, the District's Engineer estimated that it would cost approximately \$895,500 to complete the 2023 Project. The District's Underwriter projects that financing costs required to fund a portion of the infrastructure improvements, including project costs, the cost of issuance of the Series 2023 Note, and capitalized interest, will be \$1,130,000. The planned improvements provide special benefit to real property in the Series 2023 Assessment Area that meets or exceeds the cost to finance, construct and/or acquire such improvements, and the fair and reasonable allocation of the projected Series 2023 Assessments based upon the methodology set forth in the Master Methodology, and **Table 2** attached hereto is hereby confirmed. The allocation of the projected Series 2023 Assessments as set forth herein will result in the District annually certifying for collection of special assessments in the amounts set forth on **Table 4**, the Preliminary Assessment Roll. Included in **Table 3** are the annual assessments by product type reflecting the maximum annual debt service on the proposed Series 2023 Note from 2024 to 2044. During this period annual assessments will be level based upon MADS. The proposed Series 2023 Note will mature on 5/1/2044 and be paid in full.

The Series 2023 Assessments are planned to be allocated on an equal basis across each platted lot within the District.

The District's completion of the 2023 Project will provide special benefits to all assessed properties, including:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the probability of increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable but are not yet capable of being calculated

as to value with mathematical certainty. However, each is more valuable than either the cost of completing the 2023 Project, or the actual non-ad valorem special assessment levied for the improvement or the debt as allocated.

The determination has been made that the duty to pay the Series 2023 Assessments is fairly and reasonably apportioned because the special and peculiar benefits to the properties are apportioned equally among the properties. Accordingly, no parcel of property within the boundaries of the District will have a lien for the payment of any non-ad valorem special assessment that exceeds the determined special benefit to that property.

4.0 Assessment Roll

The Assessment Roll reflecting the allocation of the Series 2023 Special Assessments securing repayment of the Series 2023 Note is attached hereto as **Table 4**.

<p align="center">TABLE 1 Amelia Walk CDD Series 2023 Bonds - Sources and Uses of Funds</p>
--

**Preliminary
Bond Sizing**

Sources

Par amount of Bond Issue	\$1,130,000
--------------------------	-------------

Total Sources	<u><u>\$1,130,000</u></u>
----------------------	---------------------------

Uses

Construction / Project Fund	\$895,500
-----------------------------	-----------

Interest to 11/1/2024	\$68,765
-----------------------	----------

Cost of Issuance	\$164,625
------------------	-----------

Rounding	\$1,110
----------	---------

Total Uses	<u><u>\$1,130,000</u></u>
-------------------	---------------------------

Amortization Installments	20
Average Coupon Interest Rate	6.35%
Total Par Amount	\$1,130,000
Maximum Annual Debt Service (net)	\$102,230

Provided by: MBS Capital Markets, LLC

Prepared By

Governmental Management Services, LLC

TABLE 2
Amelia Walk CDD
Allocation of Series 2023 Par Debt
Per Unit

Development Type :	<u>Number of Units</u>	<u>Total Allocated Debt</u>	<u>Par Debt Per Unit</u>
Single Family	749	\$1,130,000	\$1,508.68
Total	<u>749</u>	<u>\$1,130,000</u>	

Prepared By
Governmental Management Services, LLC

TABLE 3
Amelia Walk CDD
Allocation of Projected
Series 2023 Annual
Assessments Per Unit

Development Type :	<u>Number of Units</u>	<u>Projected Maximum Annual Debt Service</u>	<u>Projected Net Annual Assessment Per Unit</u>	<u>Projected Gross Annual Assessment Per Unit (1)</u>
Single Family	749	\$102,230	\$136.49	\$146.76
Total	<u>749</u>	<u>\$102,230</u>		

(1) Gross assessments presented include early payment discount of 4% and collection costs of 3%, subject to change.

Prepared By
Governmental Management Services, LLC

TABLE 4
Amelia Walk CDD
Series 2023 Bonds
Preliminary Assessment Roll

Real Estate #	Land Use	Series 2023 Projected Par Debt	Series 2023 Projected Net Annual Assessment (1)
13-2N-27-0720-0001-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0002-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0003-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0004-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0005-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0006-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0007-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0008-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0009-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0010-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0011-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0012-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0013-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0014-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0015-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0016-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0017-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0018-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0019-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0020-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0021-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0022-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0023-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0024-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0025-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0026-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0027-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0028-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0029-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0030-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0031-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0032-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0033-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0034-0000	Single Family	\$1,508.68	\$ 136.49

Real Estate #	Land Use	Series 2023 Projected Par Debt	Series 2023 Projected Net Annual Assessment (1)
13-2N-27-0720-0035-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0036-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0037-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0038-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0039-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0040-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0041-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0042-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0043-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0044-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0045-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0046-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0047-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0048-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0049-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0050-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0051-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0052-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0053-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0054-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0055-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0056-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0057-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0058-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0059-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0060-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0061-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0062-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0063-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0064-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0065-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0066-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0067-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0068-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0069-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0070-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0071-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0072-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0073-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0074-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0075-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0076-0000	Single Family	\$1,508.68	\$ 136.49

Real Estate #	Land Use	Series 2023 Projected Par Debt	Series 2023 Projected Net Annual Assessment (1)
13-2N-27-0720-0077-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0078-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0079-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0080-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0081-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0082-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0083-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0084-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0085-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0086-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0087-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0088-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0089-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0090-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0091-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0092-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0093-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0094-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0095-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0096-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0097-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0098-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0099-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0100-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0101-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0102-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0103-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0104-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0105-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0106-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0107-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0108-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0109-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0110-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0111-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0112-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0113-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0114-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0115-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0116-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0117-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0118-0000	Single Family	\$1,508.68	\$ 136.49

Real Estate #	Land Use	Series 2023 Projected Par Debt	Series 2023 Projected Net Annual Assessment (1)
13-2N-27-0720-0119-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0120-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0121-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0122-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0123-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0124-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0125-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0126-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0127-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0128-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0129-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0130-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0131-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0132-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0133-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0134-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0135-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0136-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0137-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0138-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0139-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0140-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0141-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0142-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0143-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0144-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0145-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0146-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0147-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0148-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0149-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0150-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0151-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0152-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0720-0153-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0001-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0002-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0003-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0004-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0005-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0006-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0007-0000	Single Family	\$1,508.68	\$ 136.49

Real Estate #	Land Use	Series 2023 Projected Par Debt	Series 2023 Projected Net Annual Assessment (1)
13-2N-27-0722-0008-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0009-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0010-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0011-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0012-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0013-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0014-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0015-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0016-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0017-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0018-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0019-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0020-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0021-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0022-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0023-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0024-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0025-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0026-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0027-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0028-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0029-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0030-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0031-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0032-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0033-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0034-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0035-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0036-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0037-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0038-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0039-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0040-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0041-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0042-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0043-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0044-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0045-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0046-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0047-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0048-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0049-0000	Single Family	\$1,508.68	\$ 136.49

Real Estate #	Land Use	Series 2023 Projected Par Debt	Series 2023 Projected Net Annual Assessment (1)
13-2N-27-0722-0050-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0051-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0052-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0053-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0054-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0055-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0056-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0057-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0058-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0059-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0060-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0061-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0062-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0063-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0064-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0065-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0066-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0067-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0068-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0069-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0070-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0071-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0072-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0073-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0074-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0075-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0076-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0077-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0078-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0079-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0080-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0081-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0082-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0083-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0084-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0085-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0086-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0087-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0088-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0089-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0090-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0091-0000	Single Family	\$1,508.68	\$ 136.49

Real Estate #	Land Use	Series 2023 Projected Par Debt	Series 2023 Projected Net Annual Assessment (1)
13-2N-27-0722-0092-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0093-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0094-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0722-0095-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0001-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0002-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0003-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0004-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0005-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0006-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0007-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0008-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0009-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0010-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0011-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0012-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0013-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0014-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0015-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0016-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0017-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0018-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0019-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0020-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0021-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0022-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0023-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0024-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0025-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0026-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0027-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0028-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0029-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0030-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0031-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0032-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0033-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0034-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0035-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0036-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0037-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0038-0000	Single Family	\$1,508.68	\$ 136.49

Real Estate #	Land Use	Series 2023 Projected Par Debt	Series 2023 Projected Net Annual Assessment (1)
13-2N-27-0723-0039-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0040-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0041-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0042-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0043-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0044-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0045-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0046-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0047-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0048-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0049-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0050-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0051-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0052-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0053-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0054-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0055-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0056-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0057-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0058-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0059-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0060-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0061-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0062-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0063-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0064-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0065-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0066-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0067-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0068-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0069-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0070-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0071-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0072-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0073-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0074-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0075-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0076-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0077-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0078-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0079-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0080-0000	Single Family	\$1,508.68	\$ 136.49

Real Estate #	Land Use	Series 2023 Projected Par Debt	Series 2023 Projected Net Annual Assessment (1)
13-2N-27-0723-0081-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0082-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0083-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0084-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0085-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0086-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0087-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0088-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0089-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0090-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0091-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0092-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0093-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0094-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0095-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0096-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0097-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0098-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0099-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0100-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0101-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0102-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0103-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0104-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0105-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0106-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0107-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0108-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0109-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0110-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0111-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0112-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0113-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0114-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0115-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0116-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0117-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0118-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0119-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0120-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0121-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0122-0000	Single Family	\$1,508.68	\$ 136.49

Real Estate #	Land Use	Series 2023 Projected Par Debt	Series 2023 Projected Net Annual Assessment (1)
13-2N-27-0723-0123-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0124-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0125-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0126-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0127-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0128-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0129-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0130-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0131-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0132-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0133-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0134-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0135-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0136-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0137-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0138-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0139-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0140-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0141-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0142-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0143-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0144-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0145-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0146-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0147-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0148-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0149-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0150-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0151-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0152-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0153-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0154-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0155-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0156-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0157-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0158-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0159-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0160-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0161-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0162-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0163-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0164-0000	Single Family	\$1,508.68	\$ 136.49

Real Estate #	Land Use	Series 2023 Projected Par Debt	Series 2023 Projected Net Annual Assessment (1)
13-2N-27-0723-0165-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0166-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0167-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0168-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0169-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0170-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0171-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0172-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0173-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0723-0174-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0001-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0002-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0003-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0004-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0005-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0006-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0007-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0008-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0009-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0010-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0011-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0012-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0013-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0014-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0015-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0016-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0017-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0018-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0019-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0020-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0021-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0022-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0023-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0024-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0025-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0026-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0027-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0028-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0029-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0030-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0031-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0032-0000	Single Family	\$1,508.68	\$ 136.49

Real Estate #	Land Use	Series 2023 Projected Par Debt	Series 2023 Projected Net Annual Assessment (1)
13-2N-27-0724-0033-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0034-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0035-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0036-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0037-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0038-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0039-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0040-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0041-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0042-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0043-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0044-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0045-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0046-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0047-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0048-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0049-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0050-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0051-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0052-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0053-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0054-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0055-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0056-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0057-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0058-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0059-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0060-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0061-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0062-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0063-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0064-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0065-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0066-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0067-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0068-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0069-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0070-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0071-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0072-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0073-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0074-0000	Single Family	\$1,508.68	\$ 136.49

Real Estate #	Land Use	Series 2023 Projected Par Debt	Series 2023 Projected Net Annual Assessment (1)
13-2N-27-0724-0075-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0076-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0077-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0078-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0079-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0080-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0081-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0082-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0083-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0084-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0085-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0086-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0087-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0088-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0089-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0090-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0091-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0092-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0093-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0094-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0095-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0096-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0097-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0098-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0099-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0100-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0101-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0102-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0103-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0104-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0105-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0106-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0107-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0108-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0109-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0110-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0111-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0112-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0113-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0114-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0115-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0116-0000	Single Family	\$1,508.68	\$ 136.49

Real Estate #	Land Use	Series 2023 Projected Par Debt	Series 2023 Projected Net Annual Assessment (1)
13-2N-27-0724-0117-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0118-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0119-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0120-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0121-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0122-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0123-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0124-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0125-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0126-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0127-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0128-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0129-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0130-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0131-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0132-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0133-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0134-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0135-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0136-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0137-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0138-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0139-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0140-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0141-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0142-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0143-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0144-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0145-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0146-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0147-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0148-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0149-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0150-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0151-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0152-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0153-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0154-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0155-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0156-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0157-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0158-0000	Single Family	\$1,508.68	\$ 136.49

Real Estate #	Land Use	Series 2023 Projected Par Debt	Series 2023 Projected Net Annual Assessment (1)
13-2N-27-0724-0159-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0160-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0161-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0162-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0163-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0164-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0165-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0166-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0167-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0168-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0169-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0170-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0171-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0172-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0173-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0174-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0175-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0176-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0177-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0178-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0179-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0180-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0181-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0182-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0183-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0184-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0185-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0186-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0187-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0188-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0189-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0190-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0191-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0192-0000	Single Family	\$1,508.68	\$ 136.49
13-2N-27-0724-0193-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0001-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0002-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0003-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0004-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0005-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0006-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0007-0000	Single Family	\$1,508.68	\$ 136.49

Real Estate #	Land Use	Series 2023 Projected Par Debt	Series 2023 Projected Net Annual Assessment (1)
24-2N-27-0721-0008-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0009-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0010-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0011-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0012-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0013-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0014-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0015-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0016-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0017-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0018-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0019-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0020-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0021-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0022-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0023-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0024-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0025-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0026-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0027-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0028-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0029-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0030-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0031-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0032-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0033-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0034-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0035-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0036-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0037-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0038-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0039-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0040-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0041-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0042-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0043-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0044-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0045-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0046-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0047-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0048-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0049-0000	Single Family	\$1,508.68	\$ 136.49

Real Estate #	Land Use	Series 2023 Projected Par Debt	Series 2023 Projected Net Annual Assessment (1)
24-2N-27-0721-0050-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0051-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0052-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0053-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0054-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0055-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0056-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0057-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0058-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0059-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0060-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0061-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0062-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0063-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0064-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0065-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0066-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0067-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0068-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0069-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0070-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0071-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0072-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0073-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0074-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0075-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0076-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0077-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0078-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0079-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0080-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0081-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0082-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0083-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0084-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0085-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0086-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0087-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0088-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0089-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0090-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0091-0000	Single Family	\$1,508.68	\$ 136.49

Real Estate #	Land Use	Series 2023 Projected Par Debt	Series 2023 Projected Net Annual Assessment (1)
24-2N-27-0721-0092-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0093-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0094-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0095-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0096-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0097-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0098-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0099-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0100-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0101-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0102-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0103-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0104-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0105-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0106-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0107-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0108-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0109-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0110-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0111-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0112-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0113-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0114-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0115-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0116-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0117-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0118-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0119-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0120-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0121-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0122-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0123-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0124-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0125-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0126-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0127-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0128-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0129-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0130-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0131-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0132-0000	Single Family	\$1,508.68	\$ 136.49
24-2N-27-0721-0133-0000	Single Family	\$1,508.68	\$ 136.49

Real Estate #	Land Use	Series 2023 Projected Par Debt	Series 2023 Projected Net Annual Assessment (1)
24-2N-27-0721-0134-0000	Single Family	\$1,508.68	\$ 136.49
Totals	749.00	\$1,130,000.00	\$ 102,230.00

(1) Net Annual Assessments are net of discounts and collections, currently at 7%, subject to change.

Exhibit C **Maturity and Coupon of Series 2023 Note**

BOND PRICING

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Note, Series 2023
(Nassau County, Florida)
Private Placement (20 year maturity)
SEACOAST BANK
FINAL NUMBERS

<i>Bond Component</i>	<i>Maturity Date</i>	<i>Amount</i>	<i>Rate</i>	<i>Yield</i>	<i>Price</i>
Bank Private Placement:	05/01/2044	1,130,000	6.350%	6.350%	100.000
		1,130,000			

Dated Date	11/16/2023
Delivery Date	11/16/2023
First Coupon	05/01/2024
Par Amount	1,130,000.00
Original Issue Discount	
Production	1,130,000.00
Underwriter's Discount	
Purchase Price	1,130,000.00
Accrued Interest	
Net Proceeds	1,130,000.00

FORM 8038 STATISTICS

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT Special Assessment Note, Series 2023 (Nassau County, Florida) Private Placement (20 year maturity) SEACOAST BANK FINAL NUMBERS

Dated Date 11/16/2023
Delivery Date 11/16/2023

Bond Component	Date	Principal	Coupon	Price	Issue Price	Redemption at Maturity
Bank Private Placement:						
	05/01/2025	30,000.00	6.350%	100.000	30,000.00	30,000.00
	05/01/2026	30,000.00	6.350%	100.000	30,000.00	30,000.00
	05/01/2027	35,000.00	6.350%	100.000	35,000.00	35,000.00
	05/01/2028	35,000.00	6.350%	100.000	35,000.00	35,000.00
	05/01/2029	40,000.00	6.350%	100.000	40,000.00	40,000.00
	05/01/2030	40,000.00	6.350%	100.000	40,000.00	40,000.00
	05/01/2031	40,000.00	6.350%	100.000	40,000.00	40,000.00
	05/01/2032	45,000.00	6.350%	100.000	45,000.00	45,000.00
	05/01/2033	50,000.00	6.350%	100.000	50,000.00	50,000.00
	05/01/2034	50,000.00	6.350%	100.000	50,000.00	50,000.00
	05/01/2035	55,000.00	6.350%	100.000	55,000.00	55,000.00
	05/01/2036	60,000.00	6.350%	100.000	60,000.00	60,000.00
	05/01/2037	60,000.00	6.350%	100.000	60,000.00	60,000.00
	05/01/2038	65,000.00	6.350%	100.000	65,000.00	65,000.00
	05/01/2039	70,000.00	6.350%	100.000	70,000.00	70,000.00
	05/01/2040	75,000.00	6.350%	100.000	75,000.00	75,000.00
	05/01/2041	80,000.00	6.350%	100.000	80,000.00	80,000.00
	05/01/2042	85,000.00	6.350%	100.000	85,000.00	85,000.00
	05/01/2043	90,000.00	6.350%	100.000	90,000.00	90,000.00
	05/01/2044	95,000.00	6.350%	100.000	95,000.00	95,000.00
		1,130,000.00			1,130,000.00	1,130,000.00

	Maturity Date	Interest Rate	Issue Price	Stated Redemption at Maturity	Weighted Average Maturity	Yield
Final Maturity	05/01/2044	6.350%	95,000.00	95,000.00		
Entire Issue			1,130,000.00	1,130,000.00	12.9628	6.3504%

Proceeds used for accrued interest 0.00
 Proceeds used for bond issuance costs (including underwriters' discount) 165,734.79
 Proceeds used for credit enhancement 0.00
 Proceeds allocated to reasonably required reserve or replacement fund 0.00

Exhibit D
Sources and Uses of Funds for Series 2023 Note

SOURCES AND USES OF FUNDS

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Note, Series 2023
(Nassau County, Florida)
Private Placement (20 year maturity)
SEACOAST BANK
FINAL NUMBERS

Dated Date 11/16/2023
Delivery Date 11/16/2023

Sources:

Bond Proceeds:	
Par Amount	1,130,000.00
	1,130,000.00

Uses:

Project Fund Deposits:	
Project Fund	895,500.00
Other Fund Deposits:	
Capitalized Interest to 11/1/2024	68,765.21
Delivery Date Expenses:	
Cost of Issuance	165,734.79
	1,130,000.00

Exhibit E **Debt Service for Series 2023 Note**

BOND DEBT SERVICE

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Note, Series 2023
(Nassau County, Florida)
Private Placement (20 year maturity)
SEACOAST BANK
FINAL NUMBERS

Dated Date 11/16/2023
Delivery Date 11/16/2023

<i>Period Ending</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Debt Service</i>	<i>Annual Debt Service</i>
05/01/2024			32,887.71	32,887.71	
11/01/2024			35,877.50	35,877.50	68,765.21
05/01/2025	30,000	6.350%	35,877.50	65,877.50	
11/01/2025			34,925.00	34,925.00	100,802.50
05/01/2026	30,000	6.350%	34,925.00	64,925.00	
11/01/2026			33,972.50	33,972.50	98,897.50
05/01/2027	35,000	6.350%	33,972.50	68,972.50	
11/01/2027			32,861.25	32,861.25	101,833.75
05/01/2028	35,000	6.350%	32,861.25	67,861.25	
11/01/2028			31,750.00	31,750.00	99,611.25
05/01/2029	40,000	6.350%	31,750.00	71,750.00	
11/01/2029			30,480.00	30,480.00	102,230.00
05/01/2030	40,000	6.350%	30,480.00	70,480.00	
11/01/2030			29,210.00	29,210.00	99,690.00
05/01/2031	40,000	6.350%	29,210.00	69,210.00	
11/01/2031			27,940.00	27,940.00	97,150.00
05/01/2032	45,000	6.350%	27,940.00	72,940.00	
11/01/2032			26,511.25	26,511.25	99,451.25
05/01/2033	50,000	6.350%	26,511.25	76,511.25	
11/01/2033			24,923.75	24,923.75	101,435.00
05/01/2034	50,000	6.350%	24,923.75	74,923.75	
11/01/2034			23,336.25	23,336.25	98,260.00
05/01/2035	55,000	6.350%	23,336.25	78,336.25	
11/01/2035			21,590.00	21,590.00	99,926.25
05/01/2036	60,000	6.350%	21,590.00	81,590.00	
11/01/2036			19,685.00	19,685.00	101,275.00
05/01/2037	60,000	6.350%	19,685.00	79,685.00	
11/01/2037			17,780.00	17,780.00	97,465.00
05/01/2038	65,000	6.350%	17,780.00	82,780.00	
11/01/2038			15,716.25	15,716.25	98,496.25
05/01/2039	70,000	6.350%	15,716.25	85,716.25	
11/01/2039			13,493.75	13,493.75	99,210.00
05/01/2040	75,000	6.350%	13,493.75	88,493.75	
11/01/2040			11,112.50	11,112.50	99,606.25
05/01/2041	80,000	6.350%	11,112.50	91,112.50	
11/01/2041			8,572.50	8,572.50	99,685.00
05/01/2042	85,000	6.350%	8,572.50	93,572.50	
11/01/2042			5,873.75	5,873.75	99,446.25
05/01/2043	90,000	6.350%	5,873.75	95,873.75	
11/01/2043			3,016.25	3,016.25	98,890.00
05/01/2044	95,000	6.350%	3,016.25	98,016.25	
11/01/2044					98,016.25
	1,130,000		930,142.71	2,060,142.71	2,060,142.71

SIXTH ORDER OF BUSINESS

Amelia Walk Community Development District
Request for Proposal
Landscape & Irrigation Maintenance Services Evaluation Criteria

		Completeness of Proposal	Experience	Qualifications of Key Personnel	Machinery, Equipment, and Manpower	Cost
		Completeness of response in accordance with RFP instructions and requirements. Proposal is neat, professional in appearance and organized appropriately	Contractual and technical experience in performing work of similar size and scope; experience working with commercial properties, community development districts, or public agencies; strength and stability of the contractor. This may also include the quality of client references.	Qualifications of staff, adequacy of labor commitment, training programs for staff that are going to be assigned to this Project under this contract.	Contractor possesses adequate machinery, equipment, and manpower to perform the work for this Project under this contract in a high quality manner or the ability to acquire said machinery, equipment, and manpower prior to contract start date. Financial stability and creditworthiness of contractor will be considered. Contractor should provide Project specific information.	Proposer's bid pricing is cost-effective, reasonable and within the District's budget
	Proposer					
1	BrightView					
2	JCH & Co					
3	Koehn Outdoor					
4	The Greenery					
5	Victory Lawn & Landscape					

A.

A Brighter View for your Landscape Services



Prepared for:

**Amelia Walk
CDD**

October 20, 2023

October 20, 2023

Daniel Laughlin , District Manager
Governmental Management Services
475 West Town Place Suite 114
St Augustine, FL 32092

Dear Daniel,

Priority item #1: Plant Material Health screams "Curb Appeal" to Current and Prospective Residents as well as Management. BrightView feels and understands your concern when residents and visitors notice the lack of green color in the turf, bed weeds, dying plant material and the like.. Healthy turf is a deep, dark green color signifying proper nutrients, appropriate irrigation and fertilization, as well as the care and pride of the community. We also understand the concern for following the "Florida Best Management Practices" directives established by the University of Florida. Items such as proper fertilization techniques, minimizing grass clippings into retention ponds, proper mowing and trimming techniques, and community landscape enhancement plantings. We further understand that trees and shrubs are expected to be healthy, upright, vigorous and colorful. To these ends, we will use the latest fertilizer formulations, irrigation techniques and Florida Friendly maintenance practices to achieve this high level curb appeal, with details presented later in this proposal.

Priority item #2: Communication. Communication between your board, District Manager, and BrightView will either make or break our contract. All the best intentions and service capabilities are useless if we do not communicate clearly with you. Our proposal will refer to specific reporting tools such as property management reports, irrigation inspection reports, and site specific enhancement ideas. These written reports, along with monthly property walks, will demonstrate not only our ability to keep the board informed of our services, but demonstrate our care and concern to constantly improve the Amelia Walk CDD landscape investment.

Priority item #3: Vendor Capabilities and Pricing. Vendor Capabilities and Pricing together reflect the Ultimate Outcome of your Satisfaction. Too few hours on the job means services go missed. Inadequate training and service practices result in unsightly "curb appeal". Rest assured, BrightView has extensive employee training, initial job assessment techniques, and a "value-driven" pricing program that results in a quality performance and customer satisfaction level second to none in the industry. All of this means our price and our service level is driven by your desired outcome for the property. Please note that our pricing that follows will be tied directly to your service expectations.

As an experienced partner delivering both local expertise and national resources, we understand how a well-maintained landscape attracts people, adds to your property value and contributes to your success. When you partner with BrightView, you will have a team of local professionals dedicated to the careful stewardship of your landscape and its enduring beauty and value.

Thank you for the opportunity to submit this proposal. I will follow up with you in the next few days to answer any questions you may have. Feel free to contact me at (904) 699-8153 or by email at George.Rugen@brightview.com.

George Rugen

Cell: 904.699.8153

EXHIBIT C

Landscape Maintenance Services

Pricing

Amelia Walk CDD

Official Proposal Summary Form

		Year1	Year2	Year3	Year4	Total 4 Years
Lawn Care Maintenance Zone A						
1	Annual Lawn Care	\$34,264.15	\$35,634.72	\$37,060.10	\$38,542.51	\$145,501.48
2	Mulch/Pine Straw Install - Per Single Install	\$8,747.92	\$9,097.84	\$9,461.75	\$9,840.22	\$37,147.73
3	Annual Color - Three (3) Rotations	\$22,616.59	\$23,521.25	\$24,462.10	\$25,440.59	\$96,040.54
	Sub Total (items 1-3)	\$65,628.66	\$68,253.81	\$70,983.96	\$73,823.32	\$278,689.74
Lawn Care Maintenance Zone B						
4	Annual Lawn Care	\$40,784.86	\$42,416.25	\$44,112.90	\$45,877.42	\$173,191.44
5	Mulch/Pine Straw Install - Per Single Install	\$3,220.00	\$3,348.80	\$3,482.75	\$3,622.06	\$13,673.61
6	Annual Color - Three (3) Rotations	\$1,380.16	\$1,435.37	\$1,492.78	\$1,552.49	\$5,860.80
	Sub Total (items 4-6)	\$45,385.02	\$47,200.42	\$49,088.44	\$51,051.98	\$192,725.85
Lawn Care Maintenance Zone C						
7	Annual Lawn Care	\$18,515.87	\$19,256.50	\$20,026.76	\$20,827.84	\$78,626.98
8	Mulch/Pine Straw Install - Per Single Install	\$10,091.67	\$10,495.34	\$10,915.15	\$11,351.76	\$42,853.91
9	Annual Color - Three (3) Rotations					
	Sub Total (items 7-9)	\$28,607.54	\$29,751.84	\$30,941.92	\$32,179.59	\$121,480.89
Irrigation Systems Maintenance						
10	Zone A	\$6,728.11	\$6,997.23	\$7,277.12	\$7,568.21	\$28,570.68
11	Zone B	\$6,728.11	\$6,997.23	\$7,277.12	\$7,568.21	\$28,570.68
12	Zone C	\$0.00				
	Sub Total (items 10-12)	\$13,456.22	\$13,994.47	\$14,554.25	\$15,136.42	\$57,141.35
Fertilization, Weed and Pest Control Maintenance						
13	Zone A	\$21,528.28	\$22,389.41	\$23,284.99	\$24,216.39	\$91,419.07
14	Zone B	\$13,322.37	\$13,855.26	\$14,409.48	\$14,985.85	\$56,572.96
15	Zone C	\$826.03	\$859.07	\$893.43	\$929.17	\$3,507.71
	Sub Total (items 13-15)	\$35,676.68	\$37,103.75	\$38,587.90	\$40,131.41	\$151,499.74
Haul Service Road / Amelia Walk Trails						
16	Zone D	\$3,333.32	\$3,466.65	\$3,605.32	\$3,749.53	\$14,154.82
	Total (Items 1-16)	\$192,087.44	\$199,770.94	\$207,761.78	\$216,072.25	\$815,692.40
Conditions						
	- The above pricing will be used as the final contract amounts at the time of executing the agreement. Unless otherwise stated, the pricing provided herein will be used for the entire contract term. If you would like to propose increased pricing for renewal, please attach addition sheets. - The Pricing provided herein is valid for 90 days from receipt of proposal form. - Failure to complete this form may result in disqualification from consideration.					

Amelia Walk Fee Schedule

Please provide itemized pricing for all services included in your proposal. If not applicable, write "N/A"

#	Item	Performance	Price	Additional Note (Indicate which Zone(s) are included in the price, if applicable)
	LAWN CARE			
	Monthly Common Area Maintenance	Per Contract	\$16,007.29	
	Total Yearly Common Area Maintenance	Per Contract	\$192,087.44	
	LABOR			
	# of Crew Members During Growing Season	Per Contract	# 4-5	
	# of Crew Members during non-growing season	Per Contract	# 3-4	
	Total # of Turf Cuts per year	Per Contract	# 38-42	
	# Irrigation Tech Labor Rate - Per Hr.	As Needed/Requested	\$75.00	
	SOD / SEED			
	St. Augustine - Sq. Ft.	As Needed/Requested.	\$1.19	
	Bahia - Sq. Ft.	As Needed/Requested	\$1.02	
	Zoysia - Sq. Ft.	As Needed/Requested	\$1.45	
	Bermuda - Sq. Ft.	As Needed/Requested	\$1.45	
	Winter Rye - Sq. Ft.	As Needed/Requested	N/A	
	Dead Sod Removal - Hr. Rate	As Needed/Requested	\$57.00	
	Sod Install - Hr. Rate	As Needed/Requested	Inc.	
	Soil Test - Total Cost	As Needed/Requested	No Charge	
	Aeration Sq. Ft.	As Needed/Requested	Varies on type	
	MULCH / PINE STRAW			
	Pine Straw Phase I - 5 865 Bales	1x per yr. per K	\$6,912.00	
	Pine Straw - Per Bale	As Needed/Requested	\$8.00	
	Pine Bark - Phase I - 5 160 CY	1x per yr. per K	\$9,600.00	
	Pine Bark - Per CY	As Needed/Request	\$60.00	
	Removal of aged mulch CY	As Needed/Requested	\$60.00	
	Playground Mulch 46 CY	As Needed/Requested	\$3,220.00	
	ANNUALS			
	Annual Flowers	3x per yr. Per Contract	\$11,052.00	
	Annual Flowers - Per Rotation	As Needed/Requested	\$3,684.00	
	Annual Flowers in 4" pots per Tray	As Needed/Requested	\$36.00	
	Annual Flower		2.25	
	SHRUBS / PLANTS			
	1 Gallon Shrubs	As Needed/Requested	\$11.55	
	3 Gallon Shrubs	As Needed/Requested	\$21.31	
	Knockout Roses	As Needed/Requested	\$41.00	

FERTILIZATION				
Turf - _____ x per yr. (irrigated areas)	Per Contract	\$21,406.00		
Shrubs - _____ x per yr.	4x per yr. Per Contract	\$14,270.68		
Trees	Separate Proposal	Tree/Type		
ORNAMENTAL GRASS				
Native Grasses	As Needed/Requested	\$24.00		3 Gallon
Cutting back - Full Cut Back	1x per yr Per Contract	Included		
Cutting back - Per Hr.	As Needed/Requested	\$50.00		
TREES				
Ligustrum Tree - 7-8'	As Needed/Requested	\$1,211.49		
Magnolia Tree - 65 gal	As Needed/Requested	\$1,027.62		
Magnolia Tree - 100 gal	As Needed/Requested	\$1,350.81		
Live Oak - 100 gal 3 1/2"-4" cal.	As Needed/Requested	\$1,292.76		
Live Oak - 200 gal 5-6" cal.	As Needed/Requested	\$2,577.69		
Crape Myrtle - 65 gal. multi-stem	As Needed/Requested			Can only get B&B
Crape Myrtle - 100 gal multi-stem	As Needed/Requested			Can only get B&B
Nelly Stevens Holly - 30 gal	As Needed/Requested	\$323.19		
Maple Tree - 1 1/2"-2" 30 gal	As Needed/Requested	\$404.46		
Elm Tree - 30 gal.	As Needed/Requested	\$404.46		
Medjool Palm - 15' CT	As Needed/Requested			
Evergreen Tree - 30 gal	As Needed/Requested	\$439.29		Leyland Cypress
Cost to prune all live oak street trees	As Needed/Requested			Varies in size/location
Cost to Prune All Palm Trees	As Needed/Requested			Varies in species
IRRIGATION				
Hunter/Rainbird Controller 2 wire	Requested	\$1,198.00		
Hunter/Rainbird valves 2" ICB	As Needed/Requested	\$498.00		
6" rotor - each	As Needed/Requested	\$40.00		
12" rotor - each	As Needed/Requested	\$75.00		
Spray nozzle - each	As Needed/Requested	\$10.00		
6" pop up PRS 30 spray - each	As Needed/Requested	\$18.00		
12" pop up PRS 30 spray - each	As Needed/Requested	\$25.00		
VP-10 - each	As Needed/Requested	\$62.00		
VP-12 - each	As Needed/Requested	\$82.00		
2 wire for system per LF	As Needed/Requested	\$0.55		
ICB decoder - each station	As Needed/Requested	\$335.00		
Wire splice 3M DBY	As Needed/Requested	\$0.55		
6" PR - Sch. 160 - per LF	As Needed/Requested	\$9.50		
4" PR - Sch. 160 - per LF	As Needed/Requested	\$7.14		
3" PR - Sch. 160 - per LF	As Needed/Requested	\$4.00		
2" PR - Sch. 160 - per LF	As Needed/Requested	\$3.63		
1-1/2" PR - Sch. 160 - per LF	As Needed/Requested	\$2.86		
1-1/4" PR - Sch. 160 - Per LF	As Needed/Requested	\$2.20		
1" CL - 200, per LF	As Needed/Requested	\$1.90		
3/4" CL - 220, per LF	As Needed/Requested	\$1.67		
Hunter/Rainbird ET Drip hose	As Needed/Requested	\$2.00		
1/2" Flex PVC, per LF	As Needed/Requested	\$2.00		
4" Slip-Fix Repair Coupling - EA	As Needed/Requested	\$102.00		
3" Slip-Fix Repair Coupling - EA	As Needed/Requested	\$61.00		
2-1/2" Slip-Fix Repair Coupling - EA	As Needed/Requested	\$53.00		
2" Slip-Fix Repair Coupling - EA	As Needed/Requested	\$41.00		
1-1/2" Slip-Fix Repair Coupling - EA	As Needed/Requested	\$26.00		
1-1/4" Slip-Fix Repair Coupling - EA	As Needed/Requested	\$24.00		
1" Slip-Fix Repair Coupling - EA	As Needed/Requested	\$22.00		
* Watering of parks and lift stations	As Needed/Requested	\$150.00		Per Hour

	PEST CONTROL			
	Turf, Insect and Herbicide Treatment (6)	Per Contract	\$5,904.00	
*	Fire Ant Control – Full Treatment	Per Contract	\$750.00	Per Acre
	Fire Ant Control – Spot Treatment	As Needed/Requested	Included at no charge	
#	Notes/Recommendations			
	All Services that fall outside the scope of the annual landscape maintenance agreement will be discussed with Manager and a separate proposal will be provided to encompass all costs associated with project.			
	\$3000.00 annual landscape replacement to be added as a separate line item			
	* Denotes Item Not Part of Monthly Maintenance Fee.			

EMERGENCY CLEAN-UP SERVICES

In the event of a declared emergency or disaster, the following services shall be provided on a time and materials basis, at the rates (which include all costs including but not limited to overhead and profit) set forth below:

A. Debris removal personnel unit costs:	
Labor	\$ 90.00 per Hour
Climber and Groundsman (2 Man Crew)	\$ 195.00 per Hour
	\$ per Hour
B. Debris removal equipment unit costs:	
Loader and Truck	\$ 215.00 per Hour
Chipper and Truck	\$ 180.00 per Hour
	\$ per Hour
C. Other emergency/disaster related unit costs:	
Dump Fees	\$Varies dependent on amount per Hour
Stump Grinding	\$Varies by size per Hour
	\$ per Hour

Costs for equipment and personnel are only payable for when the equipment and personnel are operating. No stand-by time is eligible for payment. Disaster recovery assistance services shall not exceed 70 hours for each declared emergency or disaster. Contractor shall maintain and supply District all necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state or federal agencies. The District reserves the right to contract with an outside vendor for any or all emergency clean-up services.

Experience

Experience and References

Area References

Marsh Creek Master Association

Property Address: St Augustine, FL
Customer Since: 2017
Services Provided: Landscape and Irrigation Installation, and Maintenance, Enhancements, Fertilization, Pest Control,

Contact Dottie Kriner dkriner@mayresort.com or 904.461.9708



Heritage Landing CDD

Property Address: St Augustine, FL
Customer Since: 2001
Services Provided: Landscape Maintenance, Enhancements, Fertilization, Pest Control, Irrigation Services

Contact Melissa Dobbins mdobbins@rizzetta.com or 904.436.6270



Julington Creek Plantation (CDD)

Property Address: Jacksonville, FL
Customer Since: 2015
Services Provided: Landscape and Irrigation Installation and Maintenance, Landscape Design and Enhancement

Contact Jeff Branch jbranch@jcpcdd.org or 904.347.0602



Del Webb Nocatee

Property Address: Nocatee, Florida
Customer Since: 2021
Services Provided: Landscape and Irrigation Maintenance, Landscape Enhancement

Contact Nicole Pare Nicole.pare@pulte.com or 904.604.8219



Similar Communities Serviced and References - Ready to Serve YOU

Del Webb[®]

Del Webb Sun City Carolina Lakes,
Fort Mill, SC – 3300 Homes



Del Webb[®]

Del Webb Cane Bay, Summerville,
SC – 1100 Homes



Del Webb[®]

Del Webb Sun City Hilton Head, SC
– 1600 Homes



Del Webb[®]

Del Webb Carolina Orchards, Fort
Mill, SC – 700 Homes



Del Webb[®]

Del Webb Lake Providence,
Nashville, TN -1092 Homes



Del Webb[®]

NOCATEE[®]

September 30, 2022

Dear Sir or Madam,

It is with great confidence and pleasure to recommend Brightview Landscape Services. Our members were dissatisfied with the former landscaper because of lack of follow-up and follow through. The association needed a landscaper who would communicate and establish rapport.

Before Brightview's start date of 7/1/2022, they conducted thorough evaluation of the community's landscape conditions with photographs. They sat down with the Board and me to review the evaluation.

Two weeks into the service agreement with Brightview, they hosted a community BBQ for the residents. Brightview began with a meet and greet where they took the opportunity to introduce themselves, speak with the residents, discuss expectations, and ensure their delivery on service. Then, Brightview cooked the food and spent time with our residents. What a great start to our community's relationship with Brightview.

Since Brightview's start at Del Webb Nocatee, they have regularly followed up on work orders. When Brightview addresses a work order, they make direct contact with the person reporting the matter. Sixty days into the service agreement, Brightview provided a Quality Site Assessment, which sets clear expectations for quality, provides a forum for feedback, fosters communication, and measures where we began versus where we're going with the landscape conditions and maintenance.

The association and residents are very happy with Brightview, most notably their communication. The communication has been the bridge to the follow-up and follow through. It has earned the association's confidence in who Brightview is and the work they do. Again, Brightview Landscape Services is highly recommended as an elite landscape company.

Sincerely,



Monica Hodges, General Manager
FirstService Residential

Monica.Hodges@fsresidential.com

Del Webb Nocatee Homeowners Association, Inc.
445 Grand Wood Drive
Ponte Vedra, FL 32081

August 29, 2022

To Whom It May Concern:

We have recently brought on BrightView Landscaping as our landscape service provider at Del Webb Nocatee Homeowners Association, in Ponte Vedra. Chris Charbonneau and Rodney Hicks have committed themselves to creating a relationship with not only the management team and the board, but the homeowners as individuals as well. They have shown the homeowners that they are committed to partnering with them to create the look for the community that they are expecting.

The BrightView team has been incredible to work with, and a breath of fresh air. They are responsive to the needs of the homeowners, and make contact to ensure that the homeowners understand what has been done to help manage and create the correct expectation. Work orders are completed in a timely manner, and the team, as a whole, is extremely responsive.

If you have any questions, please do not hesitate to reach out to me at 561-699 6939.

Sincerely,



Nicole Pare'

Board President

Del Webb Nocatee Homeowners Association, Inc.



Rizzetto & Company
Professionals in Community Management

2806 N. First Street
Unit 403
St. Augustine, FL 32084
p. 904.838.6270
rizzetto.com

August 11, 2022

To Whom It May Concern,

Please accept this letter as my recommendation for BrightView Landscape Services, Inc.. I have worked closely with BrightView in numerous Community Development Districts over the past several years and have found Rodney Hicks and his team to provide a professional, responsive, and superior level of service. This BrightView team delivers an unmatched level of communication and consistently proves to be reliable, setting them apart. They have provided exceptional response times to both irrigation issues and storm related tree damage. This team assisted with the installation of a new pump station and has played an integral role in not only assessing irrigation damage during a major construction project, but also formulating a plan to prevent further damage and complete repairs.

Based on my experience with BrightView Landscape, under the direction of Rodney Hicks as Branch Manager, I would recommend them without hesitation for any landscape or irrigation work.

Sincerely,

Lesley Gallagher
District Manager
Lgallagher@rizzetto.com
Cell: 904-669-4840

Riverwood by Del Webb Community Association, Inc.
1775 River Run Blvd
Ponte Vedra, FL 32081



April 14, 2023

Del Webb eTown
Attn: Board of Directors
11246 Town View Dr
Jacksonville, FL 32256

RE: BrightView – Professional Reference

Dear Board of Directors,

My name is Scott Jefferson, and I have managed Del Webb Ponte Vedra for the past 8 years. During my tenure, I have worked with three (3) different common area landscape companies. I have worked with a good many more throughout my long career in the business.

BrightView, who took over our common area landscape operations at the turn of this year, has proven themselves to be of the highest caliber. They have exceedingly competent professionals within the ranks of their leadership team. They communicate well – which is necessary to ensure best outcomes.

Since engaging their services, they have done great work in the community. Our grounds present very well. The landscape lines are sharp, the plants and trees maintained, and the grass kept well-manicured. Worthy of additional note, BrightView introduced a proprietary work order/proposal tracking system that is user-friendly and that helps keep pending/completed matters organized and readily accessible.

Our assigned account manager is knowledgeable, easy to work with, and always available to us to address the myriad of items that inevitably arise when overseeing such a large-scale property as ours is.

Ultimately, our residents and board are very pleased with what Brightview brings to the table. Their good work shows daily. We would recommend them to other homeowner associations who are seeking a professional landscape company that produces consistent, high-quality work.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott M. Jefferson".

SCOTT M. JEFFERSON, LCAM
Community Association Manager
Direct 904.834.3400
Email scott.jefferson@fsresidential.com
www.delwebbpv.com

Riverwood by Del Webb Community Association, Inc.
1775 River Run Blvd., Ponte Vedra, FL 32081
Phone: 904-834-3400 / Fax: 904-834-3304

Awards & Recognition



2016

BrightView Recognized with Awards in Design, Development and Maintenance
California Landscape Contractors Association's (CLCA)

2017

Grand Award - FCA US Headquarters (maintained by BrightView)
National Association of Landscape Professionals (NALP)

Oracle Campuses Honored for Efficient Water Use & Savings (maintained by BrightView)
The Silicon Valley Water Conservation Awards Coalition

2018

Colonial Williamsburg Receives Arboretum Accreditation (maintained by BrightView)
ArbNet

ASLA Design Awards: Merit Honors—Antelope Valley College, One Arroyo Trail System, and Cadenne Park
American Society of Landscape Architects (ASLA)

Exceptional Partner in Business Development Award
Cushman & Wakefield

BrightView Earns Top Awards in Landscape Maintenance
Arizona Landscape Contractors Association (ALCA)

2019

Award of Excellence Winner
National Association of Landscape Professionals (NALP)

Ballpark of the Year Award: Las Vegas Aviators Stadium (maintained by BrightView)
BaseballParks.com

Exceptional Customer Relations Award
Associated Landscape Contractors of Colorado (ALCC)

BrightView's Groundskeeper Named PCL Sports Turf Manager of the Year
Pacific Coast League

2020

BrightView Development Branch honored by HomeAid Atlanta
HomeAid

Gold Nugget Grand Award: Masterplan Community of the Year—Great Park Neighborhoods, Irvine, CA
CBIA/PCBC

Qualifications of Key Personnel



Meet Your Client Services Team (CST)

BrightView Landscape Services prides itself as a Learning Organization. Over the past 80+ years our Company has been a leading innovator in many of today's Best practices.

We have always provided a single point of contact to our Clients to streamline communication and to have accountability in service delivery. We will continue to maintain this best practice based on the success our clients have communicated back. In addition we are now providing our clients with a Client Service Team to better provide transparency in service delivery.

Here we have developed a team to best service each Client and below you will see how each one plays a role in successful client satisfaction:



Account Manager

Focus on Client

- Your primary phone call and contact
- Develop Relationship with Management and Board
- Proactively provide enhancement proposals
- Communicate client needs to PM and Crews

Production Manager

Focus on Execution of the Work

- Manage crews to execute the work
- Hire, develop, evaluate, and retain crew members
- Safety, quality, and efficiency
- Reports to the AM
- Communicate with AM to understand client needs

Ancillary Managers

Focus on Ancillary Work

- Support and drive enhancement work on property
- Mulch or Annual Installation
- Community Enhancement Projects
- Palm Pruning, Street Tree clearance , Canopy thinning and lifting.

E-Verified Employees

BrightView ID Number: 13026

BrightView is enrolled in E-Verify in all states in which we operate to ensure 100% compliance with all US Labor and Immigration laws.

Our participation in this web-based process, currently the best means available to electronically confirm employment eligibility, makes certain that individuals we hire and are working on our client's sites are authorized to work in the United States.

E-Verify is only part of BrightView's robust employment verification program. Our enterprise-wide practice also covers regular training of our staff and semi-annual auditing to maintain compliance with all US Labor and Immigration laws.



Personal Protection Equipment



Your Dedicated BrightView Crew - will always be in full uniform – company shirt, pants, belt, hat and work boots. This not only presents a professional look to our team, it gives a sense of safety to your residents and visitors who can instantly recognize our team members.

Uniforms **Crew Leader** – Landscape Services option A (Black logo on back of safety vest) *Preferred/Recommended



Uniforms **Crew Worker** – Landscape Services option B (Blue logo on back of safety vest)



Training Program: Amelia Walk CDD

Through ongoing learning and coaching, crew members learn new skills on-the-job and then demonstrate their progress. As crew members gain new skills, they earn opportunities for recognition and promotions.

Assistant Branch Manager Training Program



Operations Managers at BrightView Landscape Maintenance undertake a 4 training session consisting of a total of 14 days. Each session focuses on a specific discipline

- Employee Leadership
- Operational Excellence
- Client Relations
- Financials

Each manager performs pre-work and follow-up testing for each program with a certification process conducted by senior managers at the end. Account Managers work through a detailed learning process providing the skills necessary to succeed as an Operations Manager.

Irrigation Training

Regional Irrigation Leaders complete 5 sessions of training consisting of a total of 25 days. The Regional Irrigation Leader provides certification training to Irrigation Technicians on the mechanics of an irrigation system, conducting a monthly inspection and repairing components.

Account Manager Safety and Training Program

Management training includes both formal training in group settings, ongoing training support available on line and in field shadow programs. Weekly safety classes at each branch.

A Safe Workplace & Community is

#1 Our Priority

Safety is our top priority at BrightView and we are committed to keeping our people safe every day across our business. As an organization committed to constant improvement, we actively work to continue developing a best-in-class Safety Management System that results in zero injuries to our team members. We take pride in conducting our business operations in a manner that helps to ensure the safety and well-being of our team members, customers, and the properties in which we operate.

We believe in the following principles:

Safety is our top priority

Appropriate PPE must be worn at all times

Follow-up, report, and learn from incidents

Everyone is responsible for each other

Training is the first step to safe behavior

You are the key to making a difference

BrightView's management is committed to providing a safe work environment and establishing safe work practices for all our employees. **We begin all new jobs with a safety inspection.** This identifies any job site hazards, roadway hazards and the safest place to operate from onsite.



Every employee: E-verify, driving & criminal background check, along with initial drug & alcohol screens.

* Trucks are always equipped with cones that are placed around the truck and trailer at all times.

* We also demonstrate this commitment to safety through a continuing program of education and training, accident prevention, reporting, investigation and analysis, and the development of positive attitudes about safety and awareness about safety by all employees.

The following can be provided upon request:

- Safety Manual
- OSHA Compliance Manual
- Right to Know Program
- Safety Rules and Regulations
- HAZCOM Policy
- Safety Compliance Checklists
- Crew Member Equipment
- Safety Training Program
- Weekly Safety Talks

Machinery, Equipment and Manpower



Local Branch Equipment List

Equipment List

Route Trucks

- (26) Ford F150 ½ Ton Pick Ups
- (20) Ford F250 ¾ Ton Pick Ups
- (4) Ford F550 –Trucks

Spray Trucks

- (1) Ford F250 Spray Truck 200 Gallon
- (1) Ford 450 RC Spray Truck with 2 ~~Lesco~~ skid mounted sprayers -300 gallons
- (4) ~~50 gallon Lesco~~ Sprayer Skid Mount
- (5) Ride on z-sprayers
- (2) Toro ride on boom sprayers
- (1) Vortex spreader ornamental fertilizer

Irrigation Truck

- (3) Ford F250 SC XL
- (9) F150

Dump Body Trucks

- (3) Ford F450 Trucks
- (8) Isuzu Dump Trucks

Trailers

- (12) Custom Built Equipment Trailer
- (2) Weld Rite 16' Batwing Trailer
- (1) 10' Flatbed
- (1) Ray side 16'x8'
- (1) Weld Rite 16'x8'
- (9) 20' Enclosed Trailer



Mower Equipment

- (8) 48" Walk behind mowers
- (15) 52" Stand on mower
- (2) 11' Batwing Mowers
- (30) 61" Riding Mowers



Field Equipment (400 units)

- Gas articulating shears
- Hand shears
- Straight shears
- Back-pack sprayers
- Fertilizer spreaders
- Hand spreaders
- Walk behind spreaders
- Riding fertilizer spreaders



Large Equipment

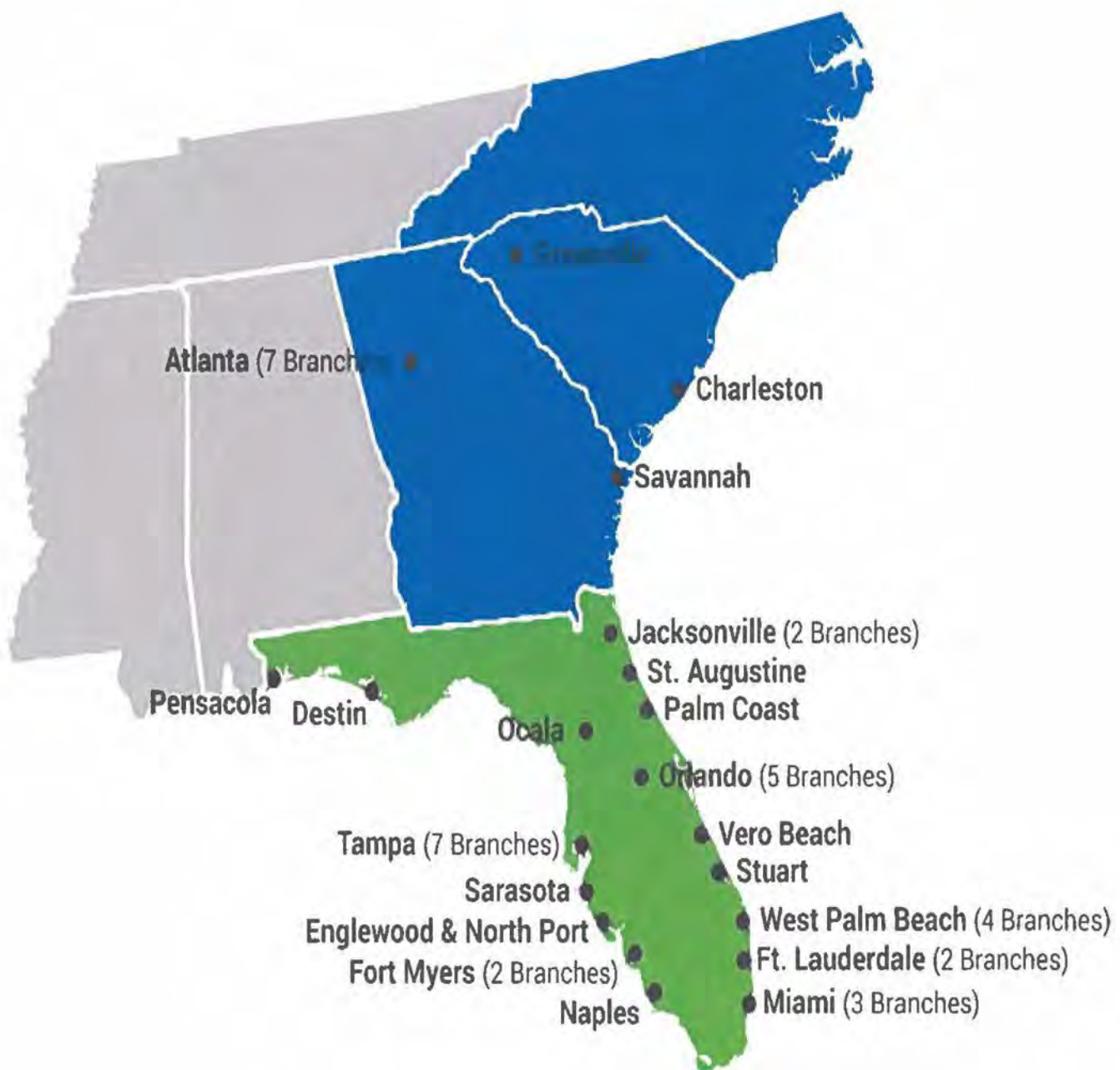
- (1) Polecat Aerial Lift
- (3) Bandit 1590 Brush Chipper
- (1) Skid Steer Loaders
- (2) Aerial Lift Trucks

Utility Vehicle

- (6) John Deere Gators

Resources

BrightView brings 140 years of experience and client-focused service. We function under the belief that taking care of our teams and clients should always be at the heart of what we do. True to our name, BrightView represents our optimism for the future-offering new opportunities for our clients and team members to succeed. - **28 Florida branch locations.**



Financial Strength



PART I—FINANCIAL INFORMATION

Item 1. Financial Statements.

BrightView Holdings, Inc.
Consolidated Balance Sheets
(Unaudited)
(In millions, except par value and share data)

	June 30, 2022	September 30, 2021
Assets		
Current assets:		
Cash and cash equivalents	\$ 26.3	\$ 123.7
Accounts receivable, net	422.4	378.9
Unbilled revenue	121.1	111.2
Other current assets	114.0	97.0
Total current assets	683.8	710.8
Property and equipment, net	323.0	264.4
Intangible assets, net	186.4	197.6
Goodwill	2,005.4	1,950.8
Operating lease assets	78.4	69.5
Other assets	40.0	44.5
Total assets	<u>\$ 3,317.0</u>	<u>\$ 3,237.6</u>
Liabilities and stockholders' equity		
Current liabilities:		
Accounts payable	\$ 159.0	\$ 144.4
Current portion of long-term debt	12.0	10.4
Deferred revenue	73.0	48.2
Current portion of self-insurance reserves	49.6	50.2
Accrued expenses and other current liabilities	210.5	220.9
Current portion of operating lease liabilities	25.6	22.0
Total current liabilities	529.7	496.1
Long-term debt, net	1,336.4	1,130.6
Deferred tax liabilities	56.2	70.8
Self-insurance reserves	101.6	104.5
Long-term operating lease liabilities	59.2	54.2
Other liabilities	36.5	38.7
Total liabilities	2,119.6	1,894.9
Stockholders' equity:		
Preferred stock, \$0.01 par value; 50,000,000 shares authorized, no shares issued or outstanding as of June 30, 2022 and September 30, 2021	—	—
Common stock, \$0.01 par value; 500,000,000 shares authorized; 105,700,000 and 105,200,000 shares issued and 93,000,000 and 105,200,000 shares outstanding as of June 30, 2022 and September 30, 2021, respectively	1.1	1.1
Treasury stock, at cost, 12,700,000 and 287,000 shares as of June 30, 2022 and September 30, 2021, respectively	(168.1)	(4.4)
Additional paid-in capital	1,504.7	1,489.1
Accumulated deficit	(142.9)	(141.6)
Accumulated other comprehensive income (loss)	2.6	(1.5)
Total stockholders' equity	1,197.4	1,342.7
Total liabilities and stockholders' equity	<u>\$ 3,317.0</u>	<u>\$ 3,237.6</u>

Weekly Service Plan and Staffing

We spent a great deal of time and effort to inspect, walk and measure the entirety of Amelia Walk CDD. Over the past few weeks we have developed an operational plan for a weekly presence at Amelia Walk CDD designed to merge efficiency with your expectations and the needs of the community **OUTLINED IN YOUR RFP.**

Mow Crew–

This crew will move through the community to complete all mowing, edging and string trimming operations. If additional help is needed due to inclement weather or events the next available day will be utilized to complete operations with additional crews as needed.

Detail & Pruning Crew-

This crew is **dedicated to the maintenance and shaping of plant material**. Their duties will include ornamental, shrub and tree care along with site policing and weed removal. They will be on property every day of the week, and they will progress through the community each month.

Account Manager– Jordan Creel

Owner of Amelia Walk CDD relationship. He is your primary point of contact for the management team and Board members for all services. He will be responsible for scheduling and managing all operational activities, providing weekly reports to you, communication with the community staff and leadership. The Account Manager creates company mandated Quality Site Assessment or QSA, for your property. This will serve as a snapshot of the conditions on site and a management tool that helps both parties visually understand areas of concern or needs that can be tailored to be area specific.

Production Managers– Renard Chambers

These crew managers will be on site with crew and are the right hand of the Account Manager. Jason will provide leadership and supervision to the field crews above, along with directing daily operational movement to cover specific work orders communicated to us by Amelia Walk CDD team and the Account Manager.

Ancillary Services:

There are several teams external to the community's on site team that will handle a portion of the work load specific to their expertise. **Tree Care** outside of ground clearance, palm pruning will be handled by Tree Care Crews as scheduled. Seasonal color bed and mulch installations and maintenance will be handled by our **Enhancement Department**. Improvements to the landscape that involve light construction will be performed by Enhancement Department as well. Chemical applications for fertilization, insects, and specific weed control products will be handled by **Spray Technician** who use specialized equipment to move through the site in a more efficient manner.

Turf Management Program

Every property is different with a unique set of maintenance needs. We took into consideration our community tour to create the maintenance plan below which is designed to keep your property looking its best year-round.

Mowing Service

We will deploy a specific mowing crew every day to perform all the mowing, edging, string trimming, and blowing.

This mow crew will only mow, edge, trim and blow, they will not short your mowing services to prune or trim shrubs – that will be a different crew handling the pruning and detail.

Amelia Walk will be mapped and the crews will follow that mapping progression through the property. This “mapping” will be provided to Your team and Board in advance of our initial service. We can adjust the weekly mow schedule if we encounter rain, an emergency or a schedule adjustment based around a special event. We utilize Friday if that week’s schedule backs up.

We will maintain a weekly schedule for all turf areas. The schedule may change according to weather, turf conditions, and fertilization schedule:

- Hand mowers to be used in areas where large, heavy equipment may damage turf or other property. Patterns will be changed frequently to prevent ruts accumulating in turf.
- All mowers are equipped with mulching decks. Grass clippings will be dispersed at each mowing, to eliminate unsightly build-up of grass clippings that may appear after each mowing.
- All debris will be blown off sidewalks, driveways, streets and parking lots during that same service day.



Mowing Services



Edging Equipment Procedure

Hard edging (Sidewalks and Curbing) will be performed by BrightView on a weekly basis and soft edging of bed areas and tree wells will be edged every other week. Borders of plant beds are to be maintained with a distinct edge that separates the bed from adjoining grass. No chemicals shall be used for edging of the beds.

This will keep neat and well-groomed appearance at all times. All generated debris from the edging process will be blown off to create a clean swept look appearance.



Trimming

No chemicals will be used around ponds. Mowing services will be performed to the intended sod line of the turf. The small strip left around the pond perimeter will be serviced with a weed-eater to provide a neat and well-groomed appearance at all times. This will be performed in conjunction with each scheduled mowing.

All tree trunks will have an edged turf perimeter around them to protect them from unnecessary weed-eater damage



Debris Removal

Each mowing operator is properly trained in order to not run over trash and or debris. Each mowing operator is equipped with trash pickers for the safety of our employees.



Shrub and Plant Care Program

Pruning Schedule

Amelia Walk CDD will be maintained by specific pruning crew with talents shown to be proficient in the shaping, care and maintenance of shrubs and ornamentals.

Their duties will include ornamental, shrub and tree care along with site policing, weed removal, and leaf removal.

Your Detail Crew will proceed through entire community until it is complete each month. All areas that require pruning will be done one time completely in every month. This will guarantee we maintain all shrub and ground cover beds a minimum of once per month and will minimize the variance of "long and short" shrub pruning every month. High frequented areas will be touched every week.

We will map and schedule the community. This schedule will be updated monthly and a copy will be provided to you for final approval every month.

Several preventative functions are scheduled seasonally. Please note below a general quarterly plan that will become site specific upon further evaluation. During our initial site review we will diagnose any shrubs that cause safety issues for pedestrians on sidewalks and shrubs blocking traffic signs or monument signs.



Winter Cut back shrubs needing severe thinning, limb up trees.

Spring Apply pre/post emergent weed prevention chemically to all areas, and fertilize. Hard cutbacks for selective plants.

Summer Regular inspections to address plant growth, weeds, and overall plant health, fertilize.

Fall Fertilize at proper rates, monitor irrigation cut backs, and apply pre-emergent weed control for winter weed.

Debris Cleanup

Your Pruning Team will remove all debris generated in the Shrub and Ground Cover functions from the site daily and police common areas for litter and fallen debris upon each service visit

Bed Weed Control

A team of two (2) Spray Technicians will progress through entire community every month. 1 for Agronomics and 1 for bed weed control.

Irrigation Management Program

Water Management is much more than just sprinkler repairs. **Upon award, BrightView will perform a thorough audit of the entire irrigation system** listing items needing repair or replacement. Including items that would improve the irrigation system.

After confirming that all heads are working properly, we will need to understand which zones water which plants, and whether they are growing in full sun or shade. It is also important to monitor the soil conditions and daily weather conditions.

Every Irrigation clock will be checked thoroughly once per month by the full time Irrigation Technician.

A report will be provided to the management team. Any irrigation heads or damaged will be repaired immediately. Any other problems will be reported immediately to management.

- Monthly irrigation checks assure that every zone is fully operational, and coverage is adequate to keep a healthy and lush landscape.
- Water management is the key to a successful landscape management program.
- The best preventative maintenance program is one that consistently checks the system, keeps it up and running properly, and repairs issues in timely manner.



Fertilizer, Weed and Pest Control Program

IPM Agronomic Program Turf, Shrubs and Ground Cover

What Are The GI-BMPs?

The GI-BMPs are a science-based educational program for Green Industry workers (lawn-care and landscape maintenance professionals), brought to you by UF-IFAS Florida-Friendly Landscaping™ program. The GI-BMPs teach environmentally safe landscaping practices that help conserve and protect Florida's ground and surface waters.

Who Gets Trained in the GI-BMPs?

Florida Statute 482.1562 states that all commercial fertilizer applicators must have a license from the Florida Department of Agriculture and Consumer Services (FDACS) by January 1, 2014. To get this license, each Green Industry worker must be trained in the GI-BMPs and receive a certificate of completion from UF/IFAS and FDEP. Additionally, many non-commercial Green Industry applicators or other workers are required to pass the training by local ordinances or voluntarily participate in the program to better serve their clients.

Integrated Pest Management (IPM) is an important part of any turf maintenance program. IPM uses an efficient, effective and environmentally conscious approach to pest management which draws on knowledge from several different sciences including entomology (study of insects), mycology (study of fungi), chemistry and horticulture. This interdisciplinary approach enables us to develop sustainable and less costly solutions to many common landscape problems.

Early preventative actions are the key to a successful BMP program. Once you have determined the economic threshold of a site, the evaluation process may begin. Determining the Best practices program, we use information on:

- Pest identification
- Pest lifecycles
- Soil tests and Fertilizer choice
- Control methods that cause the least damage to the environment

We have included our IPM Program as an example, the final plan will be determined after our start-up Procedure

Contractor shall abide by all requirements in the RULES OF THE ENVIRONMENTAL PROTECTION COMMISSION "FERTILIZER USE AND LANDSCAPE MANAGEMENT" and other applicable law, regulations, rules,

Tree Management Program

You can count on us to preserve your trees, enhance their appearance, increase their production, improve safety and reduce liability.

Our ISA Certified Arborists offer a comprehensive set of services and will be available to you for everything you may need to keep your trees healthy and beautiful.

Tree Care services include:

- Tree pruning
- Soil and tissue analysis
- Cabling and bracing
- Emergency storm clearance
- Tree removal and stump grinding
- Inventory and management plans
- Insect and disease control
- Nutrient management
- Fertilization
- Transplant and relocation
- Nuisance fruit production control
- Hazard evaluation and management



Winter	Maintenance Pruning of Crape Myrtles (February March), Hardwood elevation and deadwood removal if necessary
Spring	(April-May) Pruning of all Palms to remove brown fronds and seed stalks.
Summer	Maintenance Pruning of Hardwoods to remove excess foliage, building, security, vehicle and pedestrian clearance issues.
Fall	(September-October) Pruning of all Palms to remove brown fronds and seed stalks (Optional if needed)



Seasonal Color Management Program

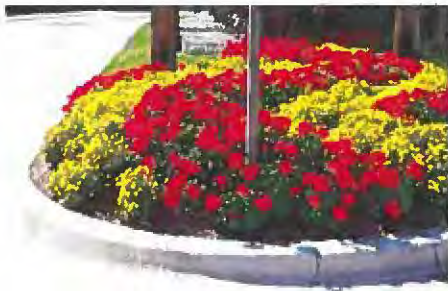
A seasonal color program on your property is the perfect complement to a well-maintained landscape. A consultation with your Account Manager will ensure beautiful seasonal color throughout the year.

On a per-square-foot basis, color plantings are usually the most intensively managed element of a landscape. There are ways to develop an outstanding color program that makes a strong return on the investment.

Color themes may be used to complement buildings, company colors or the appropriate season of the year.

BrightView will take control of all Seasonal Color Beds, weed control, all fungus controls, all designs and all warranties associated with all the Seasonal Color Beds.

BrightView will be 100% responsible for all services associated with Seasonal Color Management on site.



Providing Services Described in RFP

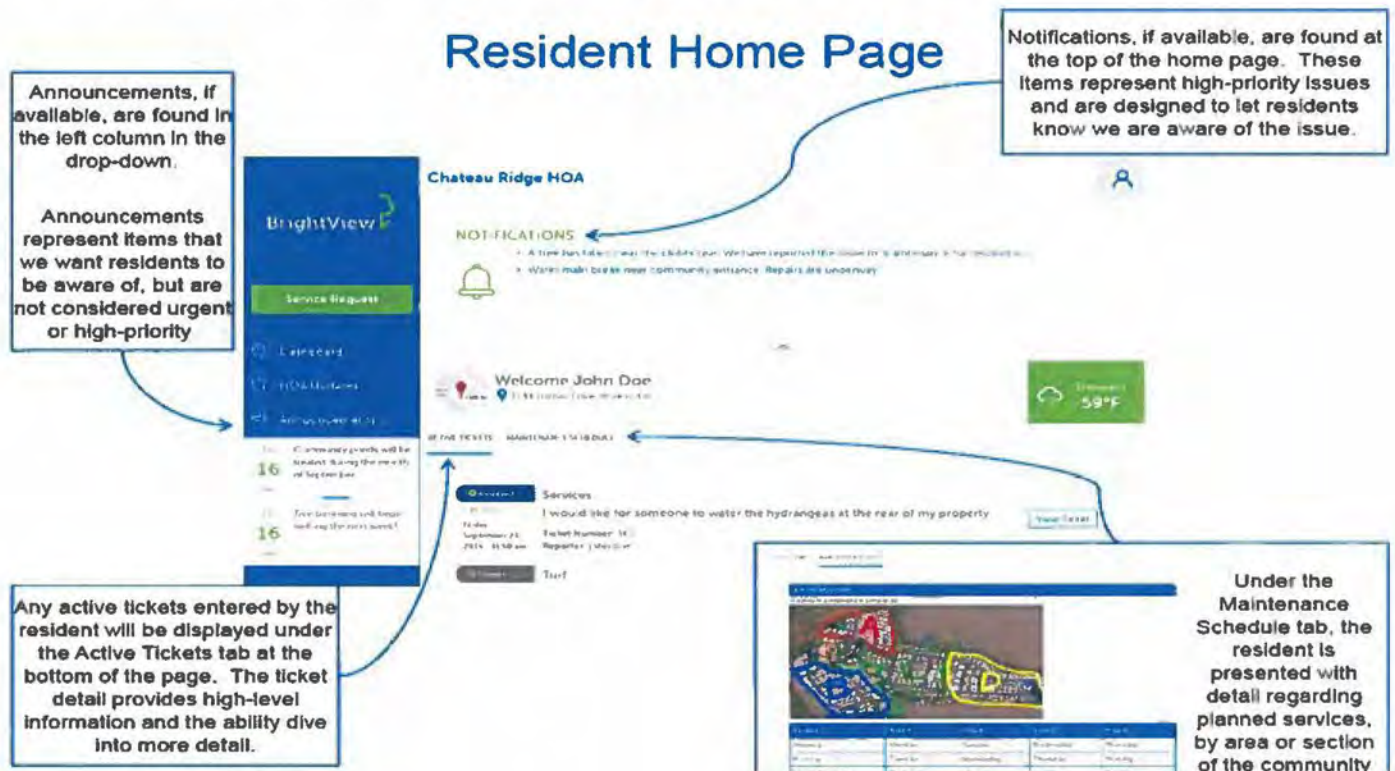


Focus on
Communication

BrightView Connect: Your Portal to Service



- ⇒ BrightView Connect links Amelia Walk CDD in real time to your BrightView landscape team, especially, Jesse Knaust.
- ⇒ Provides email notifications to residents when service requests are created, updated and resolved.
- ⇒ We can quickly address your immediate needs using an open line of communication that is documented and retrievable on your phone, tablet or computer from your confidential personal dashboard.
- ⇒ Less phone calls and follow ups allowing you to focus on other things.



Seamless Transitions

Create Successful Partnerships



Success depends on a seamless transition especially with a large community like Amelia Walk CDD, This transition sets the tone for the entire relationship and acts as a foundation for successful partnership. An ideal transition is smooth, cost effective and transparent.

At our initial kick-off meeting, we will confirm communication protocols, review the contract and scope of work along with a timeline on completion of key site initiatives, review our safety protocols, introduce our QSA process, scheduling and discuss pre-approval thresholds on emergency spending.

1 WEEK BEFORE SERVICE START



- Tour entire site with BV Team that will be involved in project
- Assemble and prepare all required equipment
- Final update to community Representative
- Tour with community representative to discuss the following:
 - Complete Irrigation Audit of entire property.
 - Implementation of complete Irrigation inspection Program
 - Monthly Rotational Maintenance Plan
 - Schedule and implementation of comprehensive Fertilization Program
 - Complete Horticulture Site Inspection
 - Complete Arbor Inspection Report
 - Any additional findings or requests from the site

1 MONTH AFTER SERVICE START



- Review progress on complete Irrigation system and components
- Review progress on Horticulture Report
- Review progress on site Safety Inspection Report
- Review with the Landscape Committee our designated areas of supervision and service, Communication with the Resort using the BrightView Connect Portal
- Review progress on complete Arbor report
- Provide the first QSA

Pro-Active Communication

From Your BrightView Manager

Your contact and your BrightView Manager will be one phone call, text, email away from each other at all times. All managers are provided with a company Iphone complete with their company email. You will have your manager's cell phone and will be able to be in contact with him or her at any time. Your Account Manager will be your SINGLE POINT OF CONTACT for all your needs. On top of this easy access, our Account Manager will also provide you with pro-active communication reports on a weekly basis including...


Quality Site Assessment (QSA) Report

As part of our reporting plan you will receive quality site assessments (QSA's) on a monthly basis. These inspections review turf quality, seasonal flowers, tree & shrub care, site quality and irrigation management. The assessments provide recommendations for property enhancements, note any maintenance items that need addressed and allow for additional reporting on property areas that may be outside of our scope work.

In the next few pages we have included an example of a QSA we submitted to a client. As you will see the detail is very clear. Each of the QSA's are electronically generated and submitted to the manager after each walk. These all will be archived and available to compare and track the progress through the contract. the feed bck we receive is this is the single best tool BrightView shares with the Clients Boards to assist the Community with communication and tracked data for developing a long term landscape plan for the Community

Weekly Reports Provided

In addition to QSAs, we utilize a simple, yet effective reporting tool to communicate on weekly services. The report below will be used by our Account Manager during weekly site visits to recap the priorities back to you. It can be emailed or copies left at a specified location on property.

		Field Report	
		Crew Leader	_____
		Client Fax	_____
Client Name	_____	Date	_____
Property Name	_____	Manager	_____
THE FOLLOWING SERVICES WERE PERFORMED:			
Operation		Complete	Ongoing
POLICE SITE		<input type="checkbox"/>	<input type="checkbox"/>
MOW		<input type="checkbox"/>	<input type="checkbox"/>
BLOWING		<input type="checkbox"/>	<input type="checkbox"/>
WEED BEDS		<input type="checkbox"/>	<input type="checkbox"/>
EDGE BEDS		<input type="checkbox"/>	<input type="checkbox"/>
EDGE HARD LINES		<input type="checkbox"/>	<input type="checkbox"/>
SPOT PRUNE SHRUBS		<input type="checkbox"/>	<input type="checkbox"/>
MAJOR PRUNE SHRUBS		<input type="checkbox"/>	<input type="checkbox"/>
PRUNE GROUND COVERS		<input type="checkbox"/>	<input type="checkbox"/>
PRUNE TREES		<input type="checkbox"/>	<input type="checkbox"/>
FLOWER CARE		<input type="checkbox"/>	<input type="checkbox"/>
SPRAY INSECTICIDE		<input type="checkbox"/>	<input type="checkbox"/>
SPRAY HERBICIDE		<input type="checkbox"/>	<input type="checkbox"/>
Comments: _____ _____ _____ _____ _____ _____ _____			
Client Signature	_____	Date	_____

Customer Satisfaction Surveys

We seek ongoing feedback from our clients using objective sources such as third-party targeted telephone surveys or other outreach discussions in order to verify we are exceeding expectations.

Monthly Irrigation Reports

Regular inspections and system monitoring will be a part of our proactive approach and communication methods to keep your irrigation functioning properly and efficiently.

BrightView <small>Landscape Services</small> 415 27th Street SE Roswell, FL 33570 (112-641)-7672 • Fax (112-641)-7551		REPORT FOR _____ ADDRESS _____ DATE _____ PAGE _____ OF _____	
M T W T F S S M T W T F S S RUN DAYS			
ZONE NUMBER _____ SPRAY OR ROTOR _____ RUN TIME FOR ZONE (MIN) _____ PRO ST TM _____			
CONTRACT REPAIRS NO FAULTS FOUND PARTIAL CLOG ABC OR RADIALS ADJ HEAD STRAIGHTENED			
REPAIRS WITH APPROVAL HEAD MISSING/BROKEN CHANGE 4" TO 6" POP (W) HEAD RAISED - SHIRTS TUB SEVERE CLOG INCORRECT NOZZLE RELOCATION LEAK IN HEAD LEAK IN PIPE HEAD NOT ROTATING VALVE NOT OPERATING OTHER - SEE COMMENTS COMMENTS (Attach copy sheet if necessary)			
ESTIMATED COST OF REPAIRS \$ _____ CORRECTED BY _____			

Monthly Water Management Services

- Every Irrigation clock will be checked thoroughly every month by your Irrigation Technician.
- Any irrigation heads damaged will be repaired immediately. Any other issues found by technician will be reported immediately to management. If crew members see issue, they will report to Account Manager right away.
- The monthly irrigation check will assure us that every zone is fully operational, and that the coverage is adequate to keep a healthy and lush landscape.
- The best preventative maintenance program is the one that consistently checks the system, keeps it up and running properly, and repairs any issues in timely manner.

Water Management Services

- Water Auditing, budgeting and tracking
- EvapoTranspiration (ET) based scheduling.

Upgrade Equipment and Replacement Parts

- Soil Moisture sensors
- Rain sensors
- Matched precipitation Sprinklers.
- Pressure regulated valves and

sprinklers.

Water Saving Retrofits

- Drip Conversions
- Hydronizing Design and implementation.

BrightView Team will Help You with Budget Planning

Budgeting now means less worry later.

When it comes to a cost effective landscape plan there are four key things you can control to budget for your property.

1. Have a Vision for Your Landscape.

Identify your basic maintenance requirements as well as what you might want to consider for repairs, upgrades and possible enhancements. BrightView has in-house, agronomic-focused Design Team who can quickly provide Florida Friendly plant designs which insures longer lasting plant material with a strong emphasis on your water management. These designs have proven to immediately save you money on irrigation and long-term plant replacement.

2. Focus on Key Areas to Improve Value While Reducing Costs.

Your property can benefit from cost-effective recommendations such as reducing water use, recycling green waste and converting certain turf areas to shrubs and sustainable ground cover.

3. Save with Smart Irrigation Technology.

Our water management experts can perform a water analysis to identify areas of avoidable water waste on your property and make recommendations for upgrades to smarter technology. In many cases, the water savings pay for upgrade in the first 6 months and after that, your bottom line just keeps looking better.

4. Estimate the Possibilities

Your Goals and Needs can be mapped out on a worksheet so you'll have customized budget estimates with plans for 1, 2 and 3 year goals as well as longer horizons.

Your BrightView Team and you can plan your goals and future needs together with our Customer Budget Worksheet.

Customer Budget Worksheet													BrightView	
Date:													Client Name:	
Branch Name & No.:													Job Name:	
Account Manager:													Job Number:	
ITEM	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTAL	
Exterior Monthly Contract														
Tree Pruning & Maintenance														
Interior Monthly Maint. Contract														
Seasonal Color Rotation														
Irrigation Systems Repairs														
Landscape Improvements														
Mulch														
Other														
Other														
Other														
Monthly Contract Totals														
Projected "Extra" Expenses														
Grand Total														
Comments:														

Emergency Storm Response

We will help you be ready for whatever hurricane season throws your way! With help from our local teams we can provide recommendations on structural pruning to developing a post storm clean up action plan tailored to your property. Thanks to our large footprint within Florida we're able to bring in outside help if necessary to get you cleaned up quickly in the event of large storms.

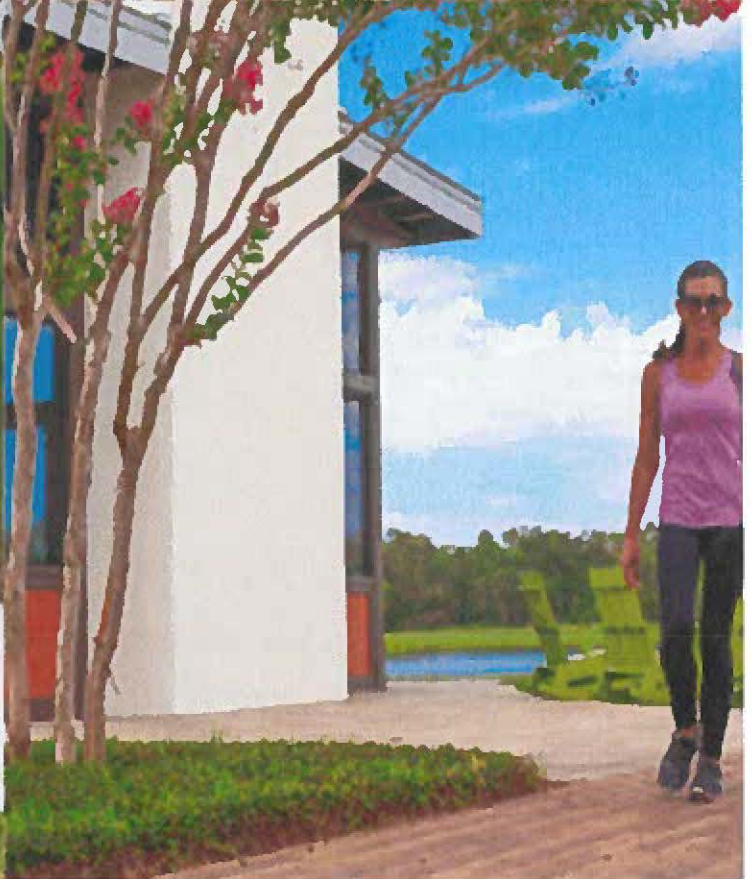
Safety before and after a storm is our primary focus. Immediately following a storm our teams will ensure:

- Vehicle access is cleared, allowing emergency personnel access.
- Debris that may pose immediate risk is cleared.
- Plant material that may have a chance of surviving is replanted.
- Hazardous damaged limbs that remain in trees are trimmed or removed.
- Tree limbs, root balls, or large wood debris remaining on the ground is chipped and removed.
- Final restoration of any remaining damages or losses resulting from the storm is performed.



Additional Information

Forms, Affidavits, Certifications



**AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES**

PROPOSAL COVER SHEET

NAME OF PROPOSER COMPANY: BrightView Landscape Services Inc.

NAME OF PERSON COMPLETING THIS BID: George Rugen

EMAIL: george.rugen@brightview.com

In accordance with the Request for Proposals for Landscape and Irrigation Maintenance, the person completing this proposal on behalf of Proposer agrees to provide all services as described in the detailed Scope and/or Specifications if awarded a contract hereunder. All proposals shall be in accordance with the Project Manual.

Minimum Qualifications: The Proposer has satisfied the following minimum qualifications (initial each):

- GR (1) authorized to do business in Florida, and
GR (2) holds all required state and federal licenses, in good standing.

Receipt of Addenda: The Proposer certifies that the Proposer has received the following addenda (list below):

ADDENDA NO.	DATE

AFFIDAVIT REGARDING PROPOSAL

STATE OF Florida
COUNTY OF Duval

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

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of Senior Vice President for BrightView Landscape Services Inc. ("Proposer"), and am authorized to make this Affidavit Regarding Proposal on behalf of Proposer.

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

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

4. The Proposer agrees through submission of the Proposal to honor all pricing information for ninety (90) days from the opening of the proposals, and if awarded the contract on the basis of this Proposal to enter into and execute the contract in the form included in the Project Manual.

5. By signing below, the Proposer acknowledges that there are no protest rights associated with this proposal process.

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

[signature on following page]

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

Dated this 13th day of October, 2023.

Proposer: Todd Chesnut
By: Todd Chesnut
Title: Senior Vice President

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this 13th day of October, 2023, by Todd Chesnut of BrightView Landscape Services Inc., who is personally known to me or who has produced Personally Known as identification, and did [] or did not [] take the oath.

Patricia Loudy
Notary Public, State of Florida
Print Name: Patricia Loudy Notary Public State of Florida
Commission No.: Patricia Loudy
My Commission
My Commission Expires: HP 132303
Exp. 12/04/2025

PROPOSAL FORM
PART I – GENERAL INFORMATION

• *Proposer General Information:*

Proposer Name BrightView Landscape Services Inc.

Street Address 11530 Davis Creek Ct.

P. O. Box (if any) _____

City Jacksonville State FL Zip Code 32256

Telephone 904-725-2552 Fax no. 904-725-0188

1st Contact Name George Rugen Title Business Developer

2nd Contact Name Rodney Hicks Title Senior Branch Manager

Parent Company Name (if any) BrightView Landscape Services Inc.

Street Address 980 Jolly Road Suite 300

P. O. Box (if any) _____

City Blue Bell State PA Zip Code 19422

Telephone 484-567-7204 Fax no. _____

1st Contact Name Dale Asplund Title CEO

2nd Contact Name Michael Dozier Title President

- *Company Standing:*

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

In what State was the Proposer organized? Florida Date December 15, 1988

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

If no, please explain _____

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

If no, please explain _____

- *What are the Proposer's current insurance limits? (Please attach a current certificate of insurance and review the enclosed form of contract for requested insurance limits for this project)*

General Liability	\$ 2 Million
Automobile Liability	\$ 2 Million
Workers Compensation	\$ 3 Million
Expiration Date	October 1, 2024

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

Irrigation, CPO, LPO, MOT, DOT, OSHA, BMP

PROPOSAL FORM
PART II – PERSONNEL AND EQUIPMENT

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

Street Address 11530 Davis Creek Ct.

P. O. Box (if any) _____

City Jacksonville State FL Zip Code 32256

Telephone 904-725-2552 Fax no. 904-725-0188

1st Contact Name Jordan Creel Title Account Manager

2nd Contact Name Rodney Hicks Title Senior Branch Manager

- *Proposed Staffing Levels - Landscape and irrigation maintenance staff will include the following:*

<u>3</u>	Supervisors, who will be onsite <u>3</u> days per week;
<u>2</u>	Technical personnel, who will be onsite <u>2</u> days per <u>week</u> ; and
<u>4</u>	Laborers, who will be onsite <u>2-3</u> days per week.

- *Officers and Supervisory Personnel – Please complete the pages that follow at the end of this Part regarding the Proposer's Officers and Supervisory Personnel, and attach resumes for any individuals listed.*

- *Technical Personnel – Does the Proposer currently employ any other technical personnel who have expertise in pesticide application, herbicide application, arboriculture, horticulture, or other relevant fields of expertise? Yes x No If yes, please provide the following information for each person (attach additional sheets if necessary):*

Name: Mark Bardell

Position / Certifications: Director of Agronomics / CPO

Duties / Responsibilities: Technical Services / Treats and Apply's pesticide and herbicides

% of Time to Be Dedicated to This Project: 15 %

Please describe the person's role in other projects on behalf of the Proposer:

Project Name/Location: Del Webb Wildlight

Contact: Jasmyne Jackson Contact Phone: 678-481-5542

Project Type/Description: Large Scale Master Planned Retirement Community

Duties / Responsibilities: All Aspects of Landscape Maintenance

Dollar Amount of Contract: 350k

Proposer's Scope of Services for Project: Scope is the same as Amelia Walk CDD

Dates Serviced: 2 Years

- *Equipment – Please complete the pages that follow at the end of this Part regarding the Proposer's Equipment that will be used in connection with this project.*

- *Subcontractors - If any of the work is proposed to be performed by subcontractors, provide a list of all subcontractors that will be hired by the Proposer to perform certain services described in the scope of services. For each subcontractor provide the following:*
 - a. A description of the services the subcontractors will be performing for the Proposer.*
 - b. A description of the subcontractor's qualifications for the services they will be performing for the Proposer.*

**SUPERVISORY PERSONNEL
WHO WILL BE INVOLVED WITH THE WORK**

PROPOSER: BrightView Landscape Services Inc.

DATE: October 13, 2023

INDIVIDUAL'S NAME	PRESENT TITLE	JOB RESPONSIBILITIES	OFFICE LOCATION	% OF TIME TO BE DEDICATED TO THIS PROJECT / # OF DAYS ON-SITE PER WEEK	YEARS OF EXPERIENCE IN PRESENT POSITION	TOTAL YEARS OF RELATED EXPERIENCE
Steven Brackin	VPGM		Regional Office Jax	2% / Admin	10	25
Rodney Hicks	Senior Branch Manager		Jacksonville	5% / Admin	7	25
Jen Mahus	Landscape Enhancement Manager		Jacksonville	5% / 1	20	23
Al Bryant	Irrigation Manager		Jacksonville	10% / 1	8	22
Juwan Dupree	Branch Irrig Manager		Jacksonville	5% / Admin	5	20
Mark Bardell	Agronomics Manager		Jacksonville	10% / 1	33	35
Peggy Bourne	Office Manager		Jacksonville	5% / Admin	8	22
Jordan Creel	Account Manager		Jacksonville	15% / 2	1	8
Renard Chambers	Production Manager		Jacksonville	15% / 3	2	5

**COMPANY OWNED MAJOR EQUIPMENT
TO BE USED IN CONNECTION WITH THE WORK**

Company Name BrightView Landscape Services, Inc.

Date April 2023

QUANTITY	DESCRIPTION	CAPACITY	NO. LOCATED IN	
			FLORIDA	OTHER
10	Pickup Trucks	Grounds Maintenance	X	
3	Arbor-care Trucks	Tree Work	X	
2	Dump Trucks	Landscape Enhancements Department	X	
15	Utility & Equipment Trailer	Equipment Transportation / Maintenance Functions	X	
1	1-ton 600-gal Pesticide Spray Truck	Horticultural Work	X	
5	100-gal Spray Rig	Horticultural Work	X	
2	200-gal Spray Utility Vehicle	Horticultural Work	X	
2	200-gal Trailer Mounted Spray Rigs	Horticultural Work	X	
25	Commercial Riding Lawn Mowers – 60" Deck	Grounds Maintenance	X	
25	Commercial Walk-behind Mowers	Grounds Maintenance	X	
25	Commercial Stand-on Mowers	Grounds Maintenance	X	
1	Kubota Tractors	Landscaping & Horticultural Work	X	
2	Tractor Mounted Fertilizer Spreaders	Horticultural Work	X	
3	6' Bush-hog Mowers	Bush Hog Work	X	
2	Commercial Vermeer Chippers	Arbor Care	X	
1	Bobcat	Landscaping	X	
2	Vacuum Blowers	Grounds Maintenance	X	

CORPORATE OFFICERS

Company Name BrightView Landscape Services, Inc.

Date April 2023

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

NAME FOR PROPOSER	POSITION OR TITLE	CORPORATE RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
Andrew Masterman	CEO	Company Leader	Blue Bell, PA
Michael Dozier	President Southeast	President of Southeast	Atlanta, GA
Todd Chesnut	Vice President Southeast	Oversees State of Florida	Nocatee, Florida
Steven Brackin	Vice President Regional Manager	Oversee Operations, North Florida	Destin, FL
Rodney Hicks	General Manager Jacksonville	Oversee all Jacksonville Branches	Beachwalk, Florida
FOR PARENT COMPANY (if applicable)			

State of



Florida

Department of Agriculture and Consumer Services

Bureau of Entomology and Pest Control

CERTIFIED PEST CONTROL OPERATOR

Number: JF180409

MARK A BARDELL

This is to Certify that the individual named above is a Certified Pest Control Operator and is privileged to practice

Lawn and Ornamental



in conformity with an Act of the Legislature of the State of Florida regulating the practice of Pest Control and imposing penalties for violations.

Charles H. Bronson

Charles H. Bronson
Commissioner of Agriculture

*In Testimony Whereof, Witness this
signature at Tallahassee, Florida on October 18, 2010*

[Signature]
Chief Bureau of Entomology and Pest Control



FLORIDA GREEN INDUSTRIES



TRAINED AND CERTIFIED in THE

Certificate



Awarded to

CHRIS CHARBONNEAU

Certifying The Completion of 6 Training Hours on
the Topic of Green Industries Best Management
Practices on July 6th 2007

Terri A. Nell, Chair,
Environmental Horticulture

UNIVERSITY OF
FLORIDA
IFAS EXTENSION

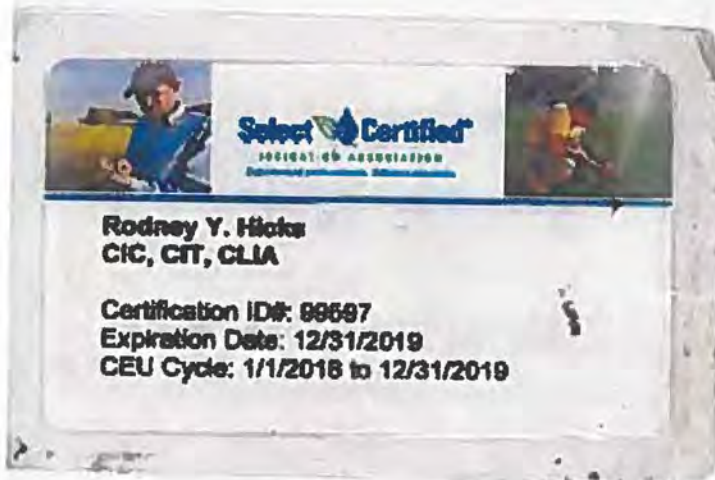
Laurie E. Trenholm,
Urban Turfgrass Specialist



for the **PROTECTION OF WATER RESOURCES in FLORIDA**

BEST MANAGEMENT PRACTICES







Submitted by:

George Rugen

904.699-8153

George.Rugen@BrightView.com



www.brightview.com

EXHIBIT C

Landscape Maintenance Services

Pricing

Amelia Walk CDD

Official Proposal Summary Form

		Year1	Year2	Year3	Year4	Total 4 Years
Lawn Care Maintenance Zone A						
1	Annual Lawn Care	\$34,264.15	\$35,634.72	\$37,060.10	\$38,542.51	\$145,501.48
2	Mulch/Pine Straw Install - Per Single Install	\$8,747.92	\$9,097.84	\$9,461.75	\$9,840.22	\$37,147.73
3	Annual Color - Three (3) Rotations	\$22,616.59	\$23,521.25	\$24,462.10	\$25,440.59	\$96,040.54
	Sub Total (items 1-3)	\$65,628.66	\$68,253.81	\$70,983.96	\$73,823.32	\$278,689.74
Lawn Care Maintenance Zone B						
4	Annual Lawn Care	\$40,784.86	\$42,416.25	\$44,112.90	\$45,877.42	\$173,191.44
5	Mulch/Pine Straw Install - Per Single Install	\$3,220.00	\$3,348.80	\$3,482.75	\$3,622.06	\$13,673.61
6	Annual Color - Three (3) Rotations	\$1,380.16	\$1,435.37	\$1,492.78	\$1,552.49	\$5,860.80
	Sub Total (items 4-6)	\$45,385.02	\$47,200.42	\$49,088.44	\$51,051.98	\$192,725.85
Lawn Care Maintenance Zone C						
7	Annual Lawn Care	\$18,515.87	\$19,256.50	\$20,026.76	\$20,827.84	\$78,626.98
8	Mulch/Pine Straw Install - Per Single Install	\$10,091.67	\$10,495.34	\$10,915.15	\$11,351.76	\$42,853.91
9	Annual Color - Three (3) Rotations					
	Sub Total (items 7-9)	\$28,607.54	\$29,751.84	\$30,941.92	\$32,179.59	\$121,480.89
Irrigation Systems Maintenance						
10	Zone A	\$6,728.11	\$6,997.23	\$7,277.12	\$7,568.21	\$28,570.68
11	Zone B	\$6,728.11	\$6,997.23	\$7,277.12	\$7,568.21	\$28,570.68
12	Zone C	\$0.00				
	Sub Total (items 10-12)	\$13,456.22	\$13,994.47	\$14,554.25	\$15,136.42	\$57,141.35
Fertilization, Weed and Pest Control Maintenance						
13	Zone A	\$21,528.28	\$22,389.41	\$23,284.99	\$24,216.39	\$91,419.07
14	Zone B	\$13,322.37	\$13,855.26	\$14,409.48	\$14,985.85	\$56,572.96
15	Zone C	\$826.03	\$859.07	\$893.43	\$929.17	\$3,507.71
	Sub Total (items 13-15)	\$35,676.68	\$37,103.75	\$38,587.90	\$40,131.41	\$151,499.74
Haul Service Road / Amelia Walk Trails						
16	Zone D	\$3,333.32	\$3,466.65	\$3,605.32	\$3,749.53	\$14,154.82
	Total (Items 1-16)	\$192,087.44	\$199,770.94	\$207,761.78	\$216,072.25	\$815,692.40
Conditions						
	<ul style="list-style-type: none"> - The above pricing will be used as the final contract amounts at the time of executing the agreement. Unless otherwise stated, the apricing provided herein will be used for the entire contract term. If you would like to propose increased pricing fo rrenewasl, please attach addition sheets. - The Pricing provied herin is valid for 90 days from receipt of proposal form. - Failure to complete this form may results in disqualification form consideration. 					

B.

JCH & Co. LLC

October 19, 2023

Amelia Walk
Community Development District
85287 Majestic Walk Blvd.
Fernandina Beach, Florida

Re: Proposal for Landscape Maintenance Services

Attn: Kelly Mullins and Board of Supervisors

Dear Kelly and distinguished supervisors,

We want to thank the Board for the opportunity to bid on this project to serve the Amelia Walk community. Our approach is straightforward – we will prioritize 3 things:

1. Partnership with Kelly Mullins, via constructive and constant communication
2. Provide excellent and personalized service to the Amellia Walk residents
3. Exceed service levels, at competitive rates, and serve the 4-year commitment

Our team of experienced landscape supervisors and technicians bring years of experience serving the North Florida community. We know the work very well, and we also know how to provide excellent customer service. We understand the value of honest work, which yields great results for our customers and stakeholders.

Our service delivery model will be a combination of resources – to include landscape subcontractors, specialized machinery, ongoing training of staff, safety/PPE adherence, OSHA standards, and reporting and collaborating on opportunities with Kelly Mullins, and always doing our best to satisfy the residents.

The day-to-day work will follow order per contract. There will be 2 teams comprised of a supervisor and 2 technicians, who will be onsite 3-4 days per week, in high season (1 team during low season) to complete all tasks associated with maintaining approximately 20 acres of green space and walking trails. Teams will be tasked with daily activities and completion goals per scope of services. Upon award of the contract, staffing levels will be at par and training material for new hires completed.

We look forward to a competitive decision process. And hope we get the opportunity to serve the residents of Amelia Walk and keep it a beautiful and family friendly place to live.

Thank you,

Jose E Hernandez & Team

**INFORMAL
PROJECT MANUAL
FOR
LANDSCAPE MAINTENANCE SERVICES**

- Lawn Care**
- Irrigation Maintenance**
- Pest Control, Fertilization, Weed Control**

**AMELIA WALK
COMMUNITY DEVELOPMENT DISTRICT**

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PUBLIC NOTICE

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

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

Landscape Maintenance Services Nassau County, Florida

INSTRUCTIONS TO PROPOSERS

DATE	EVENT
September 14, 2023	RFP Notice is issued.
September 15, 2023	RFP package available.
Weekdays between 7 am and 5 pm	Drop-in site inspections available.
September 25, 2023, at 11:00 a.m.	Optional pre-proposal meeting.
October 20, 2023, at 12:00 p.m. (noon)	Proposals submittal deadline.
December 15, 2023	Anticipated contract start date (subject to change in the discretion of the District)

1. DUE DATE; SUBMISSION. Electronic proposals (“**Proposals**”) must be received from interested parties (“**Proposer(s)**”) no later than October 20, 2023, at 12:00 p.m., 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. All costs to prepare and submit a response shall be borne by the Proposer.

2. VOLUNTARY PRE-PROPOSAL MEETING; SITE VISITS. There will be an optional pre-proposal meeting on **September 25, 2023, at 11:00 a.m., located at the Amelia Walk Amenity Center, 85287 Majestic Walk Boulevard, Fernandina Beach, Florida 32034.**

3. FAMILIARITY WITH THE PROJECT. The Proposer, by and through the submission of the Proposal, agrees that he shall be held responsible for having heretofore examined the project site, the location of all proposed work and for having satisfied himself from his own personal knowledge and experience or professional advice as to the character, conditions, and location of the site, the nature of the turf, shrubs, trees, palms, vegetation, weeds, sprinklers and irrigation systems, roads, sidewalks and paved paths, ground, surface and subsurface, and any other conditions surrounding and affecting the work, any obstruction, the nature of any existing construction, and all other physical characteristics of the job, in order that the Proposer may include in the prices which the Proposer proposes all costs pertaining to the work and thereby provide for the satisfactory landscape and irrigation maintenance thereof.

The Proposer agrees to accept the site in an “as is” condition, and hold its prices for the period set forth in this proposal package, regardless of any changes to the site that may occur from the time of Proposal submission and through the time of contract award and the start of any work under the contract. The Proposer, in preparing the Proposal, shall take into consideration that work

by other contractors may be in progress at or near the site and that the Proposer shall not interfere with work done by such other contractors.

4. PROJECT MANUAL. The “Project Manual” and any addenda thereto, will be available by request from Kelly Mullins at ameliawalkmanager@gmsnf.com with a copy to Courtney Hogge at chogge@gmsnf.com.

5. QUALIFICATIONS OF PROPOSER; MANDATORY AND PERMISSIVE REQUIREMENTS. The Proposer shall submit with its Proposal satisfactory evidence of experience in similar work and show that it is fully prepared with the necessary organization, staff, and equipment to complete the work to the satisfaction of the District. Notwithstanding anything else within the Project Manual, each Proposer must (1) be authorized to do business in Florida, and (2) hold all required state and federal licenses in good standing. All other requirements set forth in the Project Manual shall be deemed “permissive,” in that a Proposer’s failure to meet any requirement described in mandatory terms such as “shall,” “will,” “mandatory,” or similar language does not automatically disqualify the Proposer’s Proposal, but instead in the Board’s discretion may result in the disqualification of a Proposal or alternatively may be taken into account in the evaluation and scoring of the Proposal.

6. PROPOSAL FORMS. The Proposal shall contain an acknowledgment of receipt of all Addenda, if any. In making its Proposal, each Proposer represents that it has read and understands the Project Manual and that the Proposal is made in accordance therewith, including verification of the contents of the Project Manual against the Table of Contents. Proposer shall provide in the Proposal a complete breakdown of both unit quantities and unit costs for each separate item associated with landscaping & irrigation maintenance plan and technical specifications. The quantities and unit costs for landscaping materials shall be provided by the Proposer in accordance with the Project Manual.

7. PROPOSAL INFORMATION. All Proposals should include the following information, among other things described herein:

- A. A completed and executed Proposal Form, with all of its four parts and any attachments.
- B. A listing of the position / title and corporate responsibilities of key management or supervisory personnel (forms attached). Include resumes for each person listed, and list years of experience in present position for each party listed and years of related experience.
- C. Describe proposed staffing levels, including information on current operations, administrative, maintenance and management staffing of both a professional and technical nature, including resumes for staff at or above the project manager level. If any services are proposed to be fulfilled by a subcontractor, please identify the subcontractor and the services they are proposed to perform.
- D. Information related to other projects of similar size and scope for which Proposer has provided, or is currently providing, landscape and irrigation maintenance services (forms attached).

- E. At least three (3) references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- F. A narrative description of the Proposer's approach to providing the services as described in the scope of services provided herein.
- G. Completed proposal pricing. All responses must itemize the cost for each of the items described in the Project Manual and break out all costs, such as the number of mowings by month, dollar value by event, etc. Proposers may provide pricing for all phases/segments of work or any portion thereof. It shall be within the Board's discretion to determine whether to award one contract for all work or to award multiple contracts for different segments of the work, or to further subdivide the work as deemed in the best interests of the District.
- H. Copy of current certificate of insurance.

8. INSURANCE. All Proposers shall include as part of their proposal a current Certificate of Insurance demonstrating that the company's ability to meet the insurance coverage requirements set forth in the attached contract form provided herein. In the event the Proposer is notified of award, it shall provide proof of the insurance coverage identifying the District, its officers, employees and agents as additional insureds, as stated in the Contract form provided herein, within fourteen (14) calendar days after notification, or within such approved extended period as the District may grant. Failure to provide proof of insurance coverage shall constitute a default.

9. PRICING. Proposers shall submit their price information on the supplied forms with all blank spaces completed. Proposers shall also sign the required form. Each line item shall be clearly stated and cover all charges including incidental expenses, applicable taxes, insurance, overhead and profit. Proposers shall guarantee that their pricing to the District shall not increase throughout the term of the contract agreement executed.

Proposers may provide pricing for all segments of work or only for one/some segments. It shall be within the Board's discretion to determine whether to award one contract for all work or to award multiple contracts for different phases of the work, or to further subdivide the work as deemed in the best interests of the District. It is anticipated that the Board will consider dividing the work as follows: (1) Lawn Care Zone A, (2) Lawn Care Zone B, (3) Lawn Care Zone C, (4) Lawn Care Zone D, (5) Irrigation – all zones, (6) Pest Control/Fertilization/Weed Control – all zones; but the District explicitly reserves the right to combine work or further subdivide work as is determined to be in the best interests of the District.

10. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, in its sole and absolute discretion, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

11. CONTRACT AWARD. The contract awarded pursuant to this RFP is anticipated to commence on December 15, 2023, with an initial term of one (1) year and up to three (3) optional

annual renewals, for a total contract term of four (4) years. However, the District reserves the right to start the contract on a different date based on availability of the Contractor and the needs of the District. Within fourteen (14) days of receipt of the Notice of Award from the District or as otherwise extended by the District, the Proposer shall enter into and execute a Contract in substantially the form included in the Project Manual. The District and the selected contractor (“**Contractor**”) will execute a contract for a specified term. Upon expiration or termination of any existing contract for landscape and irrigation maintenance services, Contractor, if requested by the District, agrees to perform the services on a month-to-month basis until either party has provided the other party written notice of its election to renew or terminate the contract agreement. This RFP does not guarantee that a contract will be awarded. The District reserves the exclusive right to reject any and all Proposals. **The District reserves the right to award by items, groups of items, or total proposal, and to award multiple contracts if it is deemed to be in the best interests of the District to do so.**

12. INDEMNIFICATION; LIMITATION OF LIABILITY. The successful Proposer shall fully indemnify, defend and hold harmless the District and its officers, agents, and employees from and against all claims, damages, costs and losses arising, in whole or in part, from Contractor’s negligence or breach of contract, as more fully set forth in the agreement form, provided herein. Nothing herein shall be construed as or constitute a waiver of District’s limitations on liability contained in section 768.28, *Florida Statutes*, or other statute or law.

13. FAMILIARITY WITH THE LAW. By submitting a Proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work as well as the District’s operating rules and procedures. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

14. 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 reserves 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 also reserves the right to seek clarification from prospective firms on any issue in a response, invite specific firms for site visits or oral presentations, or take any action it feels necessary to properly evaluate the submissions and construct a solution in the District’s best interest. Failure to submit the requested information or required documentation may result in the lessening of the proposal score or the disqualification of the proposal response.

15. REFERENCE TERMS. Any headings in this document are for the purposes of reference only and shall not limit or otherwise affect the meaning thereof. Any reference to gender shall be construed to include all genders, firms, partnerships and corporations. References in the singular shall be construed to include the plural and references in the plural shall be construed to include the singular.

16. PROTESTS. This is an informal bid process and no protest rights shall be available.

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

18. FOREIGN INFLUENCE. By submitting a proposal, the Proposer agrees to comply with the provisions of Section 286.101, *Florida Statutes*, regarding disclosures of any current or prior interest of, any contract with, or any grant or gift received from a foreign country of concern if such interest, contract, or grant or gift has a value of \$50,000 or more and such interest existed at any time or such contract or grant or gift was received or in force at any time during the previous five (5) years. Proposer affirms that, except as may be otherwise disclosed or excluded from disclosure under Section 286.101, *Florida Statutes*, Proposer has no such interest in, contract with, or grant or gift from a foreign country of concern as defined in Section 286.101, *Florida Statutes*.

[End of Instructions to Proposers]

AMELIA WALK
COMMUNITY DEVELOPMENT DISTRICT
Request for Proposals – Landscape Maintenance Services

EVALUATION CRITERIA

Factor	Description
1.	Completeness of Proposal Completeness of response in accordance with RFP instructions and requirements. Proposal is neat, professional in appearance and organized appropriately.
2.	Experience Contractual and technical experience in performing work of similar size and scope; experience working with commercial properties, community development districts, or public agencies; strength and stability of the contractor. This may also include the quality of client references.
3.	Qualifications of Key Personnel Qualifications of staff, adequacy of labor commitment, training programs for staff that are going to be assigned to this Project under this contract.
4.	Machinery, Equipment, and Manpower Contractor possesses adequate machinery, equipment, and manpower to perform the work for this Project under this contract in a high-quality manner or the ability to acquire said machinery, equipment, and manpower prior to contract start date. Financial stability and creditworthiness of contractor will be considered. Contractor should provide Project specific information.
5.	Cost Proposer's bid pricing is cost-effective, reasonable, and within the District's budget.

Evaluation notes: 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. The District's award will be based on the proposal(s) that is(are) most advantageous to the District. Price will not be the only factor considered, but the Board anticipates that firms providing cost-effective or low-price proposals will be given a priority in the Board's evaluation.

The District also reserves the right to seek clarification from prospective firms on any issue in a response for the District, invite specific firms for site visits or oral presentations, or take any action it feels necessary to properly evaluate the submissions and construct a solution in the District's best interest.

**AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES**

PROPOSAL COVER SHEET

NAME OF PROPOSER COMPANY: JCH & Co, LLC

NAME OF PERSON COMPLETING THIS BID: Jose E. Hernandez

EMAIL: jose_e_hernandez@live.com

In accordance with the Request for Proposals for Landscape and Irrigation Maintenance, the person completing this proposal on behalf of Proposer agrees to provide all services as described in the detailed Scope and/or Specifications if awarded a contract hereunder. All proposals shall be in accordance with the Project Manual.

Minimum Qualifications: The Proposer has satisfied the following minimum qualifications (initial each):

- XX (1) authorized to do business in Florida, and
XX (2) holds all required state and federal licenses, in good standing.

Receipt of Addenda: The Proposer certifies that the Proposer has received the following addenda (list below):

ADDENDA NO.	DATE

AFFIDAVIT REGARDING PROPOSAL

STATE OF FLORIDA
COUNTY OF NASSAU

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

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

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

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

4. The Proposer agrees through submission of the Proposal to honor all pricing information for ninety (90) days from the opening of the proposals, and if awarded the contract on the basis of this Proposal to enter into and execute the contract in the form included in the Project Manual.

5. By signing below, the Proposer acknowledges that there are no protest rights associated with this proposal process.

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

[signature on following page]

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

Dated this ____ day of _____, 2023.

Proposer: _____

By: _____

Title: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2023, by _____ of _____, who is personally known to me or who has produced _____ as identification, and did [] or did not [] take the oath.

Notary Public, State of Florida

Print Name: _____

Commission No.: _____

My Commission Expires: _____

PROPOSAL FORM
PART I – GENERAL INFORMATION

- *Proposer General Information:*

Proposer Name JCH & Co., LLC

Street Address 85011 Williston Ct.

P. O. Box (if any) _____

City Fernandina Beach State Florida Zip Code 32034

Telephone (404) 488-3223 Fax no. _____

1st Contact Name Jose Hernandez -- (404) 488-3223 Title Manager/Owner

2nd Contact Name _____ Title _____

Parent Company Name (if any) N/A

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

- Proposer's Corporate Form: Limited Liability Corporation
(e.g., individual, corporation, partnership, limited liability company, etc.)

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

- | | |
|----------------------|----------------------------|
| General Liability | \$ 2,000,000 [exp: 4/2024] |
| Automobile Liability | \$ 100,000 [exp: 1/2024] |
| Workers Compensation | \$ Exempt |
| Expiration Date | See noted above |

-
-
-
-

PROPOSAL FORM
PART II – PERSONNEL AND EQUIPMENT

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

Street Address 37 Clearwater Rd.

P. O. Box (if any) _____

City Fernandina Beach State Florida Zip Code 32034

Telephone (404) 488-3223 Fax no. _____

1st Contact Name Jose Hernandez -- (404) 488-3223 Title Manager/Supervisor

2nd Contact Name Joey Ricks -- (904) 666-8461 Title Supervisor

- *Proposed Staffing Levels - Landscape and irrigation maintenance staff will include the following:*

<u>2</u>	Supervisors, who will be onsite <u>4</u> days per week;
<u>2 - 4</u>	Technical personnel, who will be onsite <u>4</u> days per <u>week</u> ; and
<u>As needed</u>	Laborers, who will be onsite <u>TBD</u> days per week.

- *Officers and Supervisory Personnel – Please complete the pages that follow at the end of this Part regarding the Proposer's Officers and Supervisory Personnel, and attach resumes for any individuals listed.*
- *Technical Personnel – Does the Proposer currently employ any other technical personnel who have expertise in pesticide application, herbicide application, arboriculture, horticulture, or other relevant fields of expertise? Yes ___ No XX If yes, please provide the following information for each person (attach additional sheets if necessary):*

Name: N/A

Position / Certifications: _____

Duties / Responsibilities: _____

% of Time to Be Dedicated to This Project: _____ %

Please describe the person's role in other projects on behalf of the Proposer:

Project Name/Location: N/A

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Duties / Responsibilities: _____

Dollar Amount of Contract: _____

Proposer's Scope of Services for Project: _____

Dates Serviced: N/A

- *Equipment – Please complete the pages that follow at the end of this Part regarding the Proposer's Equipment that will be used in connection with this project.*

- *Subcontractors - If any of the work is proposed to be performed by subcontractors, provide a list of all subcontractors that will be hired by the Proposer to perform certain services described in the scope of services. For each subcontractor provide the following:*
 - a. A description of the services the subcontractors will be performing for the Proposer.*
 - b. A description of the subcontractor's qualifications for the services they will be performing for the Proposer.*

OFFICERS

PROPOSER: JCH & Co., LLC

DATE: 10/19/20/23

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

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
Jose E Hernandez	Manager /Supervisor	Key point of contact for Kelly and manage all service delivery	Fernandina Beach, Florida
FOR PARENT COMPANY (if applicable)			

**SUPERVISORY PERSONNEL
WHO WILL BE INVOLVED WITH THE WORK**

PROPOSER: JCH & Co., LLC

DATE: 10/19/2023

INDIVIDUAL'S NAME	PRESENT TITLE	JOB RESPONSIBILITIES	OFFICE LOCATION	% OF TIME TO BE DEDICATED TO THIS PROJECT / # OF DAYS ON-SITE PER WEEK	YEARS OF EXPERIENCE IN PRESENT POSITION	TOTAL YEARS OF RELATED EXPERIENCE
Joey Ricks - sub	Supervisor	Maintenance Lead	FB	100% - 4 d	10	20
Cameron Ricks - sub	Technician	Maintenance	FB	100% - 4 d	5	5
Brett Hirst - sub	Technician	Maintenance	FB	100% - 4 d	3	3
Robert Goodson - sub	Technician	Maintenance	FB	50% - 2 d	5	10
Matthew Rogero - sub	Technician	Maintenance	FB	50% - 2 d	5	7

**COMPANY-OWNED MAJOR EQUIPMENT
TO BE USED IN CONNECTION WITH THE WORK**

PROPOSER: JCH & Co., LLC

DATE: 10/19/2023

QUANTITY	DESCRIPTION	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS
4	Zero Turn Mowers	Amelia Walk	37 Clearwater Rd
8	Commercial Weed Trimmers	Amelia Walk	37 Clearwater Rd
4	Commercial Edgers	Amelia Walk	37 Clearwater Rd
4	Commercial Backpack Blowers	Amelia Walk	37 Clearwater Rd
1	Tractor/Excavator	Amelia Walk	37 Clearwater Rd
2	Commercial Push Mowers	Amelia Walk	37 Clearwater Rd
3	8" Commercial Pruning Saw	Amelia Walk	37 Clearwater Rd
2	18" Commercial Chainsaw	Amelia Walk	37 Clearwater Rd
1	Bush Hog	Amelia Walk	37 Clearwater Rd

PROPOSAL FORM
PART III – EXPERIENCE

- *Has the Proposer performed work for a community development district previously?*
Yes ____ No XX *If yes, please provide the following information for each project (attach additional sheets if necessary):*

Project Name/Location: N/A

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Scope of Services for Project: _____

Dates Serviced: _____

- *List the Proposer's total annual dollar value of landscape and irrigation services work completed for each of the last three (3) years:*

2022 = 102,400.00 (Full season)

2021 = 90,000.00 (Full season)

2020 = 32,000.00 (*1/2 season)

- *Please provide the following information for at least 3 references. Attach additional sheets if necessary.*

Project #1 Name/Location: Robert and Lori Rose, 85340 Champlain Dr., Amelia Walk

Contact: Bob Contact Phone: (443) 432-8448

Your Company's Scope of Services (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): Mowing, edging , trimming, blowing, overall yard maintenance.
We have worked for the Rose's for the past 3 years.

Residential references can attest to our ability to service the community residents.

They can speak to our integrity and ability to do excellent work and partner with the homeowner.

Is this a current contract? Yes XX No

Project #2 Name/Location: Mark and Tara Ocepek, 85234 Berryessa Way., Amelia Walk

Contact: Tara Contact Phone: (904) 583-8415

Your Company's Scope of Services (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): Mowing, edging , trimming, blowing, overall yard maintenance.
We have worked with the Ocepek's for the past 3 years.

Is this a current contract? Yes XX No

Project #3 Name/Location: Gary and Linda Lathem, 85692 Bantburry Ct., Amelia Walk

Contact: Gary Contact Phone: (770) 363-0060

Your Company's Scope of Services (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): Mowing, edging , trimming, blowing, overall yard maintenance.
We have worked with the Lathem's for the past 2 years.

Is this a current contract? Yes XX No

- *Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past five years? Yes ____ No XX*

If yes, please describe each violation, fine, and resolution _____

What is the Proposer's current worker compensation rating? N/A

Has the Proposer experienced any worker injuries resulting in a worker losing more than ten (10) working days as a result of the injury in the past five years? Yes ____ No XX

If yes, please describe each incident _____

- *Is the Proposer or any of its affiliates are presently barred or suspended from proposing or contracting on any state, local, or federal contracts? Yes ____ No XX If yes, please provide:*

The names of the entities N/A

The state(s) where barred or suspended N/A

The period(s) of debarment or suspension N/A

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

- *List any and all governmental enforcement actions (e.g., any action taken to impose fines or penalties, licensure issues, permit violations, consent orders, etc.) taken against the Proposer or its principals, or relating to the work of the Proposer or its principals, in the last five (5) years. Please describe the nature of the action, the Proposer's role in the action, and the status and/or resolution of the action.*

N/A

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

N/A

PROPOSAL FORM
PART IV -- PRICING

NOTE: If pricing is not provided for subsequent renewal terms, it will be assumed that prices will remain the same through each of the three potential annual renewal terms. Please attach additional sheets as needed to provide pricing for future years.

See scope of services attached to proposed contract for service details.

[Form begins at following page]

Conditions

Amelia Walk Fee Schedule

Please provide itemized pricing for all services included in your proposal. If not applicable, write "N/A"

#	Item	Performance	Price	Additional Note (Indicate which Zone(s) are included in the price, if applicable)
	LAWN CARE			
	Monthly Common Area Maintenance	Per Contract	\$11,491.00	**Only C and Haul Rd
	Total Yearly Common Area Maintenance	Per Contract	\$137,900.00	**Only C and Haul Rd
	LABOR			
	# of Crew Members During Growing Season	Per Contract	# 6	**Only C/Haul Rd
	# of Crew Members during non-growing season	Per Contract	# 4	for all price entries
	Total # of Turf Cuts per year	Per Contract	# 46	except Irrigation
	# Irrigation Tech Labor Rate – Per Hr.	As Needed/Requested	\$ 50.00	
	SOD / SEED			
	St. Augustine – Sq. Ft.	As Needed/Requested.	\$1.10	
	Bahia – Sq. Ft.	As Needed/Requested	\$0.75	
	Zoysia– Sq. Ft.	As Needed/Requested	\$0.90	
	Bermuda – Sq. Ft.	As Needed/Requested	\$0.75	
	Winter Rye – Sq. Ft.	As Needed/Requested	\$0.75	
	Dead Sod Removal – Hr. Rate	As Needed/Requested	\$95.00	
	Sod Install – Hr. Rate	As Needed/Requested	\$75.00	
	Soil Test – Total Cost	As Needed/Requested	\$68.00	
	Aeration Sq. Ft.	As Needed/Requested	\$.040	
	MULCH / PINE STRAW			
	Pine Straw Phase 1 -5 865 Bales	1x per yr. per K	\$5,190.00	
	Pine Straw – Per Bale	As Needed/Requested	\$6.00	
	Pine Bark - Phase 1 -5 160 CY	1x per yr. per K	\$15,200.00	
	Pine Bark – Per CY	As Needed/Request	\$95/cu yd	
	Removal of aged mulch _____CY	As Needed/Requested	\$135/cu yd	
	Playground Mulch 46 CY	As Needed/Requested	\$110/cu yd	
	ANNUALS			
	Annual Flowers	3x per yr. Per Contract	TECH HR RATE	+ 15%
	Annual Flowers – Per Rotation	As Needed/Requested	TECH HR RATE	+ 15%
	Annual Flowers in 4” pots per Tray	As Needed/Requested	TECH HR RATE	+ 15%
	Annual Flower		N/A	
	SHRUBS / PLANTS			
	1 Gallon Shrubs	As Needed/Requested	TECH HR RATE	+ 15%
	3 Gallon Shrubs	As Needed/Requested	TECH HR RATE	+ 18%
	Knockout Roses	As Needed/Requested	TECH HR RATE	+ 18%

	FERTILIZATION			
	Turf – _____x per yr. (irrigated areas)	Per Contract	N/A	
	Shrubs – _____ x per yr.	4x per yr. Per Contract	N/A	
	Trees	Separate Proposal	N/A	
	ORNAMENTAL GRASS			
	Native Grasses	As Needed/Requested	TECH HR RATE + 18%	
	Cutting back – Full Cut Back	1x per yr Per Contract	TECH HR RATE + 18%	
	Cutting back – Per Hr.	As Needed/Requested	TECH HR RATE + 18%	
	TREES			
	Ligustrum Tree – 7-8’	As Needed/Requested	Cost + 22%	
	Magnolia Tree – 65 gal	As Needed/Requested	Cost + 22%	
	Magnolia Tree – 100 gal	As Needed/Requested	Cost + 22%	
	Live Oak – 100 gal 3 ½”-4” cal.	As Needed/Requested	Cost + 22%	
	Live Oak – 200 gal 5-6” cal.	As Needed/Requested	Cost + 22%	
	Crape Myrtle – 65 gal. multi-stem	As Needed/Requested	Cost + 22%	
	Crape Myrtle – 100 gal multi-stem	As Needed/Requested	Cost + 22%	
	Nelly Stevens Holly – 30 gal	As Needed/Requested	Cost + 22%	
	Maple Tree – 11/2”-2” 30 gal	As Needed/Requested	Cost + 22%	
	Elm Tree – 30 gal.	As Needed/Requested	Cost + 22%	
	Medjool Palm – 15’ CT	As Needed/Requested	Cost + 22%	
	Evergreen Tree – 30 gal	As Needed/Requested	Cost + 22%	
	Cost to prune all live oak street trees	As Needed/Requested	TECH HR RATE + 23%	
	Cost to Prune All Palm Trees	As Needed/Requested	TECH HR RATE + 20%	
	IRRIGATION			
	Hunter/Rainbird Controller 2 wire	Requested	\$50/hr	ZONES A, B, C
	Hunter /Rainbird valves 2” ICB	As Needed/Requested	\$50/hr	For all Irrigation
	6” rotor - each	As Needed/Requested	\$50/hr	price entries
	12” rotor - each	As Needed/Requested	\$50/hr	
	Spray nozzle - each	As Needed/Requested	\$50/hr	
	6” pop up PRS 30 spray - each	As Needed/Requested	\$50/hr	
	12” pop up PRS 30 spray - each	As Needed/Requested	\$50/hr	
	VP-10 - each	As Needed/Requested	\$50/hr	
	VP-12 - each	As Needed/Requested	\$50/hr	
	2 wire for system per LF	As Needed/Requested	\$50/hr	
	ICB decoder – each station	As Needed/Requested	\$50/hr	
	Wire splice 3M DBY	As Needed/Requested	\$50/hr	
	6” PR – Sch. 160 – per LF	As Needed/Requested	\$50/hr	
	4” PR – Sch. 160 – per LF	As Needed/Requested	\$50/hr	
	3” PR – Sch. 160 – per LF	As Needed/Requested	\$50/hr	
	2” PR – Sch. 160 – per LF	As Needed/Requested	\$50/hr	
	1-1/2” PR – Sch. 160 – per LF	As Needed/Requested	\$50/hr	
	1-1/4” PR – Sch. 160 – Per LF	As Needed/Requested	\$50/hr	
	1” CL – 200, per LF	As Needed/Requested	\$50/hr	
	¾” CL – 220, per LF	As Needed/Requested	\$50/hr	
	Hunter/Rainbird ET Drip hose	As Needed/Requested	\$50/hr	
	½” Flex PVC, per LF	As Needed/Requested	\$50/hr	
	4” Slip-Fix Repair Coupling - EA	As Needed/Requested	\$50/hr	

	3" Slip-Fix Repair Coupling - EA	As Needed/Requested	\$50/hr	
	2-1/2" Slip-Fix Repair Coupling - EA	As Needed/Requested	\$50/hr	
	2" Slip-Fix Repair Coupling - EA	As Needed/Requested	\$50/hr	
	1-1/2" Slip-Fix Repair Coupling - EA	As Needed/Requested	\$50/hr	
	1-1/4" Slip-Fix Repair Coupling - EA	As Needed/Requested	\$50/hr	
	1" Slip-Fix Repair Coupling - EA	As Needed/Requested	\$50/hr	
*	Watering of parks and lift stations	As Needed/Requested	\$25/hr	
	PEST CONTROL			
	Turf, Insect and Herbicide Treatment (6)	Per Contract	N/A	
*	Fire Ant Control – Full Treatment	Per Contract	N/A	
	Fire Ant Control – Spot Treatment	As Needed/Requested	N/A	
#	Notes/Recommendations			
	All Services that fall outside the scope of the annual landscape maintenance agreement will be discussed with Manager and a separate proposal will be provided to encompass all costs associated with project.			
	\$3000.00 annual landscape replacement to be added as a separate line item			
	* Denotes Item Not Part of Monthly Maintenance Fee.			

EMERGENCY CLEAN-UP SERVICES

In the event of a declared emergency or disaster, the following services shall be provided on a time and materials basis, at the rates (which include all costs including but not limited to overhead and profit) set forth below (attach additional pages as needed), after authorization from the District:

- A. Debris removal personnel unit costs:
- | | | |
|-------------------|-----------------|----------|
| <u>Supervisor</u> | \$ <u>95.00</u> | per Hour |
| <u>Technician</u> | \$ <u>78.00</u> | per Hour |
| <u>Laborer</u> | \$ <u>65.00</u> | per Hour |
- B. Debris removal equipment unit costs:
- | | | |
|-----------------------------|------------------|----------|
| <u>Heavy Machinery</u> | \$ <u>600.00</u> | per Hour |
| <u>Mowers/Smaller Tools</u> | \$ <u>300.00</u> | per Hour |
| <u>Dump/Hauler</u> | \$ <u>475.00</u> | per Hour |
- C. Other emergency/disaster related unit costs:
- | | | |
|------------|----------|----------|
| <u>N/A</u> | \$ _____ | per Hour |
| _____ | \$ _____ | per Hour |
| _____ | \$ _____ | per Hour |

Costs for equipment and personnel are only payable for when the equipment and personnel are operating. No stand-by time is eligible for payment. Disaster recovery assistance services shall not exceed 70 hours for each declared emergency or disaster unless otherwise authorized by the District. Contractor shall maintain and supply District all necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state or federal agencies. The District reserves the right to contract with an outside vendor for any or all emergency clean-up services.

LANDSCAPE MAINTENANCE SERVICES AGREEMENT

THIS AGREEMENT ("Agreement") is made and entered into this ____ day of _____, 2023, by and between:

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

_____, a _____, whose address is _____ ("**Contractor**," and collectively with the District, "**Parties**").

RECITALS

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

WHEREAS, the District has a need to retain an independent contractor to provide landscape and irrigation maintenance services for the Maintenance Area within the District; and

WHEREAS, Contractor represents that it is qualified to serve as a lawn maintenance contractor and has agreed to provide to the District those services identified in **Exhibit A** attached hereto and incorporated by reference herein ("**Services**"), for the areas identified at **Exhibit B** ("**Maintenance Area**");

WHEREAS, to solicit such services, the District conducted a competitive proposal process and determined to make an award of a contract for landscape and irrigation maintenance services to the Contractor, based on certain proposal pricing provided by Contractor attached hereto as **Exhibit C**; and

WHEREAS, Contractor desires to provide such services, and represents that it is qualified to do so.

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement, it is agreed that the Contractor is hereby retained, authorized, and instructed by the District to perform in accordance with the following covenants and conditions, which both the District and the Contractor have agreed upon:

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

2. **DESCRIPTION OF WORK AND SERVICES.**

- a. The District desires that Contractor provide landscape maintenance services within professionally accepted standards. Upon all Parties signing this Agreement, Contractor shall provide the District with the Services identified in **Exhibit A**.
- b. While providing the Services, Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.

- c. The Contractor shall provide the Services as shown in **Exhibit A** of this Agreement. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.
 - d. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations. Contractor agrees to use only designated easement areas when access is needed, and to notify the District if such access is not available.
- 3. **SCOPE OF SERVICES.** The duties, obligations, and responsibilities of Contractor are described in the Scope of Services, attached hereto as **Exhibit A**, within the Maintenance Area, identified at **Exhibit B**. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.
- 4. **MANNER OF CONTRACTOR'S PERFORMANCE.** Contractor agrees, as an independent contractor, to undertake work and/or perform such services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by Contractor. All Services shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards, including but not limited to University of Florida IFAS Extension guidelines. The performance of all Services shall further conform to any written instructions issued by the District through its designees, who shall be Kelly Mullins and Daniel Laughlin, District Manager ("**Designee**").
 - a. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of Services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.
 - b. The Contractor agrees that the District shall not be liable for the payment of any work or services not included herein unless the District, through its Designee, authorizes the Contractor, in writing, to perform such work.
 - c. The District's Designee shall act as the District representative with respect to the services to be performed under this Agreement. The Designee shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services provided that no direction shall obviate Contractor's obligations as an expert in the field to provide the Services in conformance with landscaping best practices.
 - a. Upon request by the Designee, the Contractor agrees to meet with the District's representative to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.

- b. The Contractor shall provide to the Designee a written report of work performed for each week with notification of any problem areas and a schedule of work for the upcoming month.
- d. In the event that time is lost due to heavy rains (“**Rain Days**”), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days but shall not provide services on Sundays unless otherwise authorized in writing.
- e. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor’s activities and work within twenty-four (24) hours.

5. COMPENSATION.

- a. As compensation for Services identified as _____ the District agrees to pay Contractor twelve (12) monthly payments of _____ (\$ _____), for an annual total of _____ (\$ _____), as set forth in **Exhibit A**. Any additional compensation for additional duties shall be paid only upon the written authorization of the Designee in accordance with the unit pricing provided in Contractor’s proposal to the District. Contractor shall provide the District with a monthly invoice before the last day of each contractual service month representing the monthly installment due for that month.
- b. If the District should desire additional work or services, or to add additional lands to be maintained, Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon the unit pricing provided in Contractor’s proposal if applicable, or a payment amount acceptable to the Parties and agreed to in writing.
- c. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen’s Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

- f. Subject to the terms herein, Contractor will promptly pay for all costs of labor, materials, services and equipment used in the performance of the Services, and upon the request of the District, Contractor will provide proof of such payment. Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of Contractor's performance under this Agreement, and Contractor shall immediately discharge any such claim or lien. In the event that Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving notice of termination.
- g. The Contractor shall maintain records conforming to usual accounting practices. As soon as may be practicable at the beginning of each month, the Contractor shall invoice the District for all services performed in the prior month and any other sums due to the Contractor. The District shall pay the invoice amount within thirty (30) days after the invoice date. The Contractor may cease performing services under this Agreement if any payment due hereunder is not paid within thirty (30) days of the invoice date. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.

6. **TERM.** This Agreement shall commence as of _____, **2023**, and shall continue for a period of twelve (12) months ("**Initial Term**"), unless terminated earlier pursuant to the terms of this Agreement. At the end of the Initial Term, this Agreement will automatically renew for three (3) additional one (1)-year terms.

7. **SUBCONTRACTORS.** The Contractor shall not award any of the Services to any subcontractor without prior written approval of the District. The Contractor shall be as fully responsible to the District for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as the Contractor is for the acts and omissions of persons directly employed by the Contractor. Nothing contained herein shall create contractual relations between any subcontractor and the District.

8. INSURANCE.

- a. The Contractor shall maintain throughout the term of this Agreement the following insurance:
 - (1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 - (2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:
 - (i) Independent Contractors Coverage for bodily injury and property

damage in connection with any subcontractors' operation.

- (3) Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.
 - (4) Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- b. The District, its staff, consultants, officers and supervisors shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- c. If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

9. INDEMNIFICATION.

- d. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault.
- e. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards,

court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees, expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

10. **ENVIRONMENTAL ACTIVITIES.** The Contractor agrees it is licensed, capable and shall use best management practices, consistent with industry standards, with respect to the storage, handling and use of chemicals (e.g., fertilizers, pesticides, etc.) and fuels. The Contractor shall keep all equipment clean (e.g., chemical sprayers) and properly dispose of waste. Further, the Contractor shall immediately notify the District of any chemical or fuel spills. The Contractor shall be responsible for any environmental cleanup, replacement of any turf or plants harmed from chemical burns and correcting any other harm resulting from the Services to be performed by Contractor.
11. **COMPLIANCE WITH GOVERNMENTAL REGULATION.** Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.
12. **ACCEPTANCE OF THE SITE.** By executing this Agreement, the Contractor agrees that the Contractor was able to inspect the site prior to the time of submission of the proposal, and that the Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping, in its current condition, and on an "as is" basis. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping was not in good condition or otherwise differs materially from conditions ordinarily encountered.
13. **WARRANTY AND COVENANT.** The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. The Contractor hereby warrants any materials and services for a period of one (1) year after acceptance by the District or longer as required under Florida law. With respect to any and all plant material provided pursuant to this Agreement or any separate work authorization issued hereunder, all plant material shall be guaranteed to be in a satisfactory growing condition and to live for a period of one (1) year from planting except for annuals, which will be replaced seasonally. All plants that fail to survive under the guarantee shall be replaced as they fail with the same type and size as originally specified. Contractor further warrants to the District those warranties which Contractor otherwise warrants to others and the duration of such warranties is as provided by Florida law unless longer guarantees or warranties are provided for elsewhere in the Agreement (in which case the longer periods of time shall prevail). Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the services, nor monthly or final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or services. If any of the services or materials are found to be

defective, deficient or not in accordance with the Agreement, Contractor shall correct remove and replace it promptly after receipt of a written notice from the District and correct and pay for and other damage resulting therefrom to District property or the property of landowners within the District. Contractor hereby certifies it is receiving the property in its as-is condition and has thoroughly inspected the property and addressed any present deficiencies, if any, with the District. Contractor shall be responsible for maintaining and warranting all plant material maintained by Contractor as of the first date of the services.

Contractor hereby covenants to the District that it shall perform the services: (i) using its best skill and judgment and in accordance with generally accepted professional standards and (ii) in compliance with all applicable federal, state, county, municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, permits and approvals (including any permits and approvals relating to water rights), including, without limitation, all professional registration (both corporate and individual) for all required basic disciplines that it shall perform. Contractor hereby covenants to the District that any work product of the Contractor shall not call for the use nor infringe any patent, trademark, services mark, copyright or other proprietary interest claimed or held by any person or business entity absent prior written consent from the District.

14. **TAX-EXEMPT DIRECT PURCHASES.** The Parties agree that the District, in its discretion, may elect to undertake a direct purchase of any or all materials used for the landscaping services, including but not limited to the direct purchase of fertilizer. Contractor shall follow required procedures as directed by the District.
15. **DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.
16. **CUSTOM AND USAGE.** It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.
17. **SUCCESSORS.** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.
18. **TERMINATION.** The District agrees that the Contractor may terminate this Agreement with cause by providing sixty (60) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the

District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

19. **PERMITS AND LICENSES.** All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.
20. **ASSIGNMENT.** Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other, which approval shall not be unreasonably withheld. Any purported assignment of this Agreement without such prior written approval shall be void.
21. **INDEPENDENT CONTRACTOR STATUS.** In all matters relating to this Agreement, the Contractor shall be acting as an independent Contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.
22. **HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.
23. **AGREEMENT.** This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement.
24. **ENFORCEMENT OF AGREEMENT.** A default by either Party under this Agreement shall entitle the other Party to all remedies available at law or in equity. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing Party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.
25. **AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties.
26. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.
27. **NOTICES.** Any notice, demand, request or communication required or permitted hereunder ("**Notice**") shall be in writing and sent by hand delivery, United States certified mail, or by recognized overnight delivery service, addressed as follows:

A. If to the District: Amelia Walk Community Development District
c/o Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092
Attn: District Manager

With a copy to: Kilinski Van Wyk, PLLC
517 E. College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to Contractor: _____

Attn: _____

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

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

29. **CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue for any legal actions regarding this Agreement shall be Nassau County, Florida.

30. **COMPLIANCE WITH PUBLIC RECORDS LAWS.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including, but not limited to, Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Daniel Laughlin** ("Public Records

Custodian”). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT _____, _____, OR _____.

31. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.
32. **ARM’S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the Parties as an arm’s length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
33. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Additionally, the Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, “electronic signature” shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g. via PDF) of an original signature, or signatures created in a digital format.
34. **E-VERIFY.** The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security’s E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public

employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

IN WITNESS WHEREOF, the Parties execute this Agreement as set forth below.

[THIS SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Parties execute this Agreement as set forth below.

ATTEST:

**AMELIA WALK
COMMUNITY DEVELOPMENT
DISTRICT**

By: _____
☐ Secretary
☐ Assistant Secretary

By: _____
☐ Chairperson
☐ Vice Chairperson

Date: _____

ATTEST:

By: _____
Its: _____

By: _____
Its: _____

Date: _____

- Exhibit A: Scope of Services**
- Exhibit B: Maintenance Area**
- Exhibit C: Proposal Pricing**

**EXHIBIT “A”
SCOPE OF SERVICES**

LANDSCAPE MAINTENANCE SERVICES AGREEMENT
EXHIBIT “A”

SCOPE OF SERVICES

SCOPE OF WORK. The Landscape Maintenance Contractor (the “**Contractor**”) shall furnish all horticultural supervision, labor, materials, equipment, and transportation required to maintain the landscape areas within The Amelia Walk CDD (the “**District**”) throughout the contract period, as specified per the contractual agreement.

a. Schedule of Services:

The Contractor will be on site as necessary to complete the scope of work. The Contractor will endeavor to schedule all work to be completed each week by 5:00 PM Friday, however the Contractor may be required to work on weekends to complete tasks delayed or caused by Acts of God or in emergency situations. The Contractor shall be on site as required year-round. A knowledgeable (and licensed when applicable) supervisor from the Contractor’s firm is required to be present during every maintenance visit.

b. Quality Control Inspections:

A qualified representative from the Contractor’s firm shall accompany the District’s representative (“**Manager**”) on monthly quality inspections and after each inspection a punch list shall be generated and submitted to Contractor for completion by the following week. Such inspections should occur on a set schedule as agreed upon by the Manager and the Contractor. Any deficiencies within the scope of services shall be corrected within seven (7) days of each inspection unless Contractor notifies Manager of a reasonable explanation as to why such issue cannot be completed in such time period.

c. Attendance at meetings:

Upon request by the District, the Contractor shall attend scheduled District meetings.

d. Reporting:

i. The Contractor will be required to provide Manager with the following information, as applicable to the services provided by the Contractor:

- Monthly Irrigation Inspection Reports.
- Monthly Fertilization, Weed and Pest Control Reports
 - Lawns
 - Plants/shrubs
 - Sod
 - Trees
 - Pests
- Monthly Lawn Care Service Reports which shall include:
 - Mowing/Edging/Trimming Service Report
 - Pruning Service Report
 - Pond Bank Mowing Service Report
 - Mulch/ Cord Grass Maintenance Report (if applicable)

- Tree Maintenance (Limb ups) (if applicable)
- Annual Flower Types and Design (if applicable)
- Weekly field reports provided by Contractor. Contractor is encouraged to bring to the District's operation manager any concerns even if covered by another Contractor's area of responsibility. Example: if Zone B Lawn Care provider notices an irrigation head broken or lawn/shrubs that may require fertilization or pest control they should document those observation in the weekly field report.

I. LAWN CARE SCOPE OF SERVICES:

- a. **Mowing and Edging:** District owned property shall be mowed 1-2 times every seven (7) days during the active growing season (April 1 - November 30) and once a month during the dormant seasons (December 1 to March 31) unless specifically noted below. Mowing that occurs during the active growing season must be done on the same day(s) of each week. If Contractor is unable to complete the mowing on the designated day of the week, the Contractor must notify Manager of said complication and provide the day in which the mowing will be made up. During extended rainy or dry periods mowing will take place as conditions dictate. Mowing height will be based on what is horticultural correct for the turf variety, taking into account the season. Zoysia 2-3", Saint Augustine Floritam 4-5", Saint Augustine Sevelle and Palmetto 3-3 1/2", Bahia 3- 5" and Bermuda 1-2". Clippings shall not be caught and removed from lawn area unless they are lying in swaths, which may damage the lawn.
 - i. **Easements and Right-of-Ways.** Shall be mowed at least once every seven 7 days during the active growing season (April 1 - November 30) and once a month during the dormant seasons (December 1 to March 31).
 - ii. **Pond Banks.**
 - **Residential Side of Ponds** - Shall be mowed weekly during the active growing season (April 1 - November 30) and twice a month during the dormant season (December 1 to March 31).
 - **Back of Ponds** - Shall be mowed twice a month during the active growing season (April 1 - November 30) and once a month during the dormant season (December 1 to March 31).
 - iii. **Pocket Parks, Green Space and Lift Stations.** Shall be mowed at least once every 7 days during the active growing season (April 1 - November 30) and once a month during the dormant seasons (December 1 to March 31).
 - iv. **Haul Road/Amelia Walk Trails.** Shall be mowed and trimmed quarterly. (Zone A)
 - v. **Drainage Swales.** Shall be cleared and trimmed as needed, no less than 4 times per year.
- b. **Sod:**
The Contractor shall replace dead sod up to one pallet within two (2) weeks of identifying the disturbed areas of sod. Sod replacement equaling more than one pallet shall be approved by the Manager in advance. Sod should be maintained at the

requisite height and Contractor should take care to not scalp the Sod by adjusting mower height as needed. All locations sodded with Bermuda will need to be over seeded with Rye Grass during the winter months.

c. Edging:

The Contractor shall edge ground cover and plant beds as needed to keep within bounds and away from obstacles. Concrete edging, including all sidewalk areas, including backs of curbs will be performed consistent with the mowing schedule for turf areas. Sidewalks, curbs, and pavement will be blown or vacuumed clean of turf and like debris, not including heavy sand, by forced air machinery, after every mowing.

d. Fertilization:

A fertilization program of properly timed applications of quality slow-release fertilizers (based on requirements established by the University of Florida) shall be established. The program shall provide a lawn, which is evenly green and thick, and one which does not promote surge growth or burning.

e. Weed, Disease, and Insect Control:

The Contractor shall establish a grass and plant pesticide spray program to provide the application of pesticides as needed to control mole crickets, army worms, chinch bugs and other grass and plant pests as well as plant fungus. Pre-emergent and post-emergent controls shall be used to provide acceptable levels of weed control. All chemicals and pesticides shall be purchased and obtained at the expense of the Contractor. All spraying must be performed by or under the direct supervision of a licensed applicator. The pest control program shall follow the most current recommendations of the University of Florida "Guides to Insect Disease, Nematodes and Weed Control". The Contractor shall submit an outline of the agronomic program along with the proposal. Contractor will use proper fertilization, mowing, and watering practices to promote the growth of weed resistant turf.

f. Ground Cover/Shrub Areas:

Shrubs and groundcover shall be maintained at a height that will not disrupt clear line of site at all vehicular intersections. Foundation shrubs planted at the base of any building or signage/hardscape element in the landscape shall be maintained to a height not less than 6" below any signage or directional graphic or lettering associated with building identification systems. Foundation shrubs planted at the base of any building or signage/hardscape element should be trimmed to compliment any architectural banding and/or detailing so as not to block any such detail from view.

Pruning of plants which overhang curbs and sidewalks shall be addressed regularly. Pruning of bushes includes maintaining the current shape and specifically does not include changing the shape of the plant as in a cut back. Mass planted shrubs shall not be pruned individually. Tops of shrub masses shall be pruned to a consistent height, but sides of shrubs shall be allowed to grow together into a full solid mass. All shrubs shall be pruned in such a way as to provide a clean and neat appearance.

g. Weed Control:

All Beds should be weeded by hand on a regular basis. The Contractor shall keep

beds reasonably free of broadleaf or grassy weeds. Coordinate with weed control contractor as needed, preferably with pre-emergent and/or selective post-emergent/contact herbicides.

h. Rose bushes:

Roses should be trimmed back and dead headed so as to promote healthy and even growth and consistent budding. Fertilization to be coordinated with Fertilization service contractor.

i. Ornamental Grasses:

The Contractor shall cut all ornamental grasses back once per year in the months of January or February. All ornamental grass clippings shall be raked up and removed from the property at the end of each day in which the grasses are being cut.

j. Tree Care:

A Certified Arborist shall be utilized for the maintenance of the trees on District's property.

i. Pruning:

Height limitation for tree pruning covered in the specifications is 10 feet. On trees over 10 feet in height, only low hanging branches that present a hazard to pedestrian or vehicular traffic will be raised to 8 feet above ground level. Trees less than 10 feet in height will be scheduled to be pruned in the winter months except for safety-related pruning, which will be done only if necessary. Contractor will be required to attend to any branches identified as a hazard to pedestrian or vehicular traffic within 72 hours from the date notice is provided to Contractor by the Manager.

ii. Staking:

Stakes are to be inspected and adjusted or removed as necessary. When trees attain a trunk caliper of 4" or substantial root development stability, removal will be discussed with Manager.

iii. Tree Fertilization

A tree fertilization program and the cost should be submitted as a separate item within your bid. This shall include all Palms, Oaks, Maples, Elms, Magnolias, Hollies, etc.

iv. Palm Pruning:

Dead or dying fronds should be removed bi-annually and will be within set months each year. It is best to leave healthy fronds when possible and defer to specific pruning methods and finished cuts per palm type. (Zone A)

k. Haul Road/Nature trail:

The Contractor will maintain the haul road/nature trail area (approx. 2.5 miles) and entry points on a quarterly basis. Maintenance shall include mowing, weed trimming along path edges to prevent vegetation encroachment, trimming of tree limbs that extend over the path, and removal of debris from the path.

l. Mulch/Pine Straw:

The Contractor will install pine bark mulch/ pine straw once per year (Spring). Large nugget mulch will be applied in amenity beds and entry feature. Pine straw may be used on trees, common areas and in other ornamental grass areas. Playground mulch

to be ADA-compliant mulch.

m. Annual Color:

Annual flowers will be installed three times (3) times per year corresponding to each seasonal variety and the District shall maintain the right to request an additional rotation at its discretion. Specified varieties, size spacing, and frequency will be recommended per climate and location of plantings and shall be approved by the District's representative prior to installation. A 90-day warranty on plant life is applied excluding vandalism, acts of God, or irrigation related issues not due to Contractor negligence or response time. Design must be approved by the on-site Manager.

n. Debris Cleanup:

All landscape areas shall be inspected on days of service and excess debris and litter removed. Dead and fallen tree limbs and palm fronds should be removed from the turf and beds during each visit. Gardening debris generated from the Contractor's work shall be removed from all surface areas on days of service. This excludes heavy leaf fall pickup from parking areas, sidewalks, pools, etc. Excessive debris due to natural disasters shall be subject to a separate work authorization.

II. IRRIGATION SYSTEM MAINTENANCE – SCOPE OF SERVICES

The Contractor shall visually inspect the entire irrigation system (total of 78 irrigation zones) once a month for a total of 12 inspections annually to ensure optimal performance. The Contractor will be responsible for controlling all irrigation water use in compliance with the St. Johns River Water Management guidelines and will ensure minimal water use while providing sufficient water use for proper plant nutrition, particularly during the growing season. All irrigation systems in Zones A, B & C.

a. Sprinkler Heads:

All sprinkler heads shall be checked for proper operation and coverage. Contractor shall be solely responsible for the repair and replacement of any all irrigation heads or irrigation equipment damaged by landscape personal during routine landscape maintenance.

Valves & Valve Boxes. The Contractor shall inspect all valves and valve boxes for broken or stuck valves or missing valve box lids, and replace as needed.

b. Watering Schedule.

The Contractor shall adjust watering schedules to correspond with seasonal color installation, fertilization applications, temperature changes, drought and rainy seasons and pest control applications. Water schedules will be adjusted as needed based on season and rainfall amounts.

c. Emergency Contact.

The Contractor shall provide Manager with a contact person and telephone number who shall be available for on-call emergency service.

d. Irrigation Repairs.

Any repairs needed that are not covered under this inspection process will be proposed and billed separately. Stopping water loss and health hazards associated with main line breaks, valve damage, backflow malfunctions, lateral breaks, damaged heads, etc., are emergency services and water shall be turned off immediately upon notice of damage. Final repairs shall be completed within 48 hours.

Contractor shall submit proposals for any repairs that fall outside of the inclusive repairs for materials and labor based upon unit prices provided in the fee schedule below.

III. FERTILAZATION, WEED AND PEST CONTROL MAINTENANCE – SCOPE OF SERVICES

The Contractor shall provide fertizaiton, weed and pest control maintenance for all zones of the Amelia Walk District to include the following:

The Contractor shall establish a grass and plant pesticide spray program to provide the application of pesticides as needed to control mole crickets, army worms, chinch bugs and other grass and plant pests as well as plant fungus. Pre-emergent and post-emergent controls shall be used to provide acceptable levels of weed control. All chemicals and pesticides shall be purchased and obtained at the expense of the Contractor. All spraying must be performed by or under the direct supervision of a licensed applicator. The pest control program shall follow the most current recommendations of the University of Florida "Guides to Insect Disease, Nematodes and Weed Control". The Contractor shall submit an outline of the agronomic program along with the proposal. Contractor will use proper fertilization, mowing, and watering practices to promote the growth of weed resistant turf.

- a. **Weed Control:** The Contractor shall keep beds reasonably free of broadleaf or grassy weeds, preferably with pre- emergent and/or selective post-emergent/contact herbicides. Beds around Amenity Center, Amenities and Front Entrance should be weeded by hand on a regular basis by the contractors responsible for Zone A, B and C.

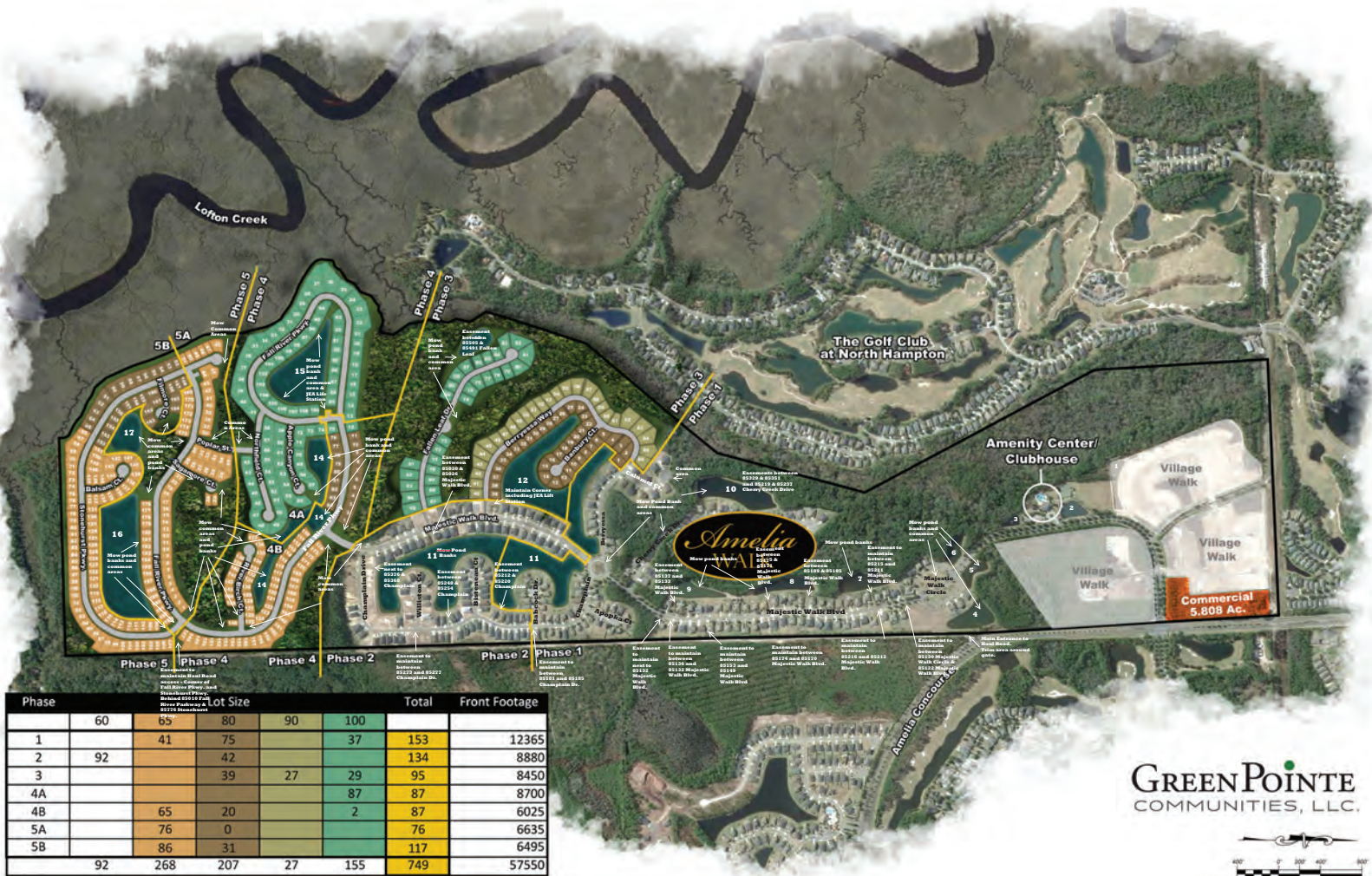
Pre-emerge: This type of control should be used only if a known weed problem warrants its use.

Post-emerge: Control broadleaf weeds with selective herbicides. The chosen chemical will be recommended and legally approved for the specific weed problem.

- b. **Fertilization:** The Contractor shall apply fertilizer as warranted. The number of applications will be dependent on the type of nitrogen used and the type of plant material being fertilized. Soil samples should be taken if Contractor encounters problematic areas of the community in order to determine the best remediation plan for those areas.
- c. **Fungicide:** The Contractor shall apply legally approved fungicides to control disease-causing damage to ornamentals if warranted.
- d. **Pesticide:** Apply legally approved pesticides to control insects causing damage to ornamentals if warranted.
- e. **Roses:** Roses must be fertilized consistently so as to promote healthy and even growth and consistent budding in accordance with lawn care trimming.
- f. **Tree Fertilization -** A tree fertilization program and the cost should be submitted as a separate item within your bid. This shall include all Palms, Oaks, Maples, Elms, Magnolias, Hollies, etc.

EXHIBIT “B”
MAINTENANCE AREAS

Amelia Walk Zones Landscape Maps with ID description.



GREEN POINTE
COMMUNITIES, LLC.



Amelia Walk
Landscape Map IDs

ID	ZONE	Map Page Number	Phase	Description
01	A	1	1	Amelia Walk Entrance: Center Trees, Shrubs, flowers, pine straw/mulch, seasonal flowers
02	A	1	1	Entrance North Side to Amenity Center: Grass, Shrubs, Trees, Bark Chip Mulch, Pine Straw, Seasonal Flowers. Both sides of White PVC fence to Village Walk Commercial tree line, Center Median Trees, Shrubs, Mulch
02a	A	2	1	Spruce Run Grass Both sides between Sidewalk and Road. Other Side of Sidewalk is property maintained by Village Walk HOA.
03	A	1	1	Entrance South Side to Amenity Center: Grass, Shrubs, Trees, Bark Chip Mulch, Pine Straw, Seasonal Flowers White PVC fence to road. Other side of fence is property maintained by Village Walk
03a	A	1	1	South Side of MWB from Sidewalk to wetland from end of Village Walk Pond to Amelia Walk Pond 5
04	A	1	1	Amenity Center, Grass, Shrubs, Trees, Pool Area
04a	A	1	1	Pond 2 & Pond 3 (Grass Banks Mowed / Trimmed to Waters Edge)
04b	A	1	1	Playing Field
05	A	3	1	Pond 4 (Grass Banks Mowed / Trimmed to Waters Edge)
06	A	3	1	Pond 5 (Grass Banks Mowed / Trimmed to Waters Edge)
07	A	3	1	Pond 6 (Grass Banks Mowed / Trimmed to Waters Edge)
08	A	3	1	Majestic Walk Blvd:Majestic Walk Circle East Side: Grass, Shrubs, Pine Bark Mulch, Seasonal Flowers
09	A	3	1	Majestic Walk Blvd:Majestic Walk Circle West Side: Grass, Shrubs, Pine Bark Mulch, Seasonal Flowers
10	B	3	1	Pond 7 (Grass Banks Mowed / Trimmed to Waters Edge)
11	B	3,4	1	Pond 8 (Grass Banks Mowed / Trimmed to Waters Edge)
12	B	4	1	Pond 9 (Grass Banks Mowed / Trimmed to Waters Edge)
13	B	4	1	Pond 10 (Grass Banks Mowed / Trimmed to Waters Edge)
14a 14b	A	3	1	East & West side Majestic Walk Circle - Area under Landscape reconstruction
15	B	4,6	1	East & West side Majestic Walk Blvd & Roundabout: Grass, Shrubs, Trees, Pine Bark Mulch

Amelia Walk
Landscape Map IDs

ID	ZONE	Map Page Number	Phase	Description
16	B	6,7	1	Berreyessa North Side 32 CBU Mailboxes, Grass, shrubs, pinestraw
17	D	3,4,6,8,9	1,2,3,4,5	Haul Service Road / Amelia Walk Trails
17a	B	3	1	Easement for haul road behind 85130 Majestic Walk Circle and adjacent to 85222 Majestic Walk Blvd. Grass (Designated Pedestrian Access Point to Trail Road)
17b	B	3	1	Easement for Haul Roadbetween 85216 Majestic Walk Blvd. and 85213 Majestic Walk Blvd. Grass
17c	B	4	1	Easement between 85174 Majestic Walk Blvd. and 85170 Majestic Walk Blvd. Grass (some sod Damage Pool install)
17d	B	4	1	Easement between 85153 Majestic Walk Blvd. and 85149 Majestic Walk Blvd. Grass
17e	B	4	1	Easement for haul road/trails adjacent to 85132 Majestic Walk Blvd.
17f	B	4	1	Easement between 85137 Majestic Walk Blvd. and 85133 Majestic Walk Blvd. Grass
17g	B	3	1	Easement between 85215 Majestic Walk Blvd. and 85211 Majestic Walk Blvd. Grass
17h	B	4	1	Easement between 85189 Majestic Walk Blvd. and 85185 Majestic Walk Blvd. Grass
17i	B	4	1	Easement between 85175 Majestic Walk Blvd. and 85171 Majestic Walk Blvd. Grass
17j	B	5	1	Easement between 85329 Cherry Creek Dr. and 85351 Cherry Creek Dr. Grass
17k	B	5	1	Easement between 85219 Cherry Creek Dr. and 85237 Cherry Creek Dr. Grass
17l	B	5	1	Common area adjacent to 85166 Cherry Creek Dr.
17m	B	5	1	Common area adjacent to 85052 Cherry Creek Dr.
18	B	8	2	Same as # 15.
19	B	8	2	Easement between 85082 Majestic Walk Blvd and 85074 Majestic Walk Blvd. : Grass
20	B	8	2	Lift Station at 85057 Majestic Walk Blvd and conner of Berryessa Way. Grass (poor cond), Trees, Pine straw
21	B	6,8,9	2	Pond 11 (Grass Banks Mowed & Trimmed to Waters Edge)
22	B	8	2	Easement between 85212 Champlain Dr. and 85220 Champlain Drive: Grass

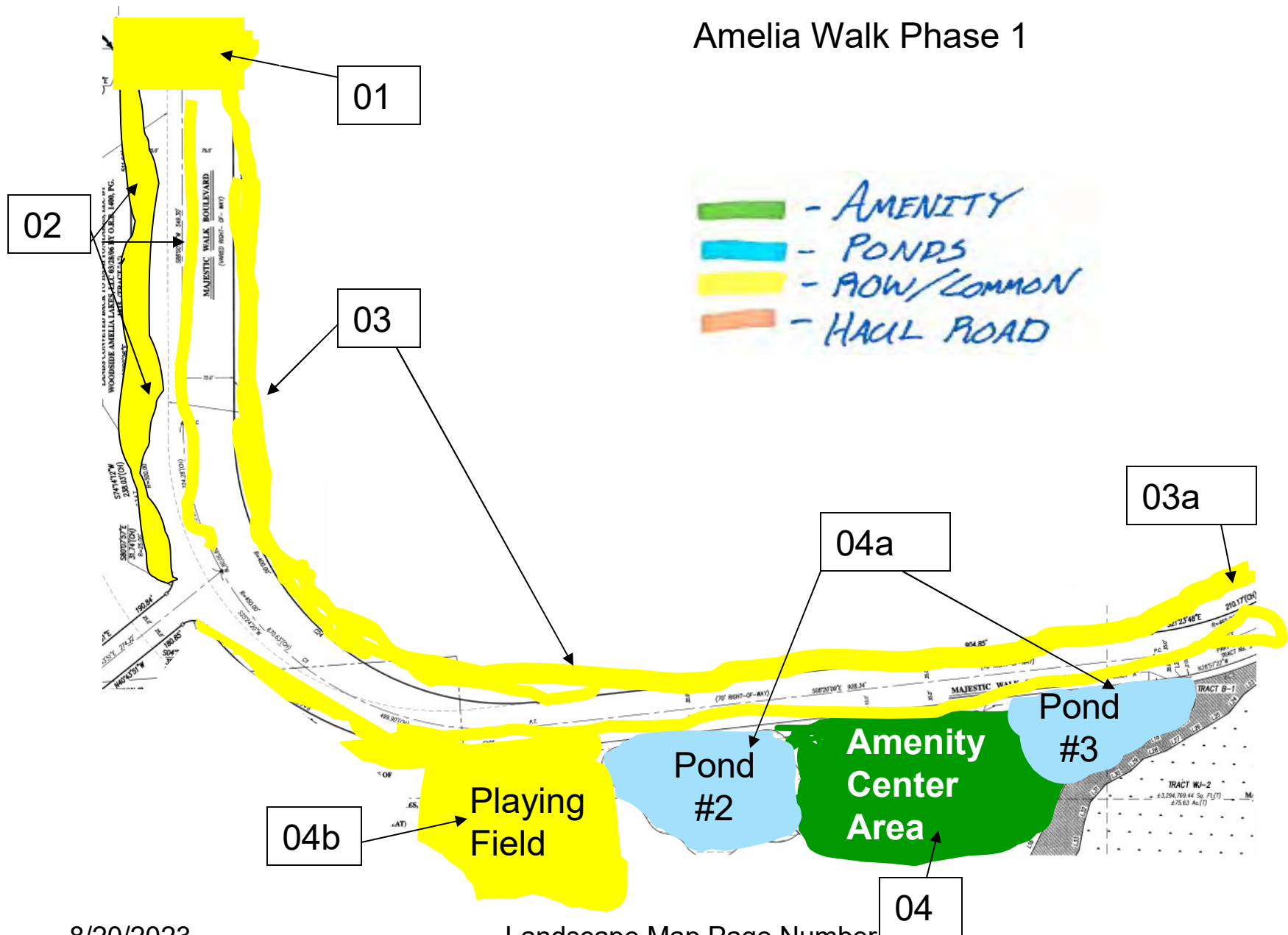
Amelia Walk
Landscape Map IDs

ID	ZONE	Map Page Number	Phase	Description
23	B	8	2	Easement between 85248 Champlain Dr. and 85254 Champlain Drive: Grass
24	B	9	2	Easement between 85030 Majestic Walk Blvd and 85026 Majestic Walk Blvd. : Grass
25	B	9	2	Common Area West Side of Majestic Walk Blvd between 85011 Majestic Walk Blvd. and entrance to Phase 4: Grass, Shrubs, Pine Straw, Trees, 16CBU mailboxes
26	B	9	2	Connor of Majestic Walk Blvd. and Champlain and Entrance to Phase 4: Shrubs, Pine Straw
27	B	9	2	Easement between 85376 Champlain Dr. and 85368 Champlain Drive: Grass
28	B	9	2	Easement between 85273 Champlain Dr. and 85277 Champlain Drive: Grass (designated pedestrian access point to Trail/Haul Road
29	B	9	2	Same as # 23
30	B	6,7,10	3	Pond 12 (Grass Banks Mowed / Trimmed to Waters Edge)
31	B	11	3	Pond 13 (Grass Banks Mowed / Trimmed to Waters Edge)
32	B	11	3	South Side Fallen Leaf Drive Common area adjacent to preserve between 85449 Fallen Leaf Drive and 85363 Fallen Leaf Drive. Grass
33	B	11	3	North Side Fallen Leaf Drive Common Boxes adjacent to preserve between 85400 Fallen Leaf Drive and 85456 Fallen Leaf Drive. Grass
34	B	11	3	Easement between 85505 Fallen Leaf Drive and 85491 Fallen Leaf drive. Grass
35	C	12	4	Phase 4 West Side Entrance, Grass, Shrubs, Trees between Majestic Walk Blvd and adjacent to Lot 1 (Richmond America)
36	C	12	4	Phase 4 East Side Entrance, Grass, Shrubs, Trees between Majestic Walk Blvd and adjacent to 85234 Fall River Parkway (Lennar)
37	C	12	4	Pond 14 (Grass Banks Mowed / Trimmed to Waters Edge)
38	C	12	4	Easement to Pond #14 behind 85312 & 85320 River Birch Ct and 85208 & 85206 Northfield Ct
39	C	12	4	Common area between River Birch Ct Cul-de-sac and preserve area, Grass
40	C	13	4	Common area buffer between 85237 & 85213 River Birch Ct and preserve area
41	C	13	4	Common area between Stonehurst Parkway and 85010 Fall River Parkway, Grass
42	C	13	4	Common area buffer between Fall River Parkway and preserve area from River Birch Ct and Stonehurst Parkway
43	C	13	4	Common area on West side of Fall River Parkway and corner of River Birch Ct

Amelia Walk
Landscape Map IDs

ID	ZONE	Map Page Number	Phase	Description
44	C	14	4	Easement (Common Area) to Pond #14. Apple Caynon Ct Cul-de-sac between 85407 & 85408 Apple Caynon Ct.
45	C	14	4	Common Area Buffer between preserve, located on conner of Northfield Ct and Poplar Breeze Way
46	C	14	4	Common Area Buffer behind 85257 Northfield CT and adjacent to 85148 Poplar Breeze Way
47	C	15	4	Easement between 85475 & 85437 Fall River Parkway to Pond #15
48	C	15	4	Pond # 15 (Grass Banks Mowed / Trimmed to Waters Edge)
49	C	15	4	Common Area around Phase 4 Mailboxes and Lift Station, between 85369 & 85617 Fall River Parkway : Grass, shrubs, trees.
50	C	16	5	Easment to Pond #16 and Common Area around Phase 5 Mailboxes adjacent to 84850 Fall River Parkway: Grass
51	C	16	5	Common Area Open Space Buffer on Fall River Parkway adjacent to 84983 Fall River Parkway
52	C	17	5	Common Area Open Space Buffer on Stonehurst Parkway Cul-de sac and preserve area
53	C	17	5	Lift Station at 85053 Stonehurst Parkway and conner of Fall River Parkway. Grass, Trees, Pine straw
54	C	17	5	Common Area Open Space Buffer with preserve on Fall River Parkway adjacent to 84770 Fall River Parkway
55	C	17	5	Open Space Buffer with Preserve Across street from 85257 & 85249 Sagamore CT
56	C	17	5	Open Space Buffer with Preserve on Cul-de sac adjacent to 85255 Sagamore CT
57	C	17	5	Same as ID #46
58	C	17	5	Open Space Buffer with Preserve on west side of Poplar Breeze Way.
59	C	18	5	Same as ID # 54
60	C	18,20	5	Pond 17 (Grass Banks Mowed / Trimmed to Waters Edge)
61	C	18,19	5	Pond 16 (Grass Banks Mowed / Trimmed to Waters Edge)
62	C	19	5	Common Area, Open Space adjacent to 84986 Fall River Parkway and 85763 Stonehurst Parkway.
63	C	20	5	Open Space behind homes between 85464 & 85520 Stonehurst Parkway

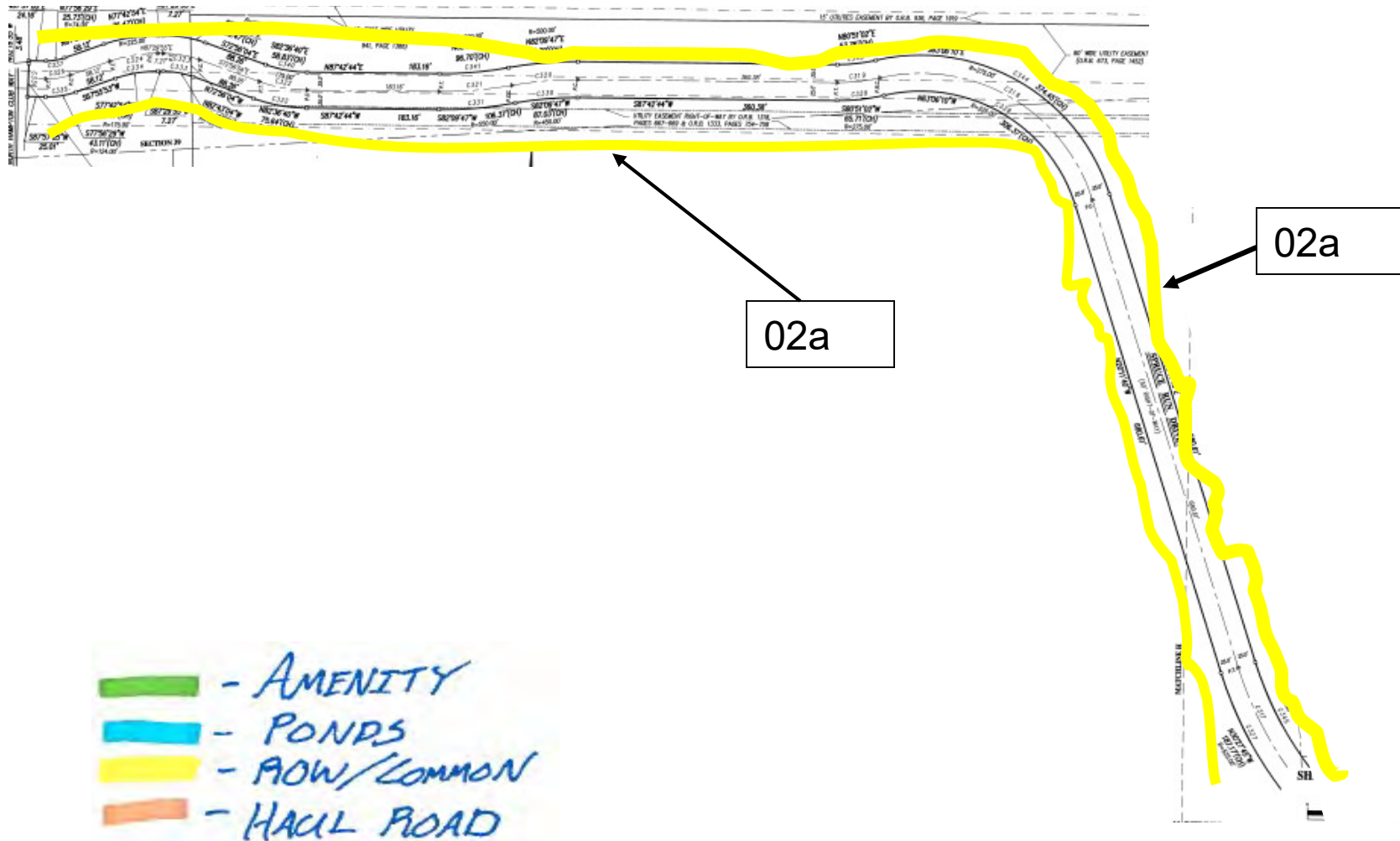
Amelia Walk Phase 1



8/20/2023

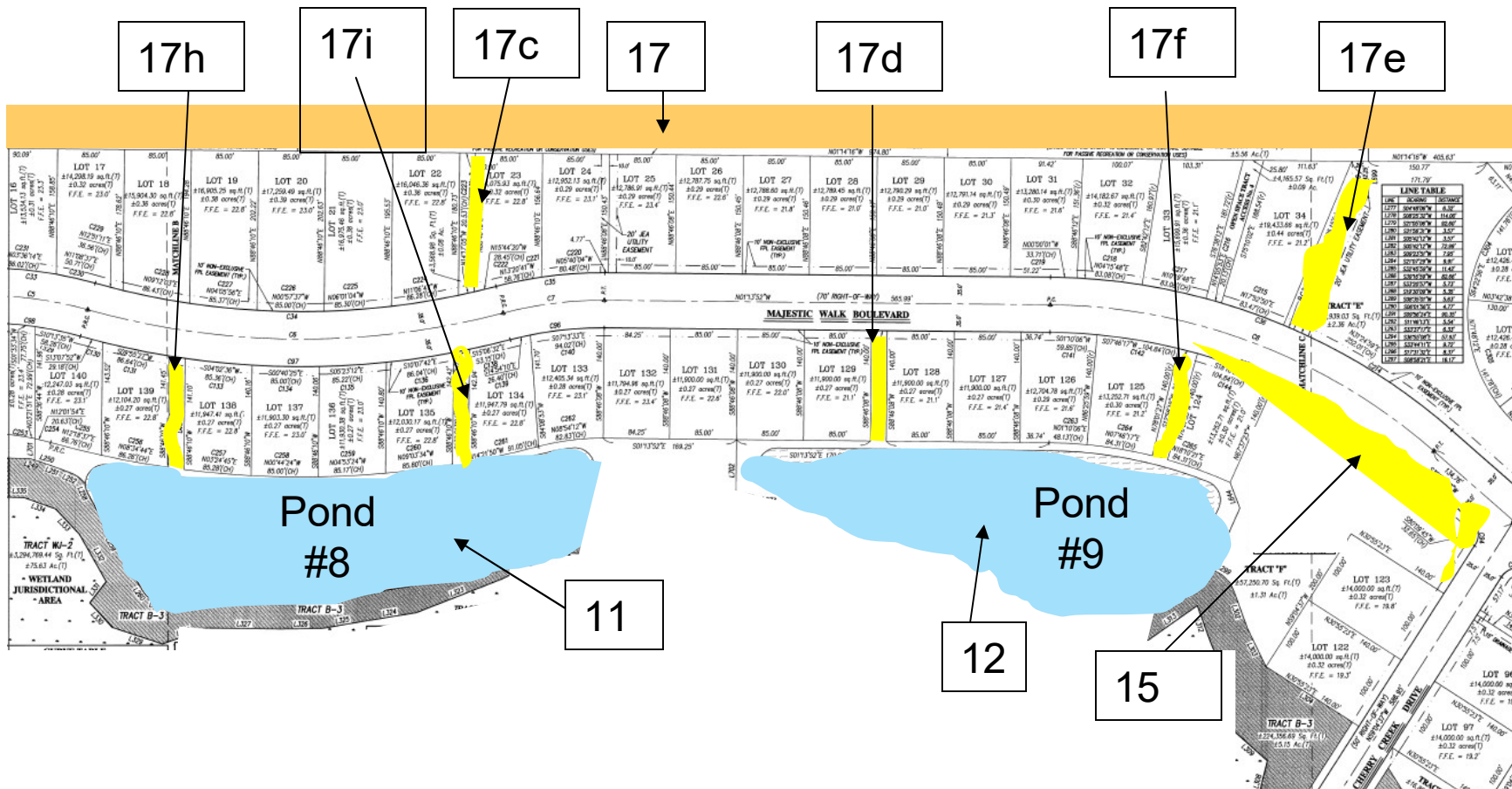
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Exhibit B

Amelia Walk Phase 1



Landscape Map Page Number
Exhibit B

Amelia Walk Phase 1



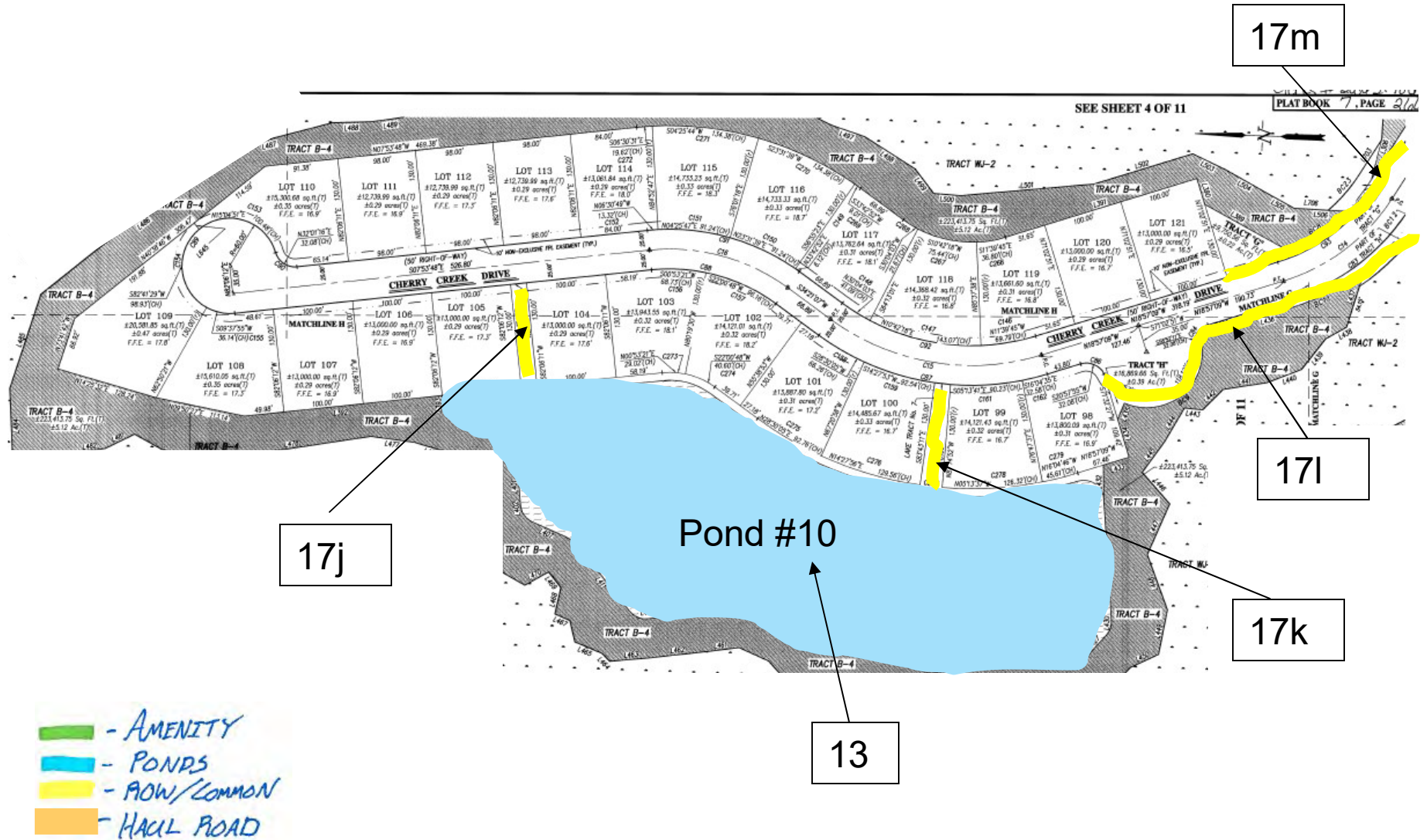
- - AMENITY
- - PONDS
- - ROW/COMMON
- - HAUL ROAD

8/20/2023

Landscape Map Page Number
Exhibit B

4

Amelia Walk Phase 1



8/20/2023

Landscape Map Page Number
Exhibit B

5

Amelia Walk Phase 1

17

21

15

16

30

Pond #11

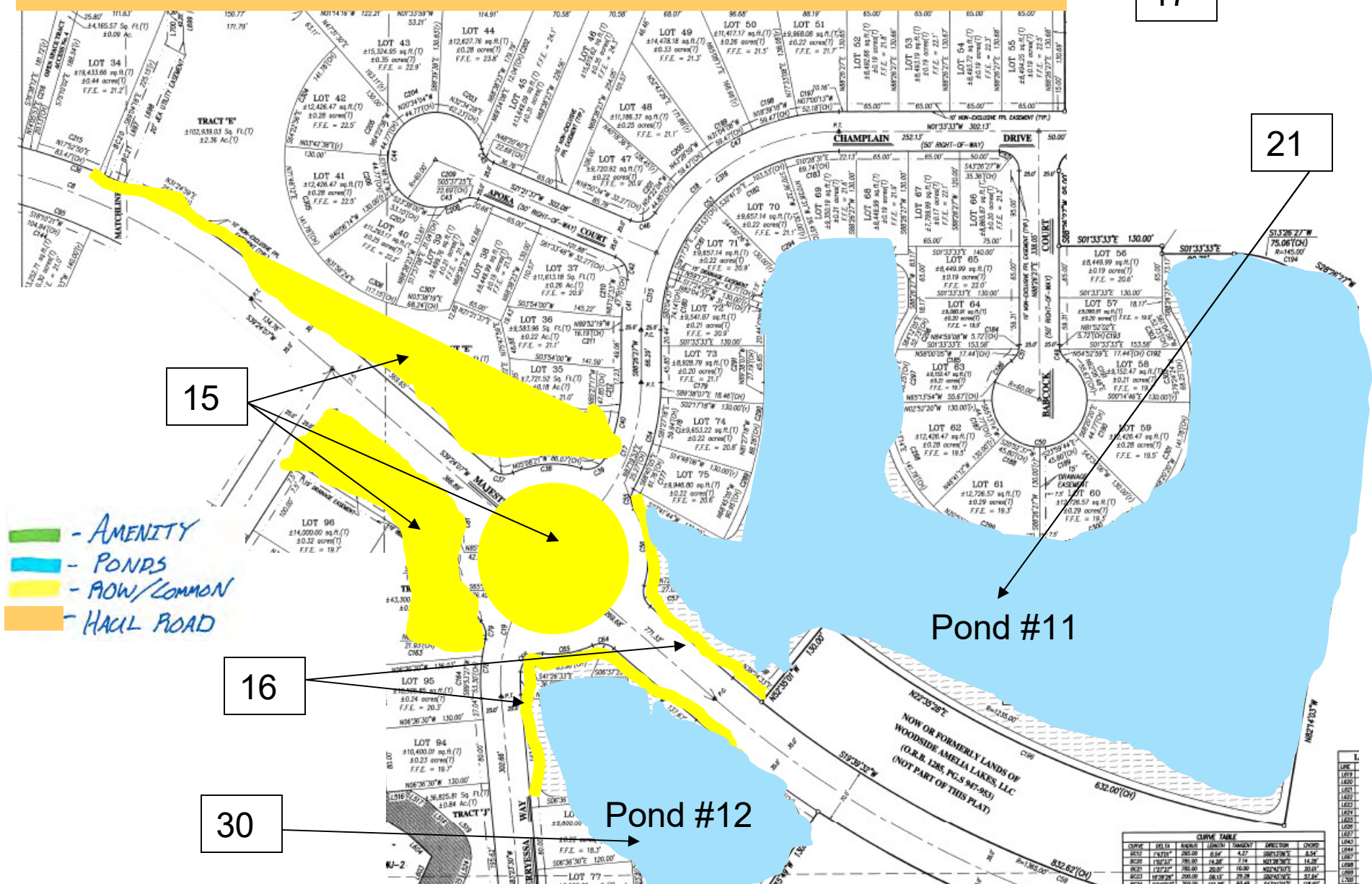
Pond #12

- - AMENITY
- - PONDS
- - ROW/COMMON
- - HAUL ROAD

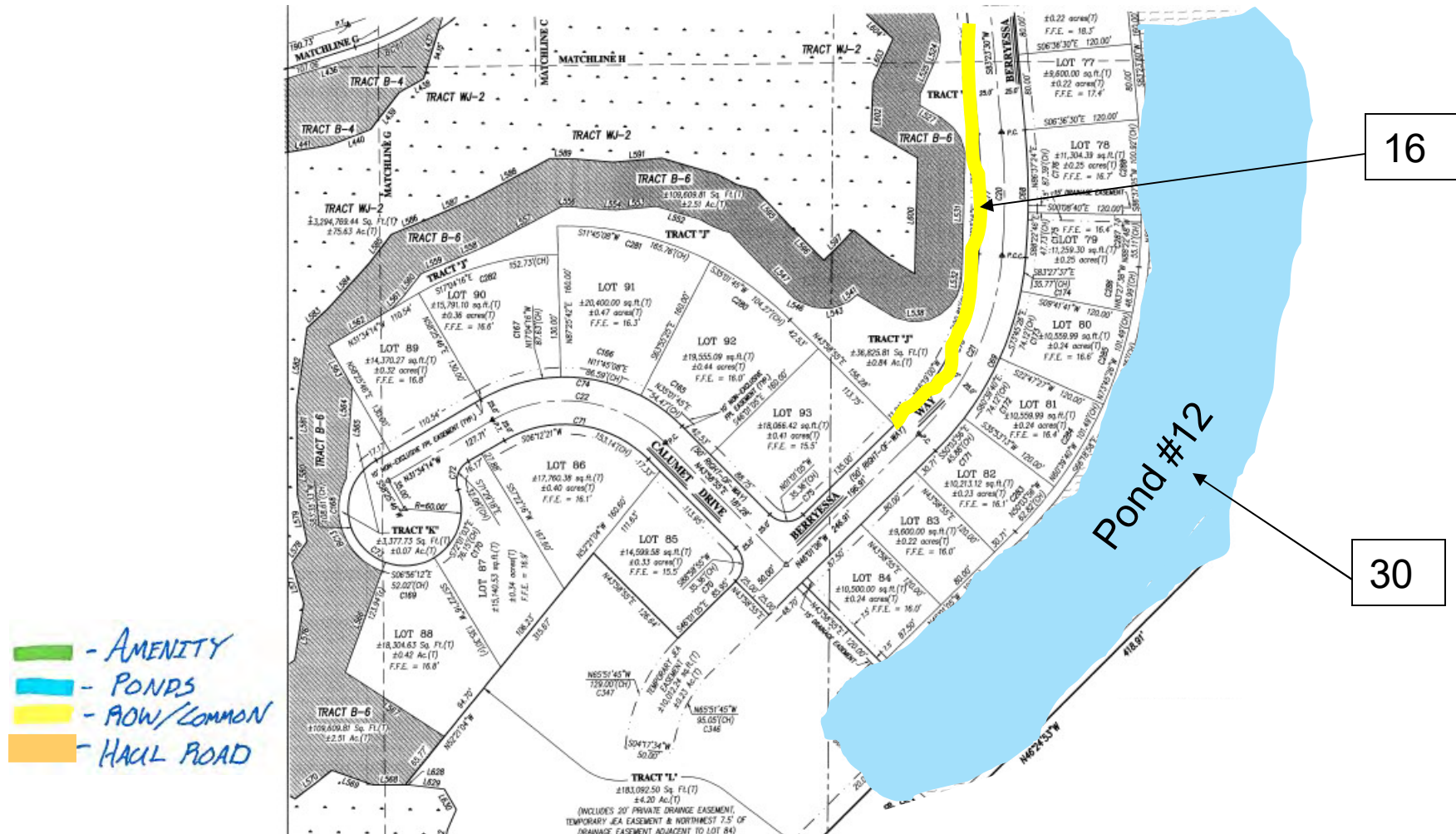
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Landscape Map Page Number
Exhibit B

6



Amelia Walk Phase 1



Amelia Walk Phase 2

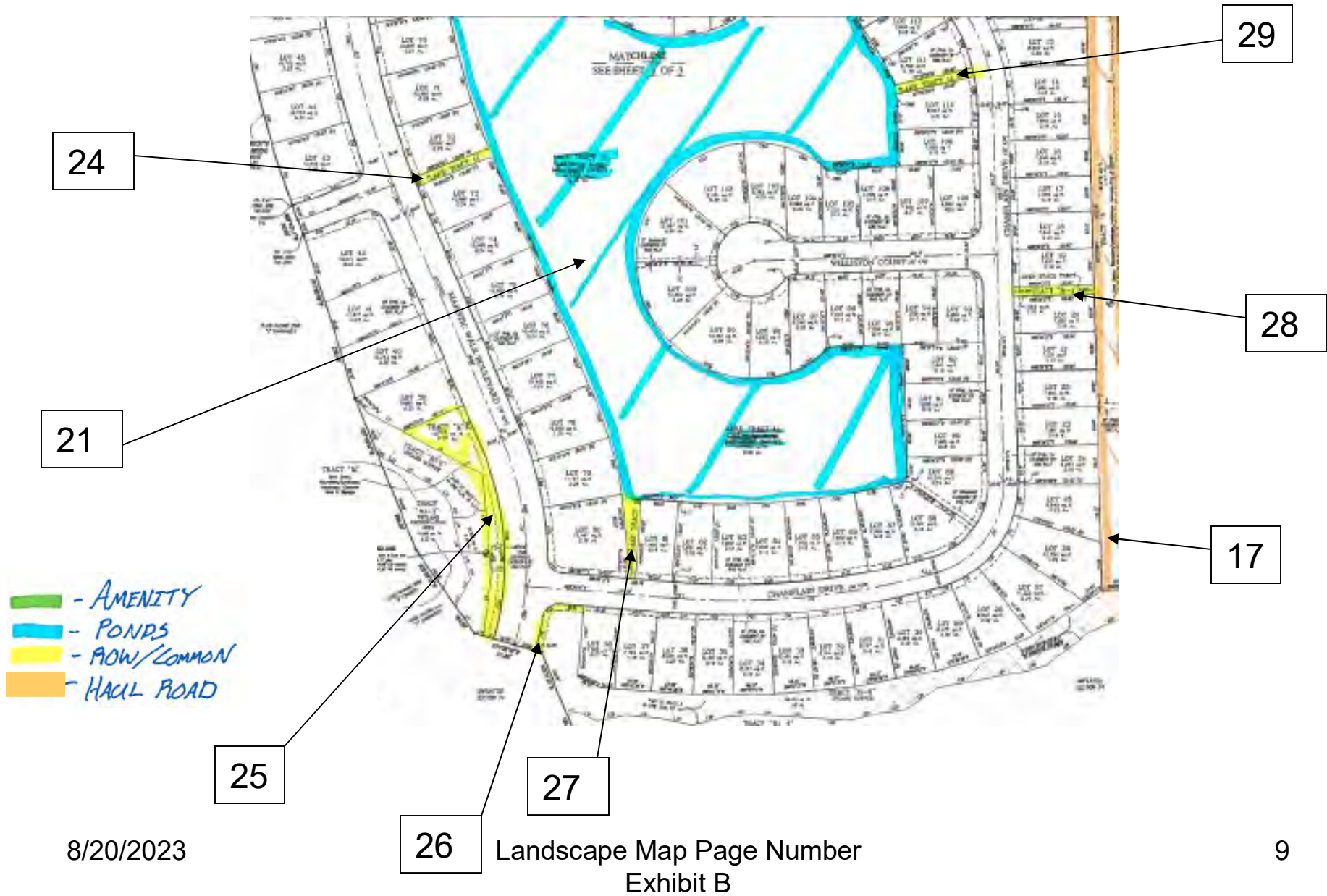


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Landscape Map Page Number
Exhibit B

8

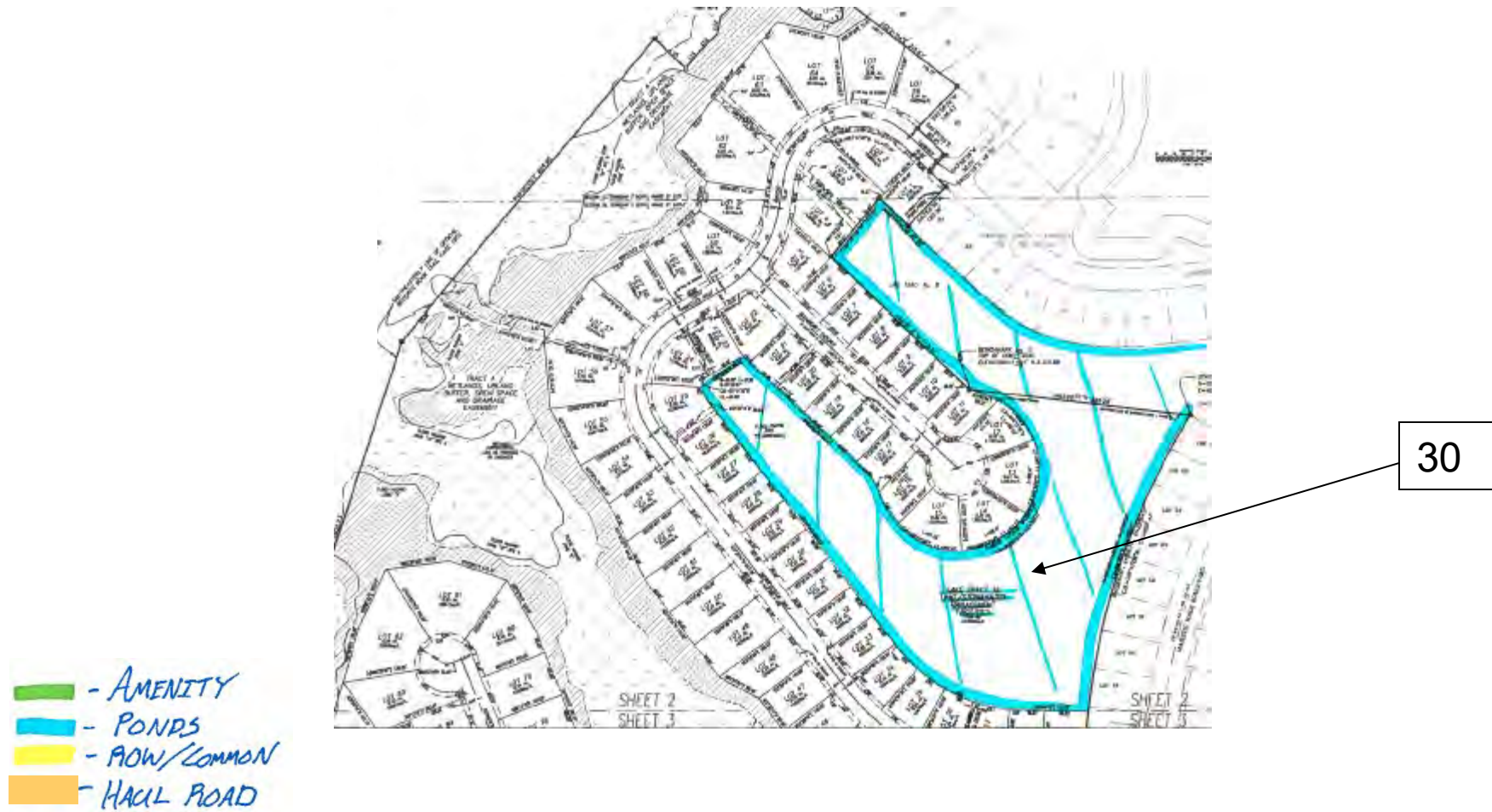
Amelia Walk Phase 2



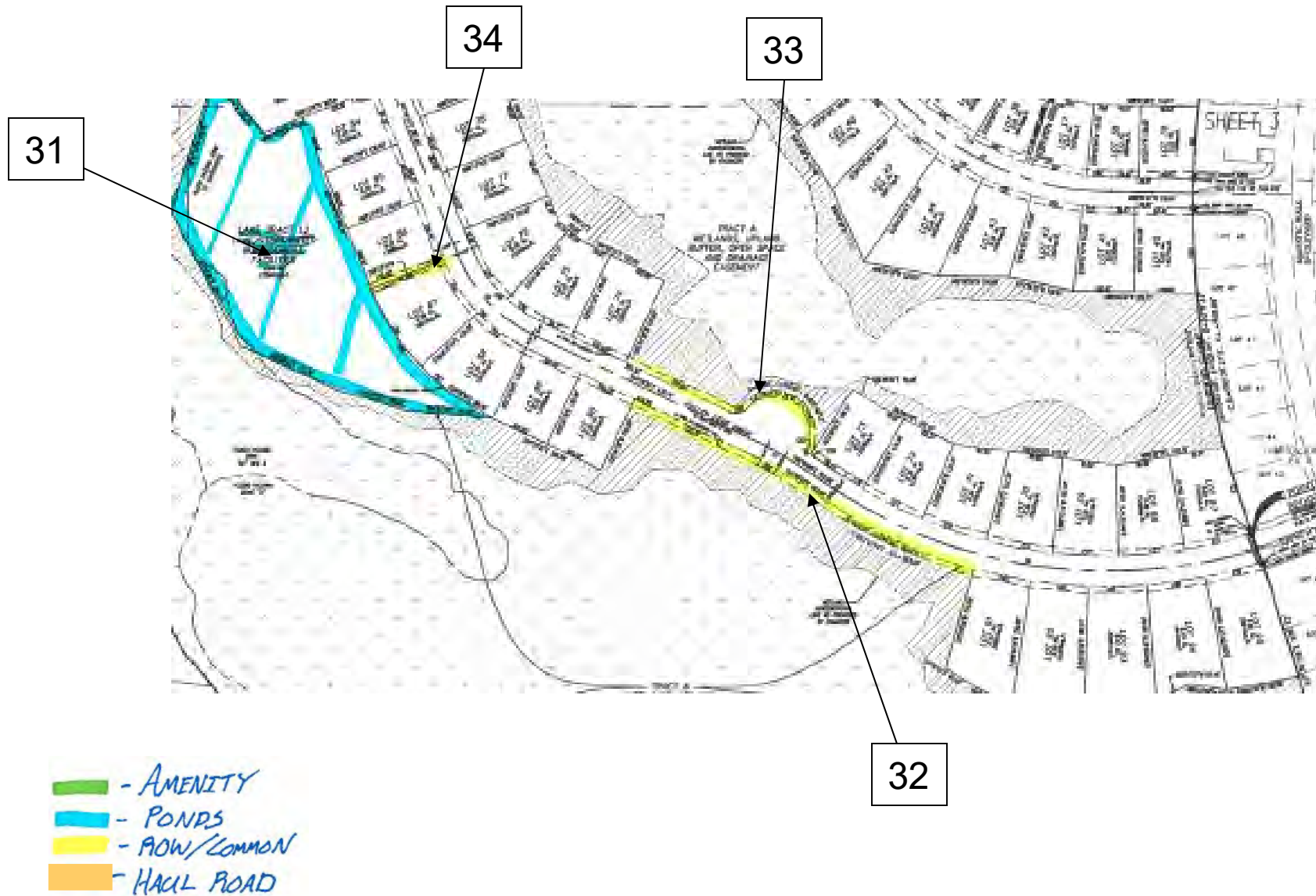
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Landscape Map Page Number
Exhibit B

Amelia Walk Phase 3



Amelia Walk Phase 3

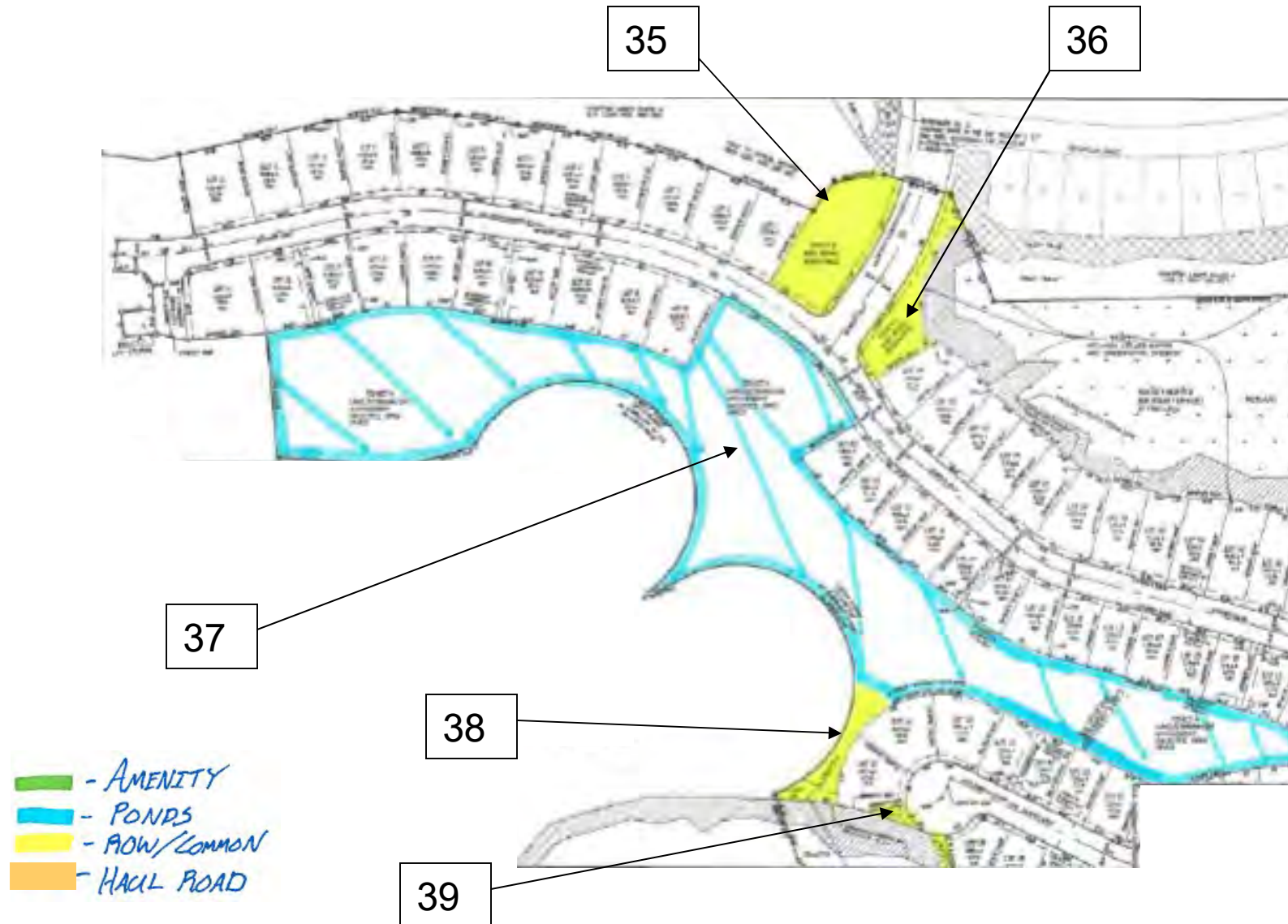


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Landscape Map Page Number
Exhibit B

11

Amelia Walk Phase 4



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Landscape Map Page Number
Exhibit B

12

Amelia Walk Phase 4



Amelia Walk Phase 4



44

45

46

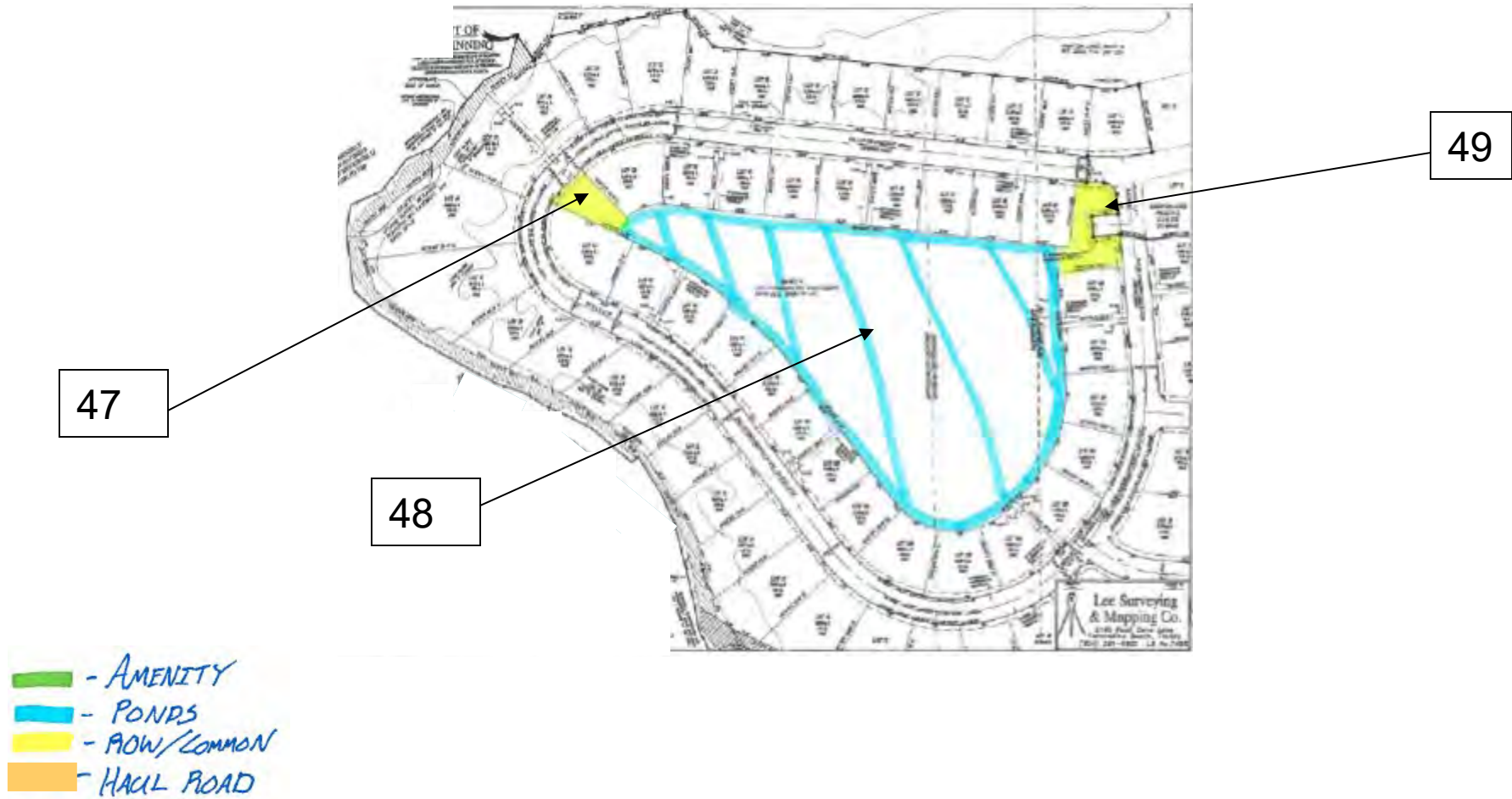
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- PONDS
- ROW/COMMON
- HAUL ROAD

8/20/2023

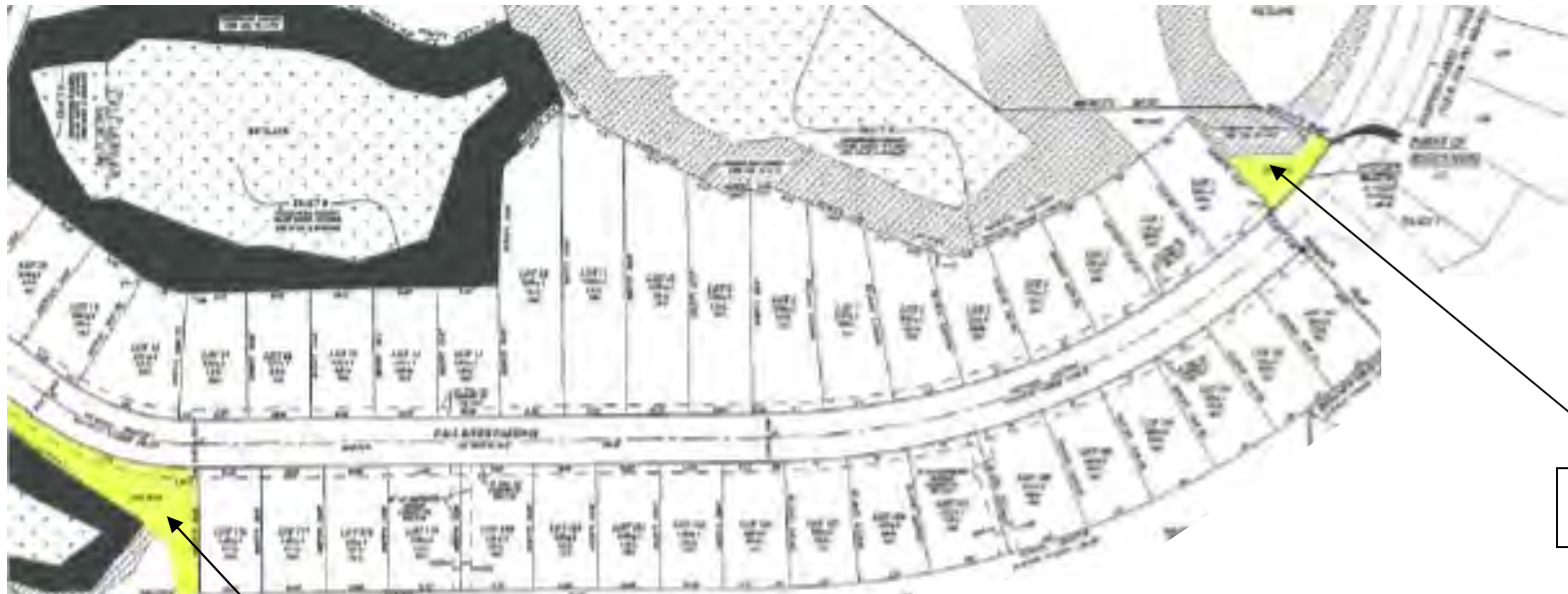
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Exhibit B

14

Amelia Walk Phase 4



Amelia Walk Phase 5



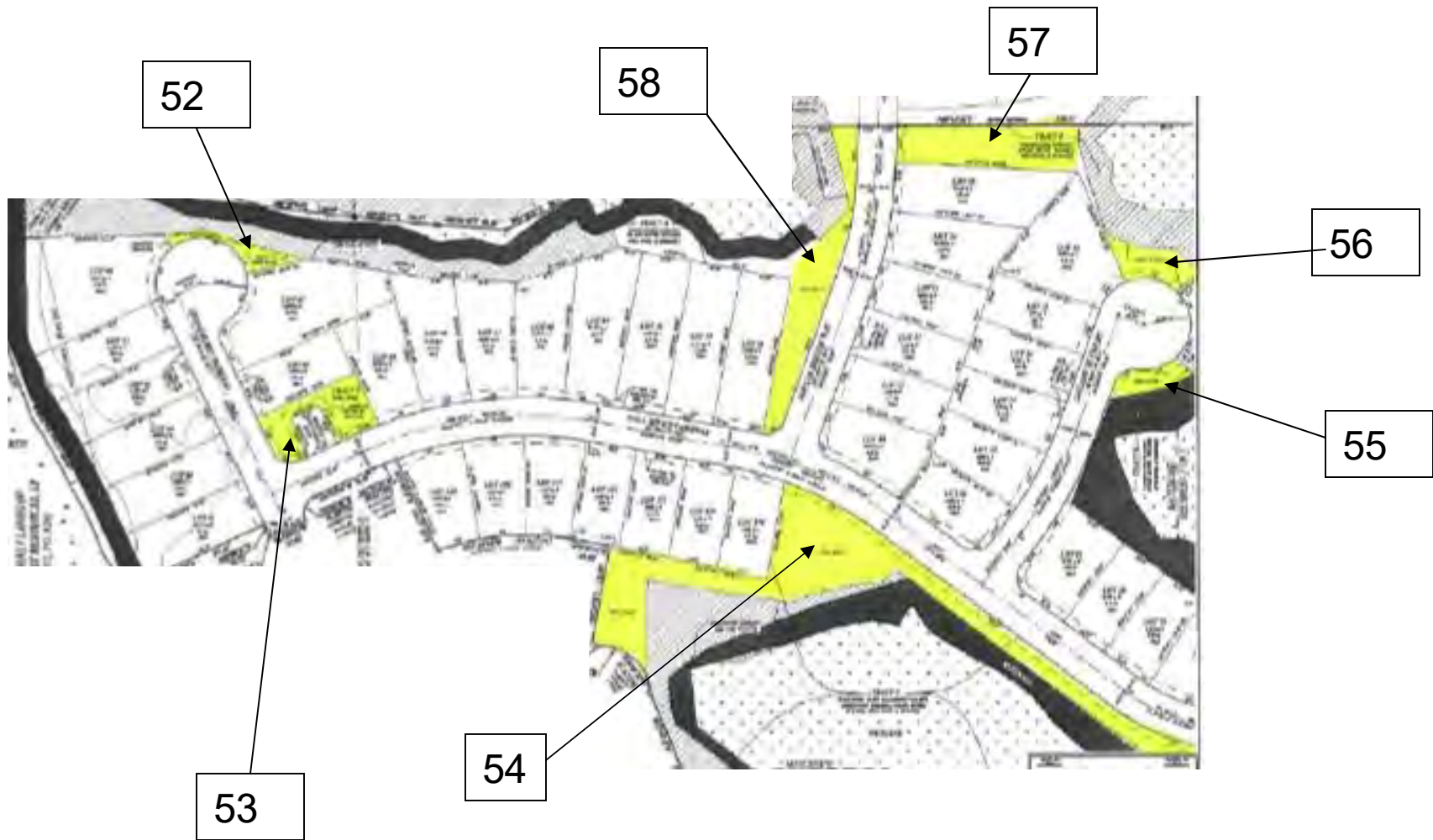
- AMENITY
- PONDS
- ROW/COMMON
- HAUL ROAD

8/20/2023

Landscape Map Page Number
Exhibit B

16

Amelia Walk Phase 5

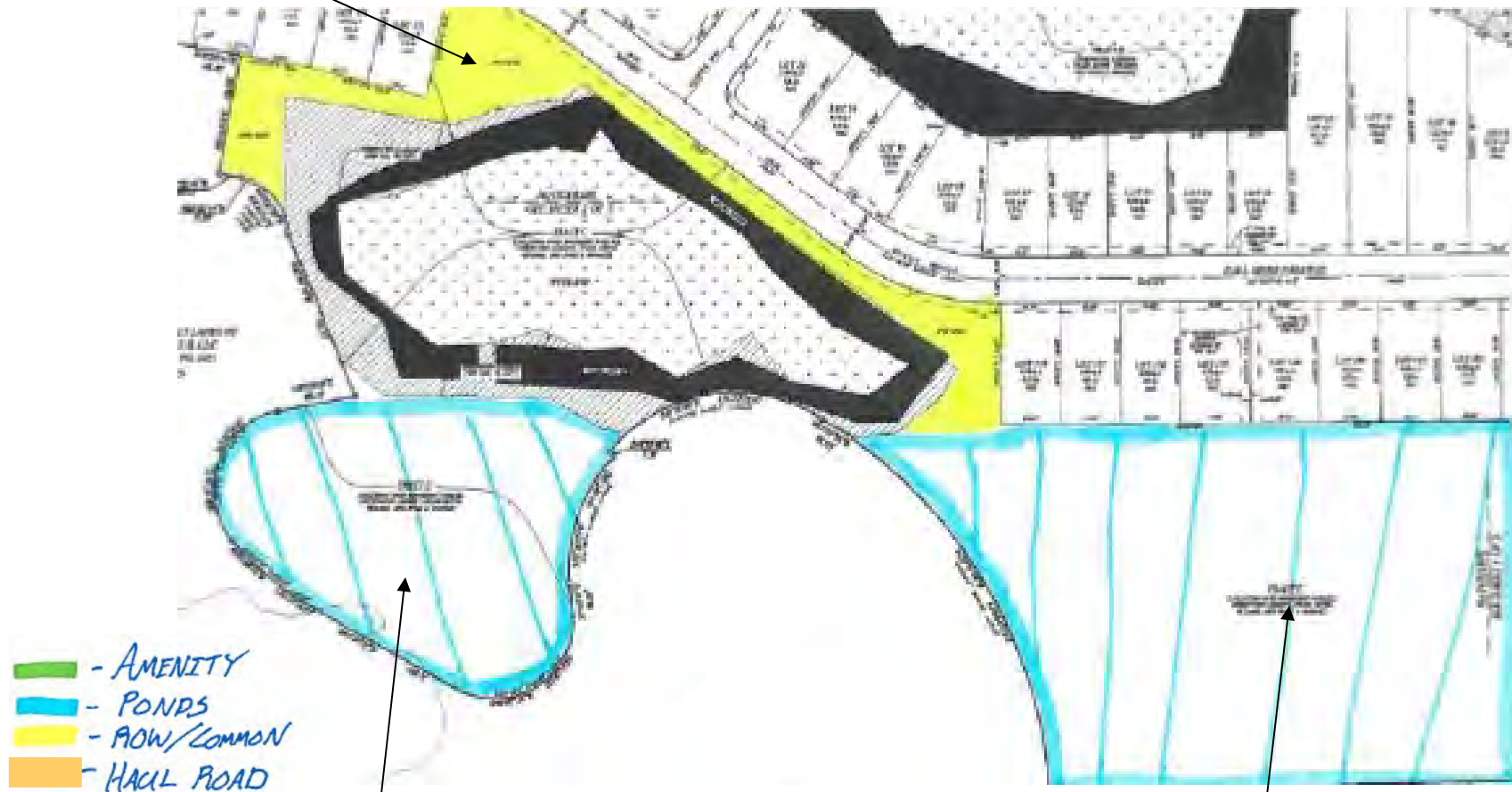


- AMENITY
- PONDS
- ROW/COMMON
- HAUL ROAD

Landscape Map Page Number
Exhibit B

Amelia Walk Phase 5

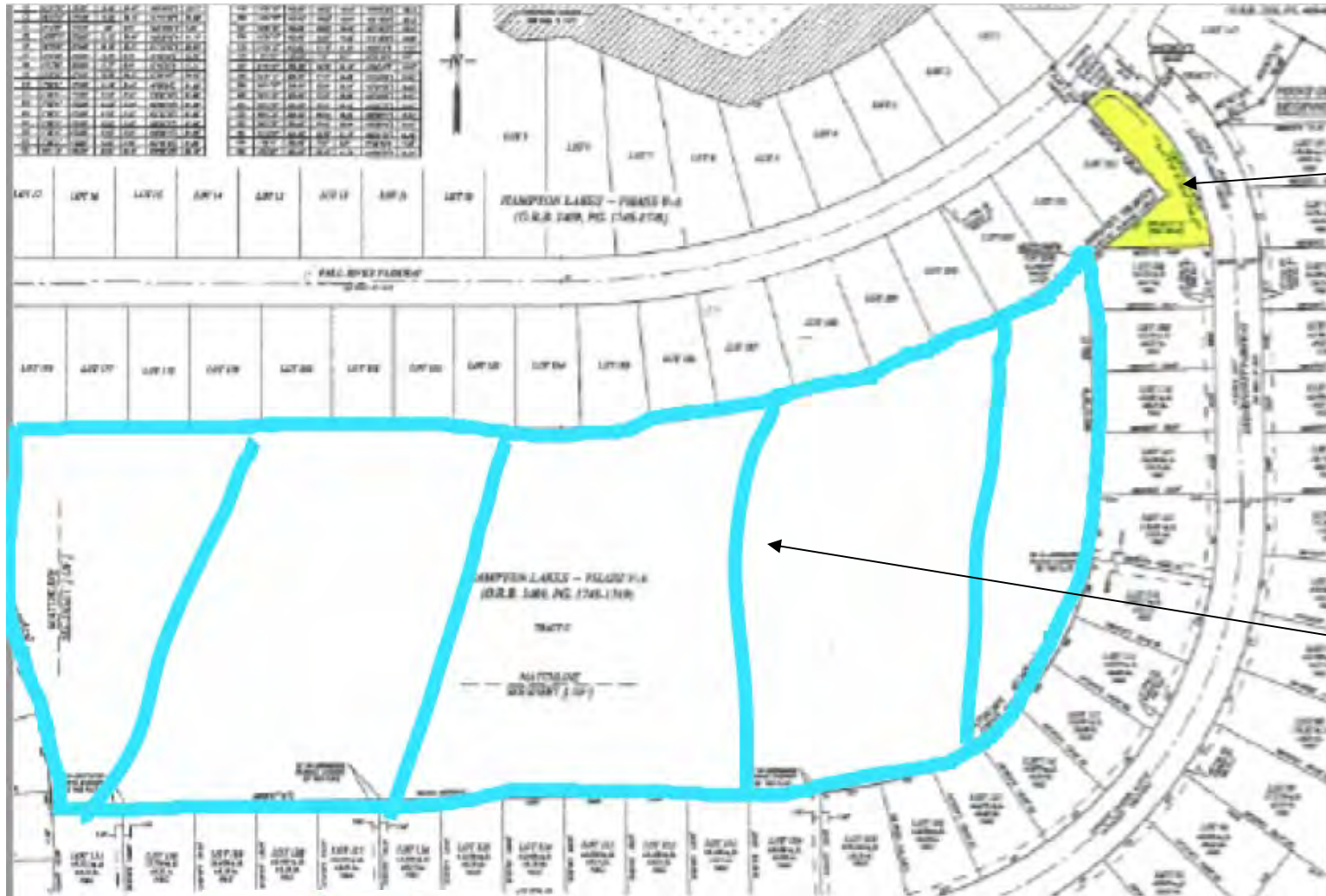
59



60

61

Amelia Walk Phase 5



62

61

- - AMENITY
- - PONDS
- - ROW/COMMON
- - HAUL ROAD

8/20/2023

Landscape Map Page Number
Exhibit B

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Amelia Walk Phase 5



**EXHIBIT “C”
PRICING**

[Contractor’s pricing proposal to be inserted]

**AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES**

PROPOSAL COVER SHEET

NAME OF PROPOSER COMPANY: JCH & Co, LLC

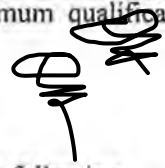
NAME OF PERSON COMPLETING THIS BID: Jose E. Hernandez

EMAIL: jose_e_hernandez@live.com

In accordance with the Request for Proposals for Landscape and Irrigation Maintenance, the person completing this proposal on behalf of Proposer agrees to provide all services as described in the detailed Scope and/or Specifications if awarded a contract hereunder. All proposals shall be in accordance with the Project Manual.

Minimum Qualifications: The Proposer has satisfied the following minimum qualifications (initial each):

- XX (1) authorized to do business in Florida, and
XX (2) holds all required state and federal licenses, in good standing.



Receipt of Addenda: The Proposer certifies that the Proposer has received the following addenda (list below):

ADDENDA NO.	DATE

AFFIDAVIT REGARDING PROPOSAL

STATE OF FLORIDA
COUNTY OF NASSAU

Before me, the undersigned authority, appeared the affiant, JOSE E. HERNANDEZ, and having taken an oath, affiant, based on personal knowledge, deposes and states:

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of Manager for JCH & CO. LLC ("Proposer"), and am authorized to make this Affidavit Regarding Proposal on behalf of Proposer.

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

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

4. The Proposer agrees through submission of the Proposal to honor all pricing information for ninety (90) days from the opening of the proposals, and if awarded the contract on the basis of this Proposal to enter into and execute the contract in the form included in the Project Manual.

5. By signing below, the Proposer acknowledges that there are no protest rights associated with this proposal process.

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

[signature on following page]

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

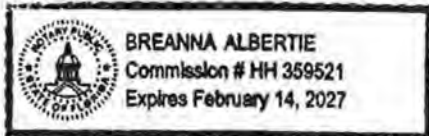
Dated this 16 day of October, 2023.

Proposer: JCH's COLLC
By: Jose E. Hernandez
Title: _____

STATE OF Florida
COUNTY OF Naasau

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 16 day of October, 2023, by Jose Hernandez of JCH's COLLC, who is personally known to me or who has produced FL Drivers License as identification, and did [] or did not [☒] take the oath.

Breanna Albertie
Notary Public, State of Florida
Print Name: Breanna Albertie
Commission No.: HA 359521
My Commission Expires: 2/14/2027



Credentials Page

1: Joey Ricks - Supervisor

- Over 20 years in landscaping and management expertise
- Heavy Equipment and crane operator
- Experience in all aspects of maintenance to include mowing, edging, trimming, etc.
- Tree and sod installation expert
- Irrigation lead and specialist

2: Cameron Ricks - technician

Experienced landscaper who specializes in mowing and trimming. Key team member, with an incredible work ethic. Not afraid of hard work! He can handle all the critical tools of the trade and his contributions contribute to our success.

3: Brett Hirst – technician

Experienced landscaper specializing in trimming, edging, and hedging. Very dedicated to his work and has a very positive attitude and great with customers. His ability to adapt to situations allows him to always find solutions for the customer, while creating incredible green space.

4: Robert Goodson - technician

Experienced landscaper specializing in trimming and edging flower beds and more detailed spaces. One of the hardest working team members, with an impeccable sense of detail. He's also a farmer so he loves the land and wants us all to enjoy it and care for it.

5: Matthew Rogero – technician

Experienced landscaper and US military veteran. He loves landscaping work and the outdoors. His expertise includes heavy machinery, tree trimming, but he also delivers great customer service and cares to get the best results for his team and his customers.

All subcontractors will perform all the work required to meet the scope of services outlined in the contract. They will work in partnership with Jose Hernandez, Manager, JCH& Co, LLC, to ensure that all criteria per contract are met, and the service agreement tasks and duties are satisfactory to our residents and stakeholders.



DECLARATIONS PAGE

PAGE 1 OF 2

NAMED INSURED

AT2

59-6217-1 B A

000635 0058

RICKS, JOEY B
85535 KIRKLAND RD
YULEE FL 32097-7234

POLICY NUMBER E82 4163-A19-59B

POLICY PERIOD JUN 28 2023 to JAN 19 2024
12:01 A.M. Standard TimeSTATE FARM PAYMENT PLAN NUMBER
1155925619

AGENT

ROY BYRD
474418 E ST RD 200
FERNANDINA, FL 32034-0803

PHONE: (904)261-2223

DO NOT PAY PREMIUMS SHOWN ON THIS PAGE.
IF AN AMOUNT IS DUE, THEN A SEPARATE STATEMENT IS ENCLOSED.

YOUR CAR

YEAR	MAKE	MODEL	BODY STYLE	VEHICLE ID. NUMBER	CLASS
2023	FORD	F150	PICKUP	1FTEX1CP5PKE37300	103H4010001

SYMBOLS	COVERAGE & LIMITS	PREMIUMS
A	Liability Coverage	\$477.55
	Bodily Injury Limits	
	Each Person, Each Accident	
	\$100,000 \$300,000	
	Property Damage Limit	
	Each Accident	
	\$100,000	
P10	No-Fault Coverage	\$71.55
C	Medical Payments Coverage	\$22.42
	Emergency Medical Condition Limit -	
	Each Person	
	\$5,000	
	Not An Emergency Medical Condition Limit -	
	Each Person	
	\$1,250	
D	Comprehensive Coverage - \$500 Deductible	\$155.90
G	Collision Coverage - \$500 Deductible	\$298.39
H	Emergency Road Service Coverage	\$1.29
R1	Car Rental and Travel Expenses Coverage	\$16.40
	Limit - Car Rental Expense	
	Each Day, Each Loss	
	80% \$1,000	
U	Uninsured Motor Vehicle Coverage (Stacking)	\$150.73
	Bodily Injury Limits	
	Each Person, Each Accident	
	\$25,000 \$50,000	

* Total premium for JUN 28 2023 to JAN 19 2024.

\$1,194.23

This is not a bill.

CONTINUED

See Reverse Side

This policy is issued by State Farm Mutual Automobile Insurance Company.

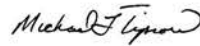
MUTUAL CONDITIONS

1. **Membership.** While this policy is in force, the first insured shown on the Declarations Page is entitled to vote at all meetings of members and to receive dividends the Board of Directors in its discretion may declare in accordance with reasonable classifications and groupings of policyholders established by such Board.
2. **No Contingent Liability.** This policy is non-assessable.
3. **Annual Meeting.** The annual meeting of the members of the company shall be held at its home office at Bloomington, Illinois, on the second Monday of June at the hour of 10:00 A.M., unless the Board of Directors shall elect to change the time and place of such meeting, in which case, but not otherwise, due notice shall be mailed each member at the address disclosed in this policy at least 10 days prior thereto.

In Witness Whereof, the State Farm Mutual Automobile Insurance Company has caused this policy to be signed by its President and Secretary at Bloomington, Illinois.



Secretary



President



PO Box 2368
Bloomington IL 61702-2368

DECLARATIONS PAGE

PAGE 2 OF 2

NAMED INSURED 000635 0068
RICKS, JOEY B
85535 KIRKLAND RD
YULEE FL 32097-7234

59-6217-1 B A

POLICY NUMBER E82 4163-A19-59B
POLICY PERIOD JUN 28 2023 to JAN 19 2024
12:01 A.M. Standard Time

STATE FARM PAYMENT PLAN NUMBER
1155925619

IMPORTANT MESSAGES

IMPORTANT NOTICE- Under No-Fault Coverage, the only medical expenses we will pay are reasonable medical expenses that are payable under the Florida Motor Vehicle No-Fault Law. The most we will pay for such reasonable medical expenses is 80% of the "schedule of maximum charges" found in the Florida Motor Vehicle No-Fault Law and in the Limits section of the Florida Car Policy's No-Fault Coverage.

Replaced policy number E824163-59A.

Your total renewal premium for JUL 19 2023 to JAN 19 2024 is \$1,095.04.

* The total premium listed above reflects a recent change to your policy and the 6 month renewal premium.

For questions, problems or to obtain information about coverage call: (904)261-2223.

State Farm works hard to offer you the best combination of price, service, and protection. The amount you pay for automobile insurance is determined by many factors such as the coverages you have, where you live, the kind of car you drive, how your car is used, who drives the car, and information from consumer reports.

You have the right to request, no more than once during your policy term, that your policy be re-rated using a current credit-based insurance score. Re-rating could result in a lower rate, no change in rate, or a higher rate.

Location used to determine rate charged-94061 DUCK LAKE DR, FERNANDINA FL 32034.

EXCEPTIONS, POLICY BOOKLET & ENDORSEMENTS (See policy booklet & individual endorsements for coverage details.)

YOUR POLICY CONSISTS OF THIS DECLARATIONS PAGE, THE POLICY BOOKLET - FORM 9810A, AND ANY ENDORSEMENTS THAT APPLY, INCLUDING THOSE ISSUED TO YOU WITH ANY SUBSEQUENT RENEWAL NOTICE.
CREDITOR- JP MORGAN CHASE, PO BOX 9001103, LOUISVILLE KY 40290-1103.
6128S.1 AMENDATORY ENDORSEMENT.
6910A AMENDATORY ENDORSEMENT.

Agent: ROY BYRD

Telephone: (904)261-2223

Prepared JUL 11 2023 6217-A77

This policy is issued by State Farm Mutual Automobile Insurance Company.

MUTUAL CONDITIONS

1. **Membership.** While this policy is in force, the first insured shown on the Declarations Page is entitled to vote at all meetings of members and to receive dividends the Board of Directors in its discretion may declare in accordance with reasonable classifications and groupings of policyholders established by such Board.
2. **No Contingent Liability.** This policy is non-assessable.
3. **Annual Meeting.** The annual meeting of the members of the company shall be held at its home office at Bloomington, Illinois, on the second Monday of June at the hour of 10:00 A.M., unless the Board of Directors shall elect to change the time and place of such meeting, in which case, but not otherwise, due notice shall be mailed each member at the address disclosed in this policy at least 10 days prior thereto.

In Witness Whereof, the State Farm Mutual Automobile Insurance Company has caused this policy to be signed by its President and Secretary at Bloomington, Illinois.


Secretary


President

6910A AMENDATORY ENDORSEMENT

This endorsement is a part of the policy. Except for the changes this endorsement makes, all other provisions of the policy remain the same and apply to this endorsement.

1. PHYSICAL DAMAGE COVERAGES**Limits and Loss Settlement – Comprehensive Coverage and Collision Coverage**

The following is added:

If there is disagreement as to the cost of repair, replacement, or recalibration of glass, an appraisal will be used as the first step toward resolution. Appraisal will follow the rules and procedures as listed below:

- a. The owner and **we** will each select a competent appraiser.
- b. The two appraisers will select a third competent appraiser. If they are unable to agree on a third appraiser within 30 days, then either the owner or **we** may petition a court that has jurisdiction to select the third appraiser.
- c. Each party will pay the cost of its own appraiser, attorneys, and expert witnesses, as well as any other expenses incurred by that party. Both parties will share equally the cost of the third appraiser.
- d. The appraisers shall only determine the cost of repair, replacement, and recalibration of glass. Appraisers shall have no authority to decide any other questions of fact, decide any questions of law, or conduct appraisal on a class-wide or class-representative basis.

- e. A written appraisal that is both agreed upon by and signed by any two appraisers, and that also contains an explanation of how they arrived at their appraisal, will be binding on the owner of the **covered vehicle** and **us**.

- f. **We and you** do not waive any rights by submitting to an appraisal.

2. GENERAL TERMS

- a. Item (3) of **How and When We May Cancel**, under **Cancellation**, is changed to read:

If **we** cancel this policy for nonpayment of premium during the first 30 days immediately following the effective date of this policy, **we** will do so only if a check used to pay the premium is dishonored for any reason or any other type of premium payment was subsequently determined to be rejected or invalid.

- b. Item a. of **Legal Action Against Us** is changed to read:

Legal action may only be brought against **us** within five years immediately following the date of the accident or **loss**. However, this limitation of action is tolled for a period of 60 days after **we** receive notice from the Florida Department of Financial Services, in accordance with section 624.155, Florida Statutes.

6910A



Jose E. Hernandez, M.P.A.

85011 Williston Ct.
Fernandina Beach, Florida
(404) 488-3223

jose_e_hernandez@live.com

JCH & Co, LLC 20 – Present

Project Manager/Operator, Landscaping Services

- ☐ Specialize in residential and large-scale properties (2+ acres) in North Florida
- ☐ Build new client base and maintain current customers for yard maintenance services
- ☐ Develop partnerships with local providers – nurseries, equipment rentals, and co. permit office
- ☐ Draft work estimates and layout completion timelines and contingency plans
- ☐ Work with property owners and service providers to complete jobs on time and within budget
- ☐ Manage pricing and invoicing process, state and local statutory regulations, and OSHA guidelines

CONCENTRIX 19 - 20

Manager, Talent Acquisition

- ☐ Built new TA team in Savannah, GA to support major Healthcare Client and met 2019 goal to ramp up to 365 new hires for BPO service offering
- ☐ Responsible for leadership, development, implementation of recruitment programs and drive execution of an effective recruiting strategies
- ☐ Coaches team in collaborating with cross-organizational stakeholders to ensure quality of candidates and to meet the needs of clients and operations partners
- ☐ Evaluate external labor market conditions, analyze hiring trends, turnover rates, and candidate feedback to recommend changes, improvements, and solutions
- ☐ Contribute to development of recruiting metrics and analytics to help guide decision making, measure team productivity, and program ROI
- ☐ Assist in developing strategy to leverage various resources - internet, community organizations, social media, and colleges to attract and source qualified candidates.
- ☐ Ensures the maintenance of accurate and concise records and reports concerning all phases of the recruitment process

THE HOME DEPOT 17-19

Staffing & HR Lead

- ☐ Human Resources Business Partner and corporate liaison in charge of recruitment, training compliance and employee relations
- ☐ Reduced time-to-fill process from 4 weeks to 5 days in support of high volume hiring
- ☐ Implemented new automated compliance model in partnership with IT and Business Analysts reducing response time from 2 weeks to 2 days

- ❑ Manage and optimize associate scheduling to improve customer service ratings
- ❑ Partner with corporate team to manage compliance, I-9, and employee relation issues
- ❑ Create and approve requisitions, source and screen, and conduct candidate interviews
- ❑ Manage onboarding and orientation process, associate recognition and referral programs
- ❑ Develop and participate in community outreach and one-to-many efforts to meet hiring needs

NUANCE COMMUNICATIONS 14-17

Sr. Manager, Talent Acquisition & HR

- ❑ Designed, implemented, and delivered recruiting strategies in a Shared Services/COE.
- ❑ Reduced time-to-fill by **75%** in 120 days to hire 500-700 candidates per month
- ❑ Rolled out sourcing strategies to attract and screen over **5,000** applicants per month
- ❑ Implemented new Onboarding model to reduce hiring, processing, and time-to-production metrics to expedite acquisition and merger strategies
- ❑ Focused on managing the HR lifecycle for a population of regional Technology Specialists, CDI consultants, Transcriptionists, Coders, Sales and Management staff
- ❑ Managed performance “metric baselines” for quality and time-delivery, KPIs, and SLAs
- ❑ Lead and managed a team of **20** recruiters and HR specialists in support of US, Canadian, and outsourced Caribbean markets
- ❑ Worked directly with candidates, to deliver full-lifecycle recruiting services – sourcing, screening, interviews, onboarding, benefits and payroll
- ❑ Configured and utilized HRIS to manage hiring activities, reporting and compliance audits
- ❑ Built and maintained strong relationships with local and regional business teams to form partnerships and meet weekly metrics and strategic objectives

ALORICA 10-14

Regional Manager, Talent Acquisition & HR

- ❑ Delivered model for full cycle talent and HR services to a population of production employees and management located in service centers throughout Latin America and the Caribbean
- ❑ Managed talent and HR solutions, processes, and compliance initiatives to support a variety of clients in business verticals that include HealthCare, Telecomm, Utilities, Logistics, and IT
- ❑ Built and managed a team of **25** recruiters and worked directly with candidates, to deliver **full-lifecycle** recruiting services – sourcing, screening, onboarding, benefits and payroll
- ❑ Configured and utilized ATS and HRIS to manage hiring activities, reporting and audits

EDUCATION:

- **M.P.A.** — Master of Public Administration - University of North Florida
- **B.A.** — Bachelor of Arts, Political Science/Public Relations - University of North Florida
- **Phi Kappa Phi** – Masters Honors Graduate
- **PMP Training Certificate** - Villanova University

LANGUAGES:

- English – Native
- Spanish - Native

2023 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L22000168963

Entity Name: J RICKS LANDSCAPING LLC

Current Principal Place of Business:

85505 KIRKLAND RD
YULEE, FL 32097

Current Mailing Address:

85505 KIRKLAND RD
YULEE, FL 32097

FEI Number: 88-1585242

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

RICKS, CAMERON
85505 KIRKLAND RD
YULEE, FL 32097 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title AMBR
Name RICKS, JOEY B
Address 85505 KIRKLAND RD
City-State-Zip: YULEE FL 32097

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: JOEY RICKS

AMBR

03/15/2023

Electronic Signature of Signing Authorized Person(s) Detail

Date



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

05/02/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER King Insurance Partners 2321 NW 41st St. Ste B Gainesville FL 32606	CONTACT NAME: Donna Van Auken PHONE (A/C, No, Ext): E-MAIL ADDRESS: donna@king-insurance.com INSURER(S) AFFORDING COVERAGE INSURER A: Granada Ins Co INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	FAX (A/C, No): NAIC # 38148
INSURED J Ricks Landscaping LLC 85505 Kirkland rd Yulee FL 32097		

COVERAGES**CERTIFICATE NUMBER:** CL235228232**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			0185FL00171208	04/18/2023	04/18/2024	EACH OCCURRENCE \$ 1,000,000
			DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000				
			MED EXP (Any one person) \$ 5,000				
			PERSONAL & ADV INJURY \$ 1,000,000				
						GENERAL AGGREGATE \$ 2,000,000	
						PRODUCTS - COMP/OP AGG \$ 2,000,000	
							\$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$
							BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
							\$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$
							AGGREGATE \$
							\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N <input type="checkbox"/> If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				PER STATUTE OTH-ER
							E.L. EACH ACCIDENT \$
							E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

Amelia Island Management 5440 First Coast Hwy Fernandina Beach FL 32034	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

09/26/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Brokers Insurance LLC 241 S Westmonte Dr. Ste 1040 Altamonte Springs FL 32714		CONTACT NAME: Jessica Schuler PHONE (A/C, No, Ext): (407) 862-6464 E-MAIL ADDRESS: marc@orlandobrokersinsurance.com FAX (A/C, No): (407) 862-6321	
		INSURER(S) AFFORDING COVERAGE	
		INSURER A: HERITAGE	
		INSURER B:	
		INSURER C:	
		INSURER D:	
		INSURER E:	
		INSURER F:	

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:			HCR021138	04/13/2023	04/13/20224	EACH OCCURRENCE \$ 1000000
			DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100000				
			MED EXP (Any one person) \$ 5000				
			PERSONAL & ADV INJURY \$ 1000000				
						GENERAL AGGREGATE \$ 2000000	
						PRODUCTS - COMP/OP AGG \$ 2000000	
							\$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$
							BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
							\$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$
							AGGREGATE \$
							\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y / N <input checked="" type="checkbox"/> N / A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/>
							E.L. EACH ACCIDENT \$
							E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

(no certificate holder)

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Felicia Greenberg

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2023 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L20000210246

Entity Name: JCH & CO. LLC

Current Principal Place of Business:

85011 WILLISTON CT.
FERNANDINA BEACH, FL 32034

Current Mailing Address:

85011 WILLISTON CT.
FERNANDINA BEACH, FL 32034 US

FEI Number: 85-2569822

Certificate of Status Desired: Yes

Name and Address of Current Registered Agent:

HERNANDEZ, JOSE E MPA
85011 WILLISTON CT.
FERNANDINA BEACH, FL 32034 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MGR
Name HERNANDEZ, MARIA C
Address 85011 WILLISTON CT.
City-State-Zip: FERNANDINA BEACH FL 32034

Title MGR
Name HERNANDEZ, JOSE E MPA
Address 85011 WILLISTON CT.
City-State-Zip: FERNANDINA BEACH FL 32034

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: JOSE EFREN HERNANDEZ

MANAGER

01/05/2023

Electronic Signature of Signing Authorized Person(s) Detail

Date

C.



Proposal For: AMELIA WALK CDD

Koehn Outdoor BRAND PROMISE
Landscape and Irrigation Management

Letter from the CEO – David Koehn

Dear Board Members and Trusted Advisors:

Thank you for the opportunity to become your trusted landscape management partner for **AMELIA WALK CDD**. Our teams take pride in our work and our goal is to provide the highest level of customer value. With several contractors to choose from, we would be honored to be your trusted partner. Our company is one of few large commercial landscape firms in NEFL that is 100% family owned and operated. Our culture and communication are important to us, and I assure you will see the difference. We feel our success is driven by how we treat our team members and the level of care we provide to our employees and clients. **I would like to highlight the reasons why I feel Koehn Outdoor is the best partner for your community.**

- *I will also be an extension of the team in overseeing the installation of all new enhancements on your property.*
- *Our leadership team has been carefully selected and on average have over 20+ years of industry experience.*
- *Our teams have access to the most innovative technology in mapping and reporting. Reports are created with pictures and pin dropped locations to keep track of all areas of the community.*
- *We are a **market leader** in water management, sustainable solutions, and industry best practices. Our motto is to be stewards of the land and our goal is to provide the most efficient watering technology and provide sustainable landscape solutions.*
- *Koehn Outdoor will be involved in your community events as sponsors and can provide scheduled workshops for residents to learn more about sustainability and best industry practices for their personal residences.*
- *We are **passionate** about our local communities we serve, and we support organizations, charities, and local businesses. For example, we have strong partnerships with K9's for warriors and abundance of other organizations that make an impact in our community. It is an honor and a pleasure to give back.*

Lastly, I can personally assure the board that I will be an involved owner who takes pride in the success of **AMELIA WALK CDD**. Your community will be a top tier account and will be a major focus for our team and myself. I look forward to reviewing the proposal and answer any questions when we sit down for our presentation.

Have a blessed day!!

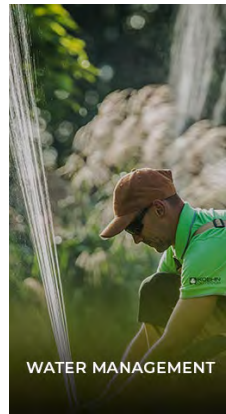
Company Overview

KOEHN OUTDOOR is a premier provider of landscape management and enhancement hardscape for commercial clients in Northeast Florida for the last 19 years. Our reach for landscape management services extends **100 miles** from our headquarters in Jacksonville, FL covering all Northeast Florida and then some.

Koehn Outdoor specialized Services:

- **Landscape Management**-(Full service with mowing, trimming, horticulture treatments, irrigation, tree pruning and all scopes in regarding to maintenance.)
- **Landscape Enhancement**-(redesigns, removal and install of landscape, irrigation, drainage, sod, annuals, and misc. landscape scopes.)
- **Hardscape Services**-(Installation and repair of the listed scopes-(Pavers, concrete, brickwork, synthetic turf, decks, fences, retaining walls-wood and block)
- **Misc. Construction**-(Dog parks constructed, Playground construction, marine construction-bulkhead/docks, fountains, shade sails, pergolas, cabanas, low voltage lighting and full outdoor kitchens)

Today our company has over 90 trained employees to service our clients. We are licensed Irrigation Contractors, Pest Control Providers and Certified Tree Professionals. We look forward to servicing you soon.



CORE VALUES



INTEGRITY - We do the right thing because it's the right thing to do



INNOVATION - We relentlessly pursue more than just the status quo



LEADERSHIP - We lift up our people, celebrate diversity, and empower our managers to lead



SUSTAINABILITY - We are stewards of the land and committed to providing environmentally sound landscape solutions



ACCOUNTABILITY - We take ownership of our work and hold each other to high standards of service



BUILDING RELATIONSHIPS - We make building relationships as important as building and maintaining landscape projects



Why Koehn Outdoor

- **LOCALLY-OWNED & Operated Since 2004:** In today's environment it is not common to find a locally owned regional provider like **Koehn Outdoor** that has the capacity of a national and offers world-class service.
- **NORTHEAST FLORIDA ONLY.**
- **EXCELLENT QUALITY CONTROL:** Account manager to assure multiple levels of quality control.
- **NO SUBCONTRACTING:** Turf care and irrigation divisions which allow our teams to communicate together without outside subs.
- **HIGH-QUALITY SERVICE:** We **PRIDE** ourselves on providing dependable, high-quality service with our attention always focused on YOU.
- **HORTICULTURE EXPERTISE:** In-house Plant Health Care Professionals, Season Flower Specialist on staff.
- **WINNING CULTURE:** Become a **TRUSTED-PARTNER** with the **Koehn Outdoor** winning culture.

KEY BENEFITS - Koehn Outdoor Team:

Unparallel Customer Experience with landscape-specific technology, to collaborate with “**AMELIA WALK CDD**” through customer portal giving ***you*** ***access to real-time data and imagery.***

Koehn Outdoor implements an AI-based tool - for measuring communities with a team of dedicated cartographers for ensuring quality control and high-definition aerial imagery from that is updated frequently.

Accurate Estimates and Pricing

KEY BENEFITS - Transition to Koehn Outdoor:

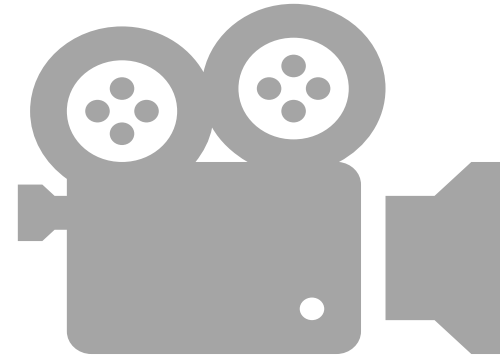
- **Koehn Outdoor 30-60-90- day Plan Checklist**
 - A site **work-flow map** and **detail schedule** during our 30-60-90-day plan.
 - Provides a ***highlighted zone map for irrigation, trim schedules***, and ***zone map*** for detail work being performed after the first 30 days.
 - **Review after the first month**, work on any approvals, or wish list items that are identified during that first 30-day period.
 - Goal is to **complete during the 30-60-day window**.
 - **At 90 days**, we walk the property together to ensure our action and flow plans are meeting expectation for the community.



Brand Promise & Company Overview Video



Brand Promise:
<https://vimeo.com/745903311>



Company Overview video at
<https://vimeo.com/745556992>.



David Koehn – President & CEO



Will Crews – Director of Operations



Jason Cather- Dir. of Irrigation



Steve Gorman – Dir. of Horticulture



Meet YOUR Team



KOEHN
OUTDOOR

DAVID KOEHN - BIO



- **David Koehn** is the founder and president of Koehn Outdoor, formerly DM Koehn Landscaping, Inc. David learned the construction and green industry at an early age by working with his father Douglas W. Koehn at his Class A Contracting business in Franklin, VA. After receiving a 2-year degree in industrial technology from a local community college, David moved from Franklin, VA to Jacksonville, FL in 2001 and started DM Koehn Landscaping in 2004, when he was only 24 years old.
- In its humble beginnings, David's business was a one-man residential mowing operation. With the company's success, David added more employees, equipment, and trucks and began focusing growing the business commercially. Early in life, David was taught that, **"when you do something, you do it right and with integrity"** — **a life lesson that has become one of the Koehn Outdoors core values.**
- Koehn Outdoor has developed into a market-leading commercial landscape management company with over 125 full-time employees. The company also has a full-service outdoor enhancement division that has developed award-winning hardscapes and beautiful amenity centers throughout the state of Florida.
- Having adapted a culture of continuous learning, training, and strategic planning, David and the Koehn Outdoor leadership team hold many green industry certifications and licenses and are involved in many industry professional associations.
- **In 2018**, Koehn Outdoor engaged with green industry specialist Envisor Consulting. The Envisor team holds leadership accountable for achieving goals and maintaining a level of customer service that is unmatched in Northeast Florida — which coincides with David's personal promise to his clients that Koehn Outdoor provides the most customer value for the most competitive price possible.

WILL CREWS - BIO



- Director of Operations
- Will obtained the core values of **HONESTY**, **INTEGRITY**, and **LEADERSHIP** from the U.S. Army, where he oversaw day to day operations as a logistics specialist and was responsible for maintaining the training records and transitioning processes of soldiers. He gives credit to the military for strengthening skills that help him work with people from different regions and backgrounds, as well as giving him the ability to adapt and overcome any situation.
- In his twelve-year tenure at Koehn Outdoor, Will has grown from crew member to upper management thanks to his work ethic and willingness to learn.
- Will also attends yearly training such as BPM, arbor care, and core classes and is passionate about continuing his education, having completed Master Account Management training program through the Envisor consulting group.
- He possesses vast knowledge in the process of onboarding new customers, recommending tactical strategic plans on maximizing time with service maps and creative planning, and learning ways to create customer value.
- Will's focus is on creating a clear line of communication with the customer, being proactive, performing monthly site walks to ensure quality, and continually training our teams to help provide a quality service. More than anything, Will's skills help maintain positive relationships with Koehn Outdoor customers.

JASON CATHER - BIO



- **JASON CATHER** is a focused manager & technician proudly offering 30 years of experience in irrigation water management. He holds certifications with Weathermatic & smart link systems.
- Moreover, a service-oriented irrigation technician with a friendly demeanor and extensive knowledge of different irrigation systems.
- His portfolio of many prestigious HOA communities include **MARSH CREEK in St Augustine, PLANTATION OAKS in Ponte Vedra Beach**, and **EPPING FOREST** in Jacksonville.
- A determined professional with the ability to stay focused at all times. Offering exemplary product demonstration, Weathermatic reports, and creation of irrigation maps along with managing his team of technicians.
- As an **IRRIGATION & WATER MANAGER**, his goals include being *pro-active, communicating well*, and educating communities with a *yearly irrigation budget for a lush landscape*. In addition to his primary job functions, Jason has been recognized by KOEHN OUTDOOR for his **extraordinary** commitment to success.

STEVE GORMAN- BIO



- **STEVE GORMAN** is Director of Horticulture & Safety proudly offering 28 years of experience.
- He currently oversees our Pest Control division and holds our Certified Operators License. He is responsible for ensuring that our horticulture program is following Florida statutes 482, performs all chemical training for the company, and maintains all chemical records
- As Director of Horticulture, Steve establishes and adjusts the lawn and ornamental programs to the highest standards complying with all state and federal regulations.
- He is pro-active, intuitive, and empathetic leader with a passion for the natural world, love for plants, and a desire for new innovative, and evocative garden display that delight, heal, and celebrate diversity.
- Serves on the Leadership team, his goals include *pro-actively anticipates the needs of the team, ensures Horticulture has the tools to excel at their role, and plans for future growth*, In addition to his primary job functions, Steve has been recognized by KOEHN OUTDOOR for his **extraordinary** commitment to success.

KYLE CLARKE - BIO



- **Kyle** is an Account Manager based in Jacksonville, Florida. He boasts multiple **certifications** and **training courses** with the **Envisor Academy** in the Green Industry as a recognized leading Industry Experts.
- He is the long-standing employee of Koehn Outdoor and has over 15 years experience.
- He offers far more than best practices through the Green Dot Operating System, from the Envisor Academy that created a roadmap that simplifies, streamlines, and ensures organizational development success.
- He has partnered with some prestigious properties such as ***Epping Forest, luxury portfolio of Fort Family*** along with ***RH Galleria*** and ***many more!***
- Kyle and Koehn Outdoor will partner with you to maximize turf & water management and elevate your properties in sustainable water management.
- As an **ACCOUNT MANAGER**, his goals include being *pro-active, communicating well*, and helping communities with a *yearly landscape budgets* to beautify the grounds. In addition to his primary job functions, Kyle has been recognized by KOEHN OUTDOOR for his ***extraordinary*** commitment to success

ROBERT BELADI - BIO



- **Robert Beladi** is a seasoned industry leader of 24 years in managing daily operations of maintenance crews and oversaw operations for (3) LPGA tournaments.
- Moreover, his portfolio of many prestigious HOA communities include ***RIVERTOWN, DEERWOOD Country Club, PLANTATION at Ponte Vedra, OAK BRIDGE CLUB at SAWGRASS and Nocatee communities.***
- He offers far more than best practices through the Green Dot Operating System, from the **Envisor Academy** that created a roadmap that simplifies, streamlines, and ensures organizational development success.
- Driven by attention to detail, he takes pride in providing the best **5-Star Customer Service.**
- As an **ACCOUNT MANAGER**, his goals include being *pro-active, communicating well*, and helping communities with a *yearly landscape budgets* to beautify the grounds. In addition to his primary job functions, Robert has been recognized by KOEHN OUTDOOR for his ***extraordinary*** commitment to success.

CHARLES KEITHLEY - BIO



- **Charles Keithley** is an Account Manager with KOEHN OUTDOOR based in Jacksonville, Florida with a **University of Kentucky Turf Certificate**. He has attended **Toro Irrigation Institute** and holds a Florida Licensed Commercial Chemical Application License.
- He recently joined Koehn Outdoor in 2022 and has over 15 years experience in Agronomy and Turf management.
- He has partnered with some prestigious properties such as **PGA Tour Agronomy & TPC Sawgrass** along with **Atlantic Beach Country Club!**
- Charles and Koehn Outdoor will partner with you to maximize turf & water management and elevate your properties in sustainable water management.

Choosing the Right Landscape Company

Clear Strategy & Vision for Future Design of Plants By *Complementary* Artist Renderings

A Multifaceted Landscape Maintenance Service, including irrigation, repairs and upgrades; water management; commercial landscape design and installation, including materials such as concrete, pavers/stone, and drainage and commercial tree care.



Effective Communication

Your landscape company plays a vital role in maintaining property values, and new buyers.

At **KOEHN OUTDOOR**, communication is essential, right up there with ***learning, experience, appreciation,*** and ***teamwork.***

Become a client, and you will hear from us on a consistence basis.

Property managers are busy in their day-to-day operations.

The communication we provide makes their job easier, makes them look good and improves our relationship with them.

How will you hear from us? When? Why? We are happy you asked.

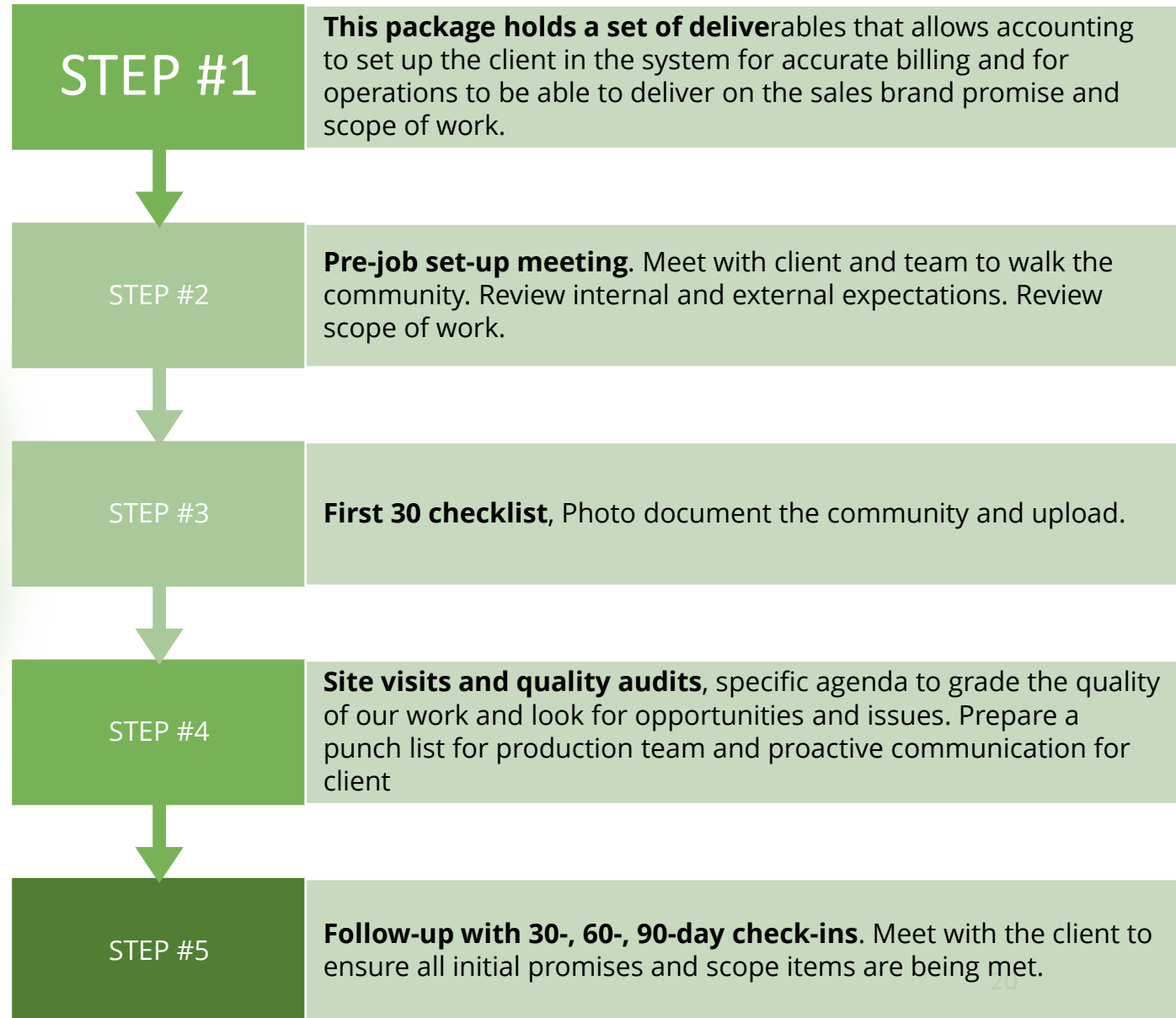
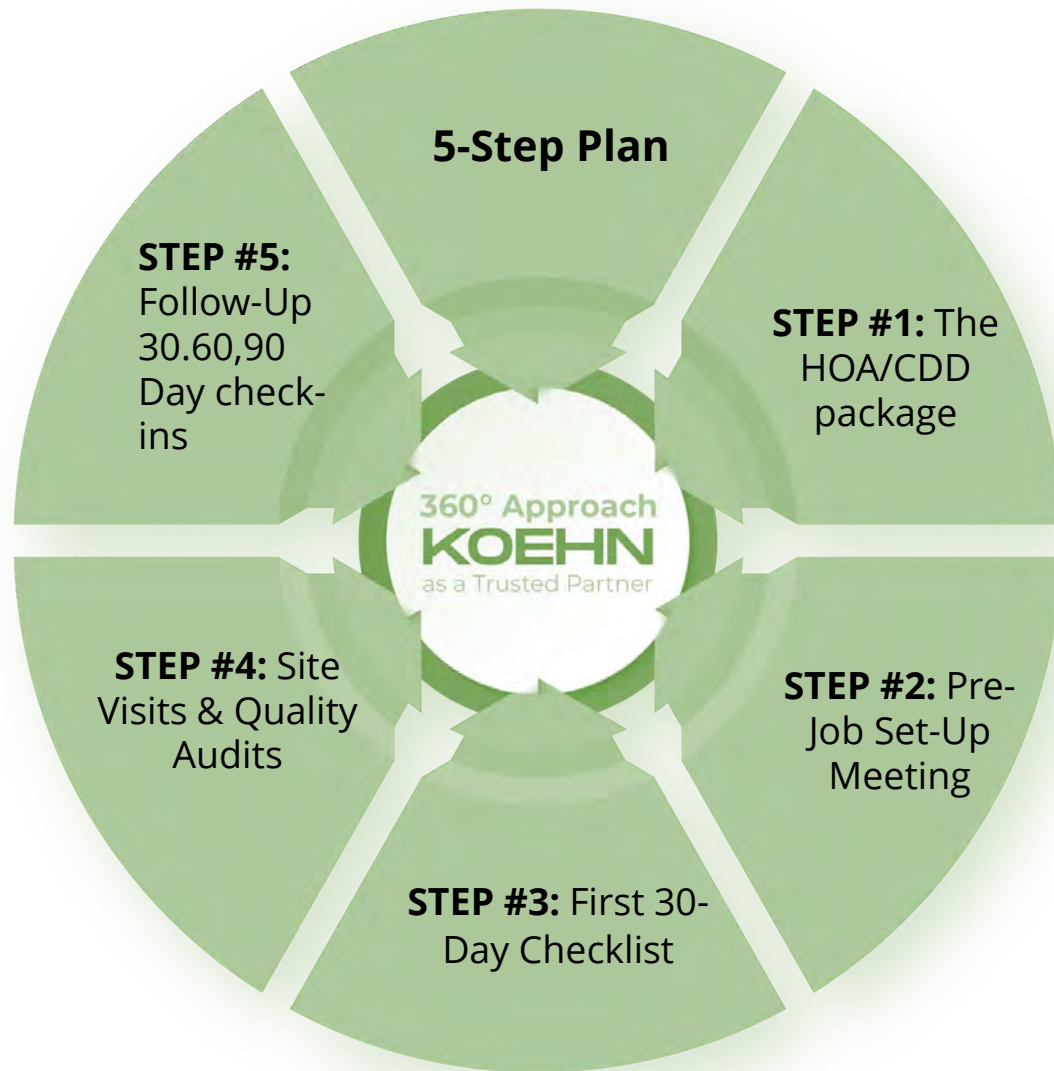


One Point of Contact & **PROACTIVE** — Not Just Reactive

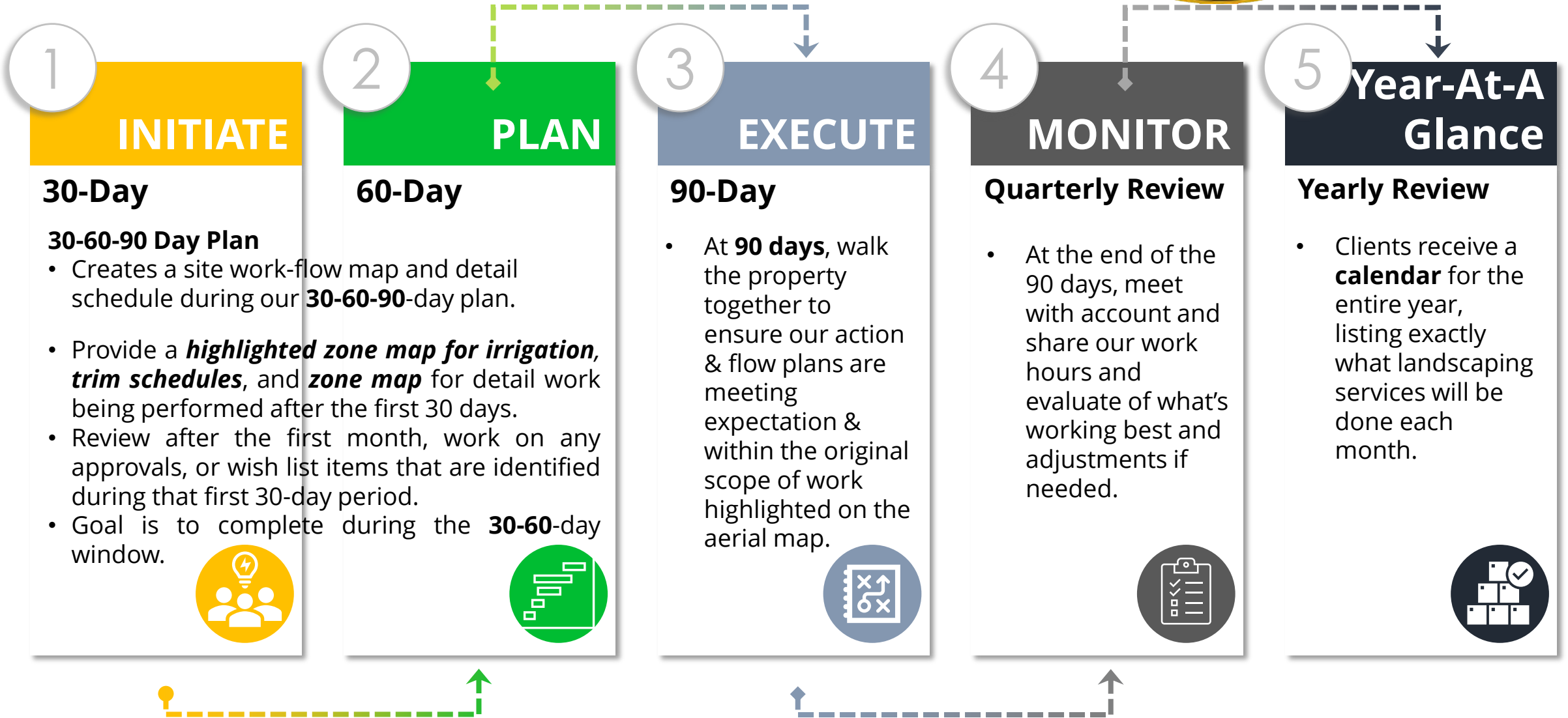
- Each property is assigned a **KOEHN OUTDOOR** Client Relations Manager, your point of reference for any questions, from irrigation to invoicing, weeds to wisteria.
- There is no confusion about who you should contact, whatever your question or concern.



The Koehn **5-Step START-UP Plan**



30-60-90 DAY PLAN EXECUTION STRATEGY: Property Site:



The Year at-a-Glance



- Clients get a **calendar** for the entire year, listing exactly what landscaping services will be done each month.
- You always know what to expect, from lawn fertilization in March to leaf removal in November.
- When the property owner stops by and wonders when the roses will be pruned, you can say, that happens in February.
- When will seasonal color be installed? You will know to expect that in April.
- Attendance of Meetings
- The more information we provide, the better you will look.

Turf
Ornamental
Seasonal Color
Agonomic Turf
Ornamental Program
Irrigation
Customer Care
Mulching (1x)

23

We are
PROACTIVE
— Not Just
Reactive



- Whenever you call us, we will get right on your question or concern. But even more important than being reactive is being initiative-taking — so you do not have to call us in the first place.
- So, we communicate with you about issues before they turn into problems.

Monthly Service Email, Quality Reports, Monthly Irrigation Fertilization/Pest Control Annual Flower Types & Design



- You will get a monthly service email featuring the services that will be done on your property that month.
 - *What is in store for each Month?*
 - *Weekly service visits*
 - *Early summer fertilization and turf weed control*
 - *Lawn aeration for warm season turf*
 - *Irrigation walk through*
 - *Summer pruning starts*
- Any questions or concerns? Your **KOEHN OUTDOOR** Client Relations Manager's number is right there in the email.

Accurate Pricing: with Aerial Imagery



AI-based tool - for measuring communities with a team of dedicated cartographers for ensuring quality control and high-definition aerial imagery from that is updated frequently.



NO Hidden extra cost, or deferred maintenance conditions may serve as stumbling blocks down the road.



We **Identify potential hazards** such as **liabilities**, or **dead plant** and lawn replacements – just to name a few.

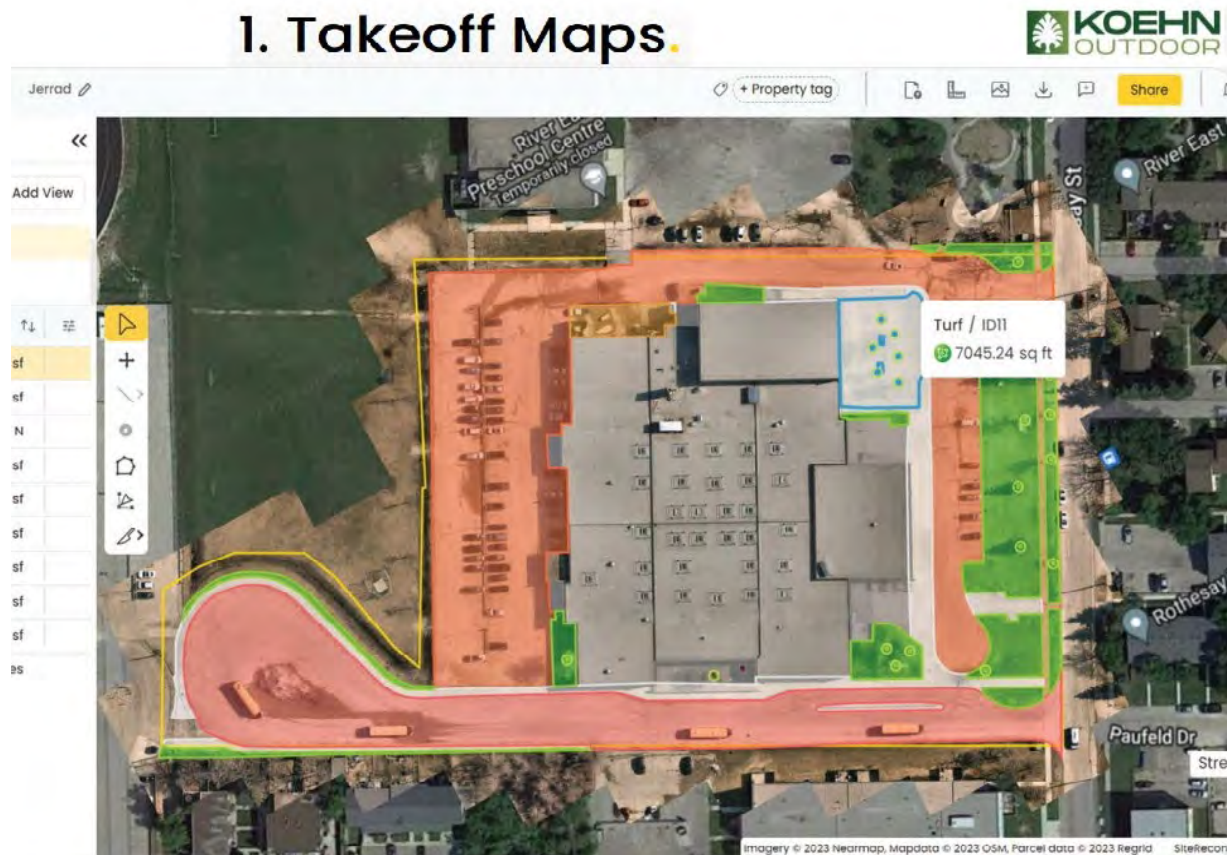




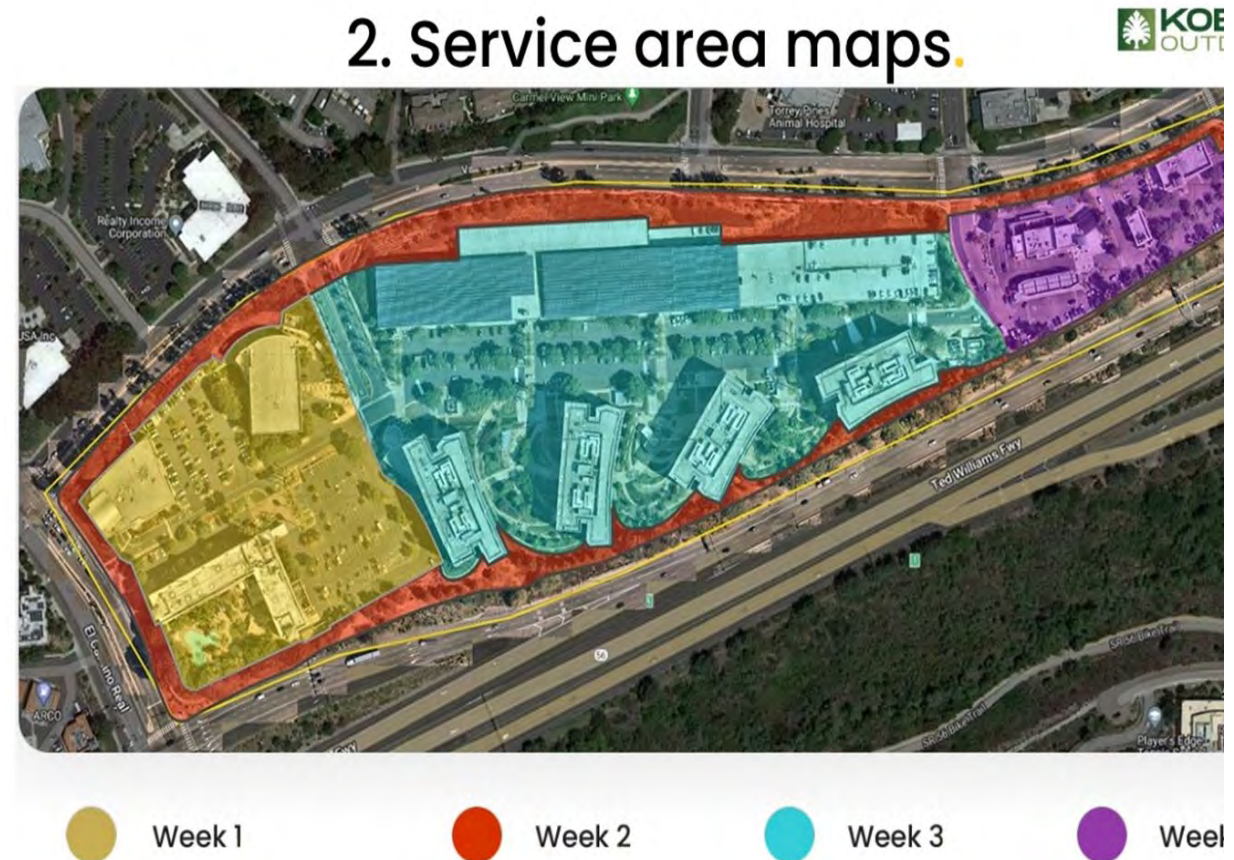
- **Koehn Outdoor implements SiteRecon** - an AI-based tool - for measuring sites
- **Automated measurements** from SiteRecon are fast and highly accurate
- This shortens our response time and ensures that our bids are highly accurate as well.
- **The accuracy can be attributed to the following factors:**
 - The AI is quite mature and delivers consistent output.
 - There is a team of dedicated cartographers for ensuring quality control.
 - SiteRecon uses **high-definition aerial imagery** from Nearmap that is updated frequently.
 - This also ensures that you stay up to date with the latest state of your property.

Koehn Outdoor Innovative Approach - **EXAMPLE**

1. Takeoff Maps.

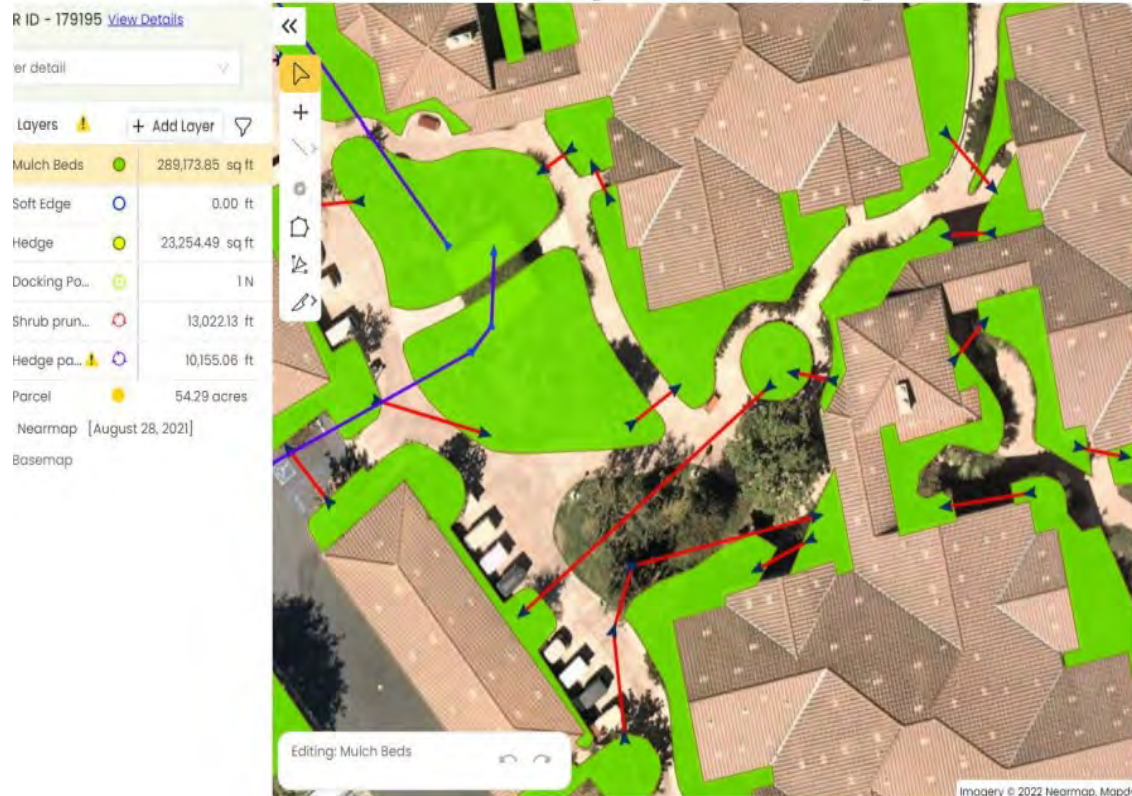


2. Service area maps.



Koehn Outdoor Innovative Approach - **EXAMPLE**

4. Execution plan maps.



3. Inventory Maps.



tree



mulch bed



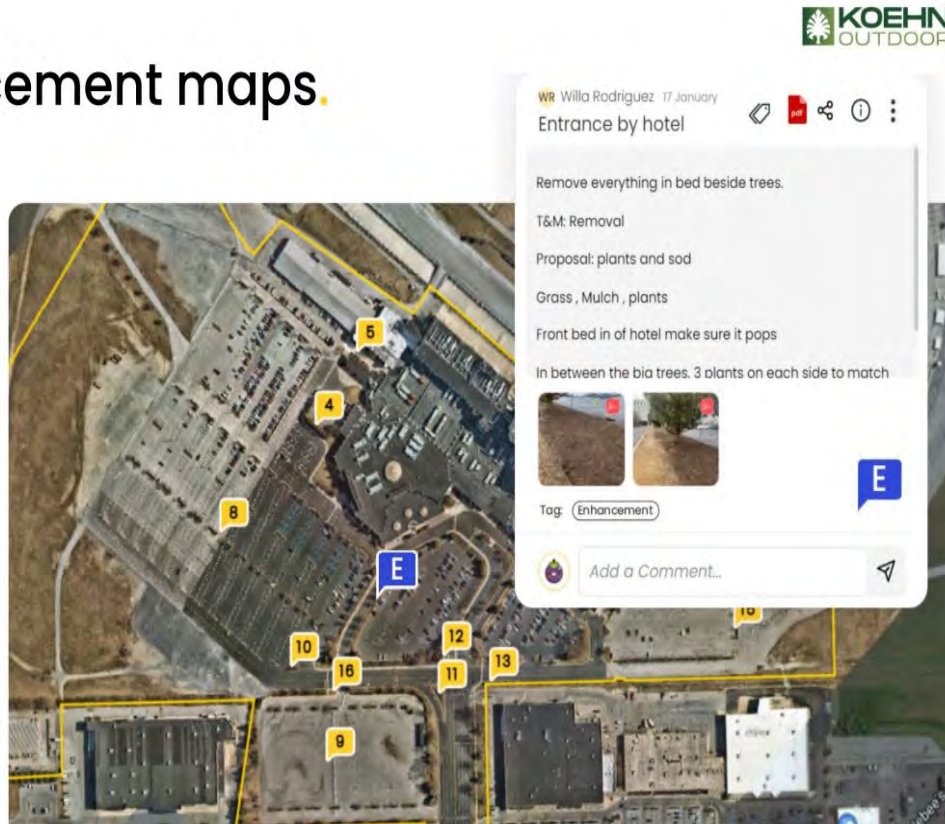
planter



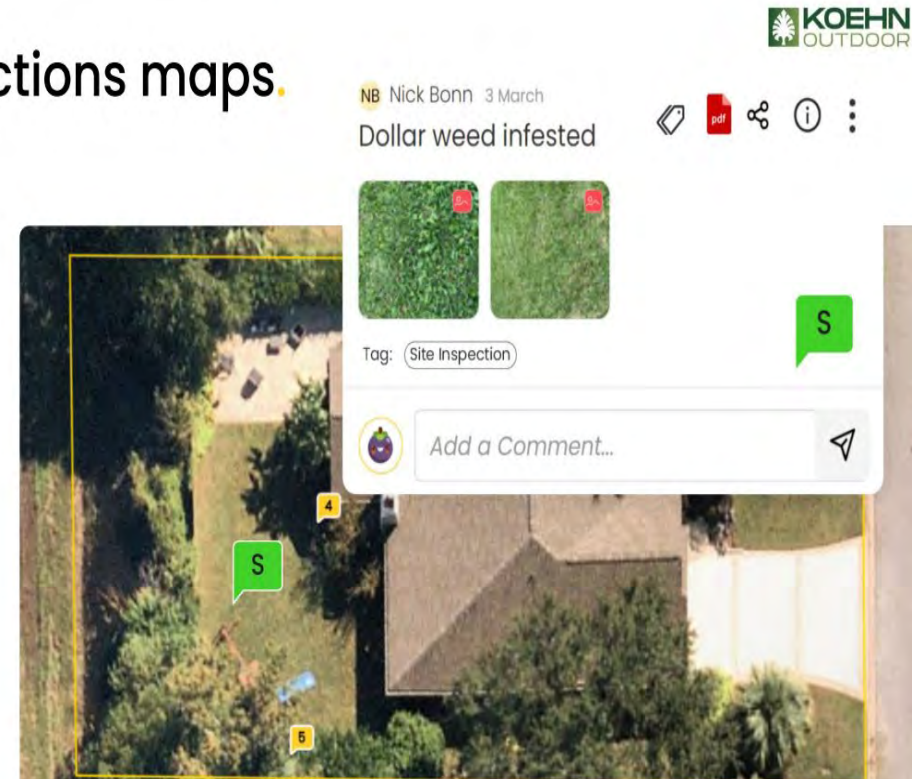
sprinkler

Koehn Outdoor Innovative Approach – **EXAMPLE**

5. Enhancement maps.



6. Site inspections maps.

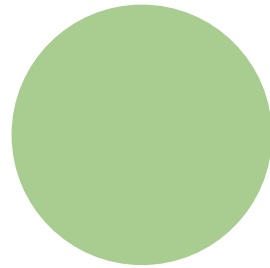


SmartLink Technology for Water Management - The Smart Solution

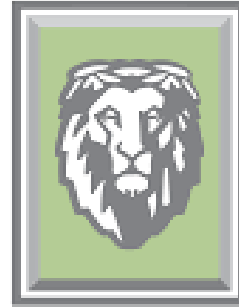
- We can service all your irrigation needs and ensure that your property is using the exact amount of water necessary, to avoid both monetary and environmental waste.
- A smart controller with remote monitoring allows for **24/7** access to your site, and dramatically improves response time
- Reduce water use as much as **50%** (average **38%**)
- Reduce damage from over/under watering
- Minimize liability from hazardous slick spots
- Comply with water restrictions while maximizing watering opportunities and limiting landscape loss
- Improve sustainability through water management
- Creates visibility and accountability through the photo documented inspection tool



A Few TOP Clients



- **STATUS** - Current
- **SERVICES PROVIDED** - Full-Service “Scope of Work” with properties *over 125 acres*



EPPING FOREST
YACHT & COUNTRY CLUB



Top Ten Koehn Client
Epping Forrest Mansion, Master HOA

Board President: Bob Coffee
Phone: (904) 563-0825



Top Ten Koehn Client Deerwood Country Club HOA

Kristen Sheldon, LCAM - Property Manager
Phone: 904.747.0181 ext. 142



Service Provided: Full-service landscape maintenance including monthly irrigation and horticultural services. Annuals, mulch, and palm trimming are also included as additional services as a part of this contract.

Contact:

Noelle, Salomon, LCAM, Community Manager

Marsh Management

P: 904-273-3033

E: Noelle Salomon: nsalomon@marshlanding.org.

Top Ten Koehn Clients

Turtleback Crossing in Sawgrass Village

Homeowners Association

Dates: 2023 - Present



Service Provided: Full-service landscape maintenance including monthly irrigation and horticultural services provided to a portfolio of Class A Industrial Sites. Additional services including palm and hardwood trimming, annuals and irrigation repairs and modifications provided in addition to the contract value. Landscape design services and the installation of new plant materials also provided at several sites in addition to the contract value.

Contact: Hillary Reed, Property Manager

Prominence Office Park

P: 904-464-0900

E: hreed@crockerpartners.com

Top Ten KoeHN Client Prominence Jacksonville

Class A Office Park, Service

Dates: 2019 - Present



Service Provided: Full-service landscape maintenance including monthly irrigation and horticultural services. Annuals, mulch, and palm trimming are also included as additional services as a part of this contract. Additionally, we have provided landscape design services and the installation of new plant materials not included as a part of the monthly contract value.

Contact: Monica Bowden, Property Manager
Flagler Center Offices

P: 904-464-0900

E: mbowden@cpocre.com

Top Ten KoeHN Client Flagler Center Jacksonville

Class A Office Park, Service

Dates: 2019 - Present



Service Provided: Full-service landscape maintenance including monthly irrigation and horticultural services. Annuals, mulch, and palm trimming are also included as additional services as a part of this contract.

Contact: Katie Almeida, Community Manager
May Management
P: (904) 940-1002
E: KAlmeida@maymgt.com

Top Ten Koehn Clients Tuscany Village HOA

Homeowners Association

Dates: 2022 - Present



Top Ten KoeHN Clients Forest Hammock HOA

Contact: Amy Potter (CAM) Associa

P: (904) 367-8532 E: Amy.Potter@cmcjaxfla.com

Homeowners Association

Dates: 2021 - Present



Service Provided: Full-service landscape maintenance including monthly irrigation and horticultural services. Annuals, mulch, and palm trimming are also included as additional services as a part of this contract.

Contact:

Blaine Anderson, Community Manager

BCM Services

P: 860-908-9865

E: BAnderson@bcmervices.net

Top Ten Koehn Client Addison Park at Nocatee HOA

HOA

Dates: 2021 - Present



RECENT CONCEPTUAL RENDERINGS

Sawmill Lakes (*pending design*) – Ponte Vedra



RECENT CONCEPTUAL RENDERINGS

- Vista Brooklyn – Jacksonville
- Tidewater HOA at Nocatee (Ponte Vedra)
- Julington Creek Plantation Entrance – St Johns



Del Webb®

eTOWN®



Artist Rendering of Circle Island

Proposed Project Staffing



The following is a (1) year total manpower summary for grounds **AMELIA WALK CDD**. We anticipate staffing as follows:

Suggested Crew Staffing – SAMPLE only

- (1) Crew Supervisor (Working/English speaking - assist with various services).
- (1) 4 man Mow & Detail Crews for all areas.
- (2) Irrigation Tech – for all monthly wet-checks and repair requirements as needed.
- (2) Hort Spray Tech – for all fertilization and pest control services per specifications.

In addition to proposed base services crew personnel, **KOEHN OUTDOOR** offers additional support services via separate written authorization and invoicing for arbor care services over 15', mulch installation, annual flower installation and landscape and irrigation enhancement and/or modification.

Included within this proposal but not part of the proposed manpower estimates is the additionally provided management and operational support from the assigned Production Manager, Client Relations Manager (CRM), and Operations Leadership/Ownership. The stated manpower are estimates only. The related growing or non-growing seasons, and subsequent services and frequencies to be provided, will dictate the exact number of personnel needed at any given time.

Weather conditions throughout the year may dictate adjustments to the number of required days/weeks of service and required staffing at those times. Regardless of the estimated personnel requirements, the necessary number of site-visits and personnel will be provided for the satisfactory completion of the proposed services. In addition to the proposed personnel, additional labor can/will be provided if needed for extra work items which are not included within the current Scope of Work.

Property Evaluation Notes

The following describes Koehn Outdoor's evaluation of current property conditions at **AMELIA WALK CDD** as it pertains to the boards RFP provided, and suggested solutions to remedy. Our proposal pricing is reflected accordingly:



- Select turf areas and plants are exhibiting weed intrusion and compaction. Turf weed populations will be treated with a seasonally appropriate aggressive program. Any compaction areas will be identified with suggested remedies such as aeration and/or soil amendments. Annual Flower beds were heavily populated with weeds. Beds will be manually weeded.
- Select plants are exhibiting pest & disease issues. An inspection will be scheduled upon commencement by our Hort Tech to evaluate and treat all issues as required.
- In select areas, the turf appears to be mowed too low. We will begin mowing with the mower deck raised to a minimum of 4.75". This will promote blade and resulting root growth helping establish a stronger, healthier and more pest & disease resistant turf.
- In problem leaf areas, Koehn Outdoor will provide leaf removal each service visits as needed during the heavy leaf-drop season to remove leaf build up in the turf and hard surfaces.
- All trees will be given more attention to address substantial sucker growth that exists.
- Sidewalks and parking areas will be checked regularly and sprayed with non-select herbicide to keep weed populations down.
- Many shrub and perennial varieties did not receive the necessary and required seasonal cutbacks in spring. Some appear as though they have not been properly pruned. Select shrubs can be cut back every year or should be cut back every 2-3 years to keep shrubs full from the bottom up and controlled within the landscape. If not done regularly, shrubs will become bare at the bottom and leggy. Perennials such as liriop and jasmine ground covers can and should be cut back each year to remove old dead leaves and spent stalks and promote new fresh growth and a more even growing pattern. Flax Lily should have spent bloom stalks pruned out regularly during the detail cycles. Flax can be pruned back when necessary but not more often than every 5 years or so. If done too often, Flax Lily plants will weaken and decline, or death will occur.

Hurricane Plan

June 1st marks the start to hurricane season with it lasting through the month of November. With uncertainties in the climate, predicting the season can be challenging and, it is always best to be prepared if a storm should make landfall in our area.

To **AMELIA WALK CDD**, prepare, our management team will be proactively evaluating your property for potential landscape issues that can be prevented prior to a storm. In addition to preparedness, we will ensure that multiple emergency contacts have been provided to the board and staff. Communication can be difficult following major storms so this will help maximize efficiency in relief efforts.

Following a storm, and once it is determined safe to do so, we will dispatch our regular crew to the property for clean-up efforts. Our team will work through the property based on the following priorities:

1. Clearing of debris blocking vehicle access to ensure emergency personnel can access your property.
2. Clearing debris from structures that may pose an immediate risk or danger.
3. Replanting of any plant material that may have a chance to survive if replanted.
4. Trimming and removal of hazardous damaged limbs that remain in trees.

Any work that our on-site crew is incapable of taking care of (large tree limb failure, uprooted trees, debris caught in canopies etc.) will be billed at a rate of \$125 per hour. This price **includes** the use of all necessary specialty equipment such as lift, chipper, grapple truck, skid steer & stump grinder.







Once the above priorities have been met, we will continue to work diligently to clean up the remainder of site of smaller less hazardous debris. This will include removal of tree limbs and landscape debris left on the ground from any initial efforts. We will also provide options for restoration of all damaged landscaping should this be necessary throughout the community. Regular service/mowing of the site will resume once the clean-up has been complete and the moisture levels in the turf have reduced enough so that our equipment will not cause additional damage.

We encourage you to evaluate your emergency plans to ensure that you and your staff are prepared in the event a damaging storm makes landfall. If we may answer any questions or concerns you may have regarding our plan and your landscaping, please let us know.



STATE-OF-THE-ART EQUIPEMENT LIST

The following is a list of equipment owned by Koehn Outdoor that may be used in accordance with the scope of services at **AMELIA WALK CDD**.

 7 Light Duty Trucks	 18 Super Duty Trucks	 6 F-450 or Larger Trucks	 20 Maintenance Trailers (open and enclosed)	 8 Heavy Duty Trailers	 2 Irrigation Vans	 3 Irrigation Trucks
 2 Spray Trucks	 2 72" Mower	 15 60" Mowers	 15 52" Mowers	 2 36" Mowers	 1 32" Mower	 15 Walk Behind Mowers
 1 T650 Track Loader	 2 John Deere Wheel Loaders	 2 Ditch Witch Trenchers	 25 Mowers – Misc sizes	 213 Field Equipment Edgers, Trimmers, Blowers, Weed eaters, Backpack Sprayers		

AVERAGE NUMBER OF FULL- TIME & PART-TIME EMPLOYED IN 2022-2023



FULL-TIME: 125



PART-TIME: 75



REGISTERED at DBA
D.M. KOEHN
LANDSCAPING

- AS KOEHN OUTDOOR in State of Florida (locally-owned since 2004)
- BUSINESS STRUCTURE: A Corporation

Licenses and Professional Associations

**KOEHN OUTDOOR
LICENSES AND
REGISTRATIONS**

**Occupational License
– Florida, Duval & St
Johns County**

**Pest Control License
– Florida**

**Pest Control
Operator – Florida**

**License as a Dealer in
Agricultural Products**

**Nursery Stock Dealer
Certificate of
Registration**

**All Management
Hold BMP (Best
Management
Practices)
Certifications**

**State of Florida
Irrigation – License
No. 1-331**

LICENSES & PERMITS

**KOEHN OUTDOOR LICENSES AND
REGISTRATIONS: GOOD STANDING**



Safety Communication No. 1: Safety Briefings

- **KOEHN OUTDOOR**, safety briefings are a daily occurrence between crew managers and crew members. They are often reminders about company safety policies on topics like vehicle seat belt use, cell phone use while operating equipment or the wearing of personal protective equipment (PPE) at work sites.

Safety Communication No. 2: Safety Training

- **KOEHN OUTDOOR** trainings encourage hands-on activities, demonstrations of safe work skills and a commitment to behavioral change targeting safe work practices.

Safety Communication No. 3: Safety Education

- The most important information transfer component that closes the loop is safety educating. Our goal throughout this process is to:
 - Provide reminders and warnings about safe work habits (briefings)
 - Provide interactive sessions on enhanced safety knowledge and safe workplace behaviors (training)
 - Ensure attendees retain the knowledge and adopt safe behaviors (educating)

SAFETY



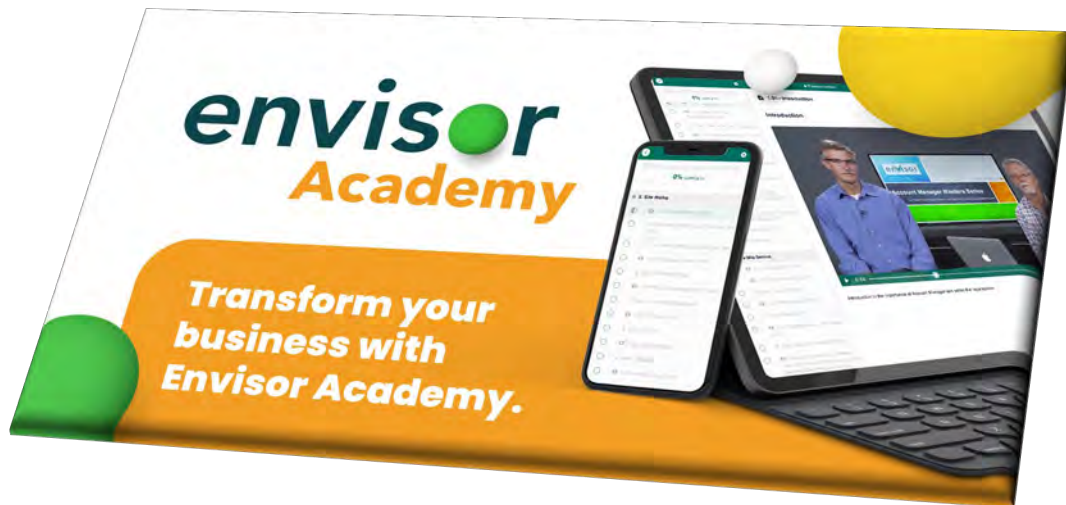
NATIONAL
ASSOCIATION OF
**LANDSCAPE
PROFESSIONALS**

TRAINING

Team Member Training –

We regularly evaluate teams for safety, quality and effectiveness in a persistent effort to be better today than we were yesterday.

- At **Koehn Outdoor**, we incorporate an all-encompassing training program that ensures our crews perform at their peak year-round.
- Listed below are a few of our programs available to teams.
- Gardner Certification training through **NALP**
- Horticulture training-
- Equipment training
- Continuous safety training
- Design Expertise training
- Arbor care Training -





THANK YOU

We look forward to Serving **YOU**. I'd like to **THANK YOU** for your time and the opportunity.

Frank Prescutti
Director of New Business Development



Cell
(904) 962-3590



Office
(904) 716-0683



E-mail
frankp@koehnoutdoor.com



Website
www.koehnoutdoor.com



**INFORMAL
PROJECT MANUAL
FOR
LANDSCAPE MAINTENANCE SERVICES**

- Lawn Care**
- Irrigation Maintenance**
- Pest Control, Fertilization, Weed Control**

**AMELIA WALK
COMMUNITY DEVELOPMENT DISTRICT**

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PUBLIC NOTICE

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

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

Landscape Maintenance Services Nassau County, Florida

INSTRUCTIONS TO PROPOSERS

DATE	EVENT
September 14, 2023	RFP Notice is issued.
September 15, 2023	RFP package available.
Weekdays between 7 am and 5 pm	Drop-in site inspections available.
September 25, 2023, at 11:00 a.m.	Optional pre-proposal meeting.
October 20, 2023, at 12:00 p.m. (noon)	Proposals submittal deadline.
December 15, 2023	Anticipated contract start date (subject to change in the discretion of the District)

1. **DUE DATE; SUBMISSION.** Electronic proposals (“**Proposals**”) must be received from interested parties (“**Proposer(s)**”) no later than October 20, 2023, at 12:00 p.m., 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. All costs to prepare and submit a response shall be borne by the Proposer.

2. **VOLUNTARY PRE-PROPOSAL MEETING; SITE VISITS.** There will be an optional pre-proposal meeting on September 25, 2023, at 11:00 a.m., located at the Amelia Walk Amenity Center, 85287 Majestic Walk Boulevard, Fernandina Beach, Florida 32034.

3. **FAMILIARITY WITH THE PROJECT.** The Proposer, by and through the submission of the Proposal, agrees that he shall be held responsible for having heretofore examined the project site, the location of all proposed work and for having satisfied himself from his own personal knowledge and experience or professional advice as to the character, conditions, and location of the site, the nature of the turf, shrubs, trees, palms, vegetation, weeds, sprinklers and irrigation systems, roads, sidewalks and paved paths, ground, surface and subsurface, and any other conditions surrounding and affecting the work, any obstruction, the nature of any existing construction, and all other physical characteristics of the job, in order that the Proposer may include in the prices which the Proposer proposes all costs pertaining to the work and thereby provide for the satisfactory landscape and irrigation maintenance thereof.

The Proposer agrees to accept the site in an “as is” condition, and hold its prices for the period set forth in this proposal package, regardless of any changes to the site that may occur from the time of Proposal submission and through the time of contract award and the start of any work under the contract. The Proposer, in preparing the Proposal, shall take into consideration that work

by other contractors may be in progress at or near the site and that the Proposer shall not interfere with work done by such other contractors.

4. PROJECT MANUAL. The “Project Manual” and any addenda thereto, will be available by request from Kelly Mullins at ameliawalkmanager@gmsnf.com with a copy to Courtney Hogge at chogge@gmsnf.com.

5. QUALIFICATIONS OF PROPOSER; MANDATORY AND PERMISSIVE REQUIREMENTS. The Proposer shall submit with its Proposal satisfactory evidence of experience in similar work and show that it is fully prepared with the necessary organization, staff, and equipment to complete the work to the satisfaction of the District. Notwithstanding anything else within the Project Manual, each Proposer must (1) be authorized to do business in Florida, and (2) hold all required state and federal licenses in good standing. All other requirements set forth in the Project Manual shall be deemed “permissive,” in that a Proposer’s failure to meet any requirement described in mandatory terms such as “shall,” “will,” “mandatory,” or similar language does not automatically disqualify the Proposer’s Proposal, but instead in the Board’s discretion may result in the disqualification of a Proposal or alternatively may be taken into account in the evaluation and scoring of the Proposal.

6. PROPOSAL FORMS. The Proposal shall contain an acknowledgment of receipt of all Addenda, if any. In making its Proposal, each Proposer represents that it has read and understands the Project Manual and that the Proposal is made in accordance therewith, including verification of the contents of the Project Manual against the Table of Contents. Proposer shall provide in the Proposal a complete breakdown of both unit quantities and unit costs for each separate item associated with landscaping & irrigation maintenance plan and technical specifications. The quantities and unit costs for landscaping materials shall be provided by the Proposer in accordance with the Project Manual.

7. PROPOSAL INFORMATION. All Proposals should include the following information, among other things described herein:

- A. A completed and executed Proposal Form, with all of its four parts and any attachments.
- B. A listing of the position / title and corporate responsibilities of key management or supervisory personnel (forms attached). Include resumes for each person listed, and list years of experience in present position for each party listed and years of related experience.
- C. Describe proposed staffing levels, including information on current operations, administrative, maintenance and management staffing of both a professional and technical nature, including resumes for staff at or above the project manager level. If any services are proposed to be fulfilled by a subcontractor, please identify the subcontractor and the services they are proposed to perform.
- D. Information related to other projects of similar size and scope for which Proposer has provided, or is currently providing, landscape and irrigation maintenance services (forms attached).

- E. At least three (3) references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person.
- F. A narrative description of the Proposer's approach to providing the services as described in the scope of services provided herein.
- G. Completed proposal pricing. All responses must itemize the cost for each of the items described in the Project Manual and break out all costs, such as the number of mowings by month, dollar value by event, etc. Proposers may provide pricing for all phases/segments of work or any portion thereof. It shall be within the Board's discretion to determine whether to award one contract for all work or to award multiple contracts for different segments of the work, or to further subdivide the work as deemed in the best interests of the District.
- H. Copy of current certificate of insurance.

8. INSURANCE. All Proposers shall include as part of their proposal a current Certificate of Insurance demonstrating that the company's ability to meet the insurance coverage requirements set forth in the attached contract form provided herein. In the event the Proposer is notified of award, it shall provide proof of the insurance coverage identifying the District, its officers, employees and agents as additional insureds, as stated in the Contract form provided herein, within fourteen (14) calendar days after notification, or within such approved extended period as the District may grant. Failure to provide proof of insurance coverage shall constitute a default.

9. PRICING. Proposers shall submit their price information on the supplied forms with all blank spaces completed. Proposers shall also sign the required form. Each line item shall be clearly stated and cover all charges including incidental expenses, applicable taxes, insurance, overhead and profit. Proposers shall guarantee that their pricing to the District shall not increase throughout the term of the contract agreement executed.

Proposers may provide pricing for all segments of work or only for one/some segments. It shall be within the Board's discretion to determine whether to award one contract for all work or to award multiple contracts for different phases of the work, or to further subdivide the work as deemed in the best interests of the District. It is anticipated that the Board will consider dividing the work as follows: (1) Lawn Care Zone A, (2) Lawn Care Zone B, (3) Lawn Care Zone C, (4) Lawn Care Zone D, (5) Irrigation – all zones, (6) Pest Control/Fertilization/Weed Control – all zones; but the District explicitly reserves the right to combine work or further subdivide work as is determined to be in the best interests of the District.

10. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, in its sole and absolute discretion, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

11. CONTRACT AWARD. The contract awarded pursuant to this RFP is anticipated to commence on December 15, 2023, with an initial term of one (1) year and up to three (3) optional

annual renewals, for a total contract term of four (4) years. However, the District reserves the right to start the contract on a different date based on availability of the Contractor and the needs of the District. Within fourteen (14) days of receipt of the Notice of Award from the District or as otherwise extended by the District, the Proposer shall enter into and execute a Contract in substantially the form included in the Project Manual. The District and the selected contractor (“**Contractor**”) will execute a contract for a specified term. Upon expiration or termination of any existing contract for landscape and irrigation maintenance services, Contractor, if requested by the District, agrees to perform the services on a month-to-month basis until either party has provided the other party written notice of its election to renew or terminate the contract agreement. This RFP does not guarantee that a contract will be awarded. The District reserves the exclusive right to reject any and all Proposals. **The District reserves the right to award by items, groups of items, or total proposal, and to award multiple contracts if it is deemed to be in the best interests of the District to do so.**

12. INDEMNIFICATION; LIMITATION OF LIABILITY. The successful Proposer shall fully indemnify, defend and hold harmless the District and its officers, agents, and employees from and against all claims, damages, costs and losses arising, in whole or in part, from Contractor’s negligence or breach of contract, as more fully set forth in the agreement form, provided herein. Nothing herein shall be construed as or constitute a waiver of District’s limitations on liability contained in section 768.28, *Florida Statutes*, or other statute or law.

13. FAMILIARITY WITH THE LAW. By submitting a Proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work as well as the District’s operating rules and procedures. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

14. 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 reserves 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 also reserves the right to seek clarification from prospective firms on any issue in a response, invite specific firms for site visits or oral presentations, or take any action it feels necessary to properly evaluate the submissions and construct a solution in the District’s best interest. Failure to submit the requested information or required documentation may result in the lessening of the proposal score or the disqualification of the proposal response.

15. REFERENCE TERMS. Any headings in this document are for the purposes of reference only and shall not limit or otherwise affect the meaning thereof. Any reference to gender shall be construed to include all genders, firms, partnerships and corporations. References in the singular shall be construed to include the plural and references in the plural shall be construed to include the singular.

16. PROTESTS. This is an informal bid process and no protest rights shall be available.

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

18. FOREIGN INFLUENCE. By submitting a proposal, the Proposer agrees to comply with the provisions of Section 286.101, *Florida Statutes*, regarding disclosures of any current or prior interest of, any contract with, or any grant or gift received from a foreign country of concern if such interest, contract, or grant or gift has a value of \$50,000 or more and such interest existed at any time or such contract or grant or gift was received or in force at any time during the previous five (5) years. Proposer affirms that, except as may be otherwise disclosed or excluded from disclosure under Section 286.101, *Florida Statutes*, Proposer has no such interest in, contract with, or grant or gift from a foreign country of concern as defined in Section 286.101, *Florida Statutes*.

[End of Instructions to Proposers]

AMELIA WALK
COMMUNITY DEVELOPMENT DISTRICT
Request for Proposals – Landscape Maintenance Services

EVALUATION CRITERIA

Factor	Description
1.	Completeness of Proposal Completeness of response in accordance with RFP instructions and requirements. Proposal is neat, professional in appearance and organized appropriately.
2.	Experience Contractual and technical experience in performing work of similar size and scope; experience working with commercial properties, community development districts, or public agencies; strength and stability of the contractor. This may also include the quality of client references.
3.	Qualifications of Key Personnel Qualifications of staff, adequacy of labor commitment, training programs for staff that are going to be assigned to this Project under this contract.
4.	Machinery, Equipment, and Manpower Contractor possesses adequate machinery, equipment, and manpower to perform the work for this Project under this contract in a high-quality manner or the ability to acquire said machinery, equipment, and manpower prior to contract start date. Financial stability and creditworthiness of contractor will be considered. Contractor should provide Project specific information.
5.	Cost Proposer's bid pricing is cost-effective, reasonable, and within the District's budget.

Evaluation notes: 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. The District's award will be based on the proposal(s) that is(are) most advantageous to the District. Price will not be the only factor considered, but the Board anticipates that firms providing cost-effective or low-price proposals will be given a priority in the Board's evaluation.

The District also reserves the right to seek clarification from prospective firms on any issue in a response for the District, invite specific firms for site visits or oral presentations, or take any action it feels necessary to properly evaluate the submissions and construct a solution in the District's best interest.

**AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES**

PROPOSAL COVER SHEET

NAME OF PROPOSER COMPANY: Koehn Outdoor

NAME OF PERSON COMPLETING THIS BID: Frank Prescuitti

EMAIL: frankp@koehnoutdoor.com

In accordance with the Request for Proposals for Landscape and Irrigation Maintenance, the person completing this proposal on behalf of Proposer agrees to provide all services as described in the detailed Scope and/or Specifications if awarded a contract hereunder. All proposals shall be in accordance with the Project Manual.

Minimum Qualifications: The Proposer has satisfied the following minimum qualifications (initial each):

F.P. (1) authorized to do business in Florida, and

F.P. (2) holds all required state and federal licenses, in good standing.

Receipt of Addenda: The Proposer certifies that the Proposer has received the following addenda (list below):

ADDENDA NO.	DATE
Addendum #1 updated landscape map	10/4

AFFIDAVIT REGARDING PROPOSAL

STATE OF Florida
COUNTY OF Duval

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

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of Director of New Business Development for Koehn Outdoor ("Proposer"), and am authorized to make this Affidavit Regarding Proposal on behalf of Proposer.

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

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

4. The Proposer agrees through submission of the Proposal to honor all pricing information for ninety (90) days from the opening of the proposals, and if awarded the contract on the basis of this Proposal to enter into and execute the contract in the form included in the Project Manual.

5. By signing below, the Proposer acknowledges that there are no protest rights associated with this proposal process.

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

[signature on following page]

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

Dated this 20 day of October, 2023.

Proposer: Koehn Outdoor
By: Frank Prescuiitti
Title: Director of New Business Development

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this ____ day of _____, 2023, by Frank Prescuiitti of Koehn Outdoor, who is personally known to me or who has produced _____ as identification, and did [] or did not [] take the oath.

Notary Public, State of Florida
Print Name: _____
Commission No.: _____
My Commission Expires: _____

PROPOSAL FORM
PART I – GENERAL INFORMATION

• *Proposer General Information:*

Proposer Name Frank Prescuitti

Street Address 1872 Everlee Road

P. O. Box (if any) _____

City Jacksonville State Florida Zip Code 32216

Telephone 904-716-0683 Fax no. 904-683-5408

1st Contact Name Frank Prescuitti Title Director of New Business Development

2nd Contact Name David Koehn Title President/CEO

Parent Company Name (if any) N/A

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

- *Company Standing:*

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

In what State was the Proposer organized? Florida Date September 25, 2023

Is the Proposer in good standing with that State? Yes ☒ No ☐

If no, please explain _____

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

If no, please explain _____

- *What are the Proposer's current insurance limits? (Please attach a current certificate of insurance and review the enclosed form of contract for requested insurance limits for this project)*

General Liability	\$ <u>3,000,000.</u>
Automobile Liability	\$ <u>1,000,000</u>
Workers Compensation	\$ <u>1,000,000</u>
Expiration Date	<u>08/01/2024</u>

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

Irrigation - Florida, good standing

L & O Pest Control - Florida/good standing

Business - Florida/good standing

See licenses in packet

PROPOSAL FORM
PART II – PERSONNEL AND EQUIPMENT

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

Street Address 1872 Everlee Road

P. O. Box (if any) _____

City Jacksonville State Florida Zip Code 32216

Telephone 904-716-0683 Fax no. 904-683-5408

1st Contact Name Frank Prescuitti Title Director of New Business Development

2nd Contact Name David Koehn Title President/CEO

- *Proposed Staffing Levels - Landscape and irrigation maintenance staff will include the following:*

<u>1</u>	Supervisors, who will be onsite <u>TBD</u> days per week; <u>Depends on awarded areas.</u>
<u>2</u>	Technical personnel, who will be onsite <u>TBD</u> days per <u>TBD</u> ; and
<u>5</u>	Laborers, who will be onsite <u>TBD</u> days per week. <u>Depends on awarded areas.</u>

- *Officers and Supervisory Personnel – Please complete the pages that follow at the end of this Part regarding the Proposer's Officers and Supervisory Personnel, and attach resumes for any individuals listed.*
- *Technical Personnel – Does the Proposer currently employ any other technical personnel who have expertise in pesticide application, herbicide application, arboriculture, horticulture, or other relevant fields of expertise? Yes ☒ No ☐ If yes, please provide the following information for each person (attach additional sheets if necessary):*

Name: Steve Gorman

Position / Certifications: Director of Horticulture

Duties / Responsibilities: Leads all techs

% of Time to Be Dedicated to This Project: 20 %

Please describe the person's role in other projects on behalf of the Proposer:

Project Name/Location: Specific to Koehn Portfolio in Proposal

Contact: Frank Prescuitti Contact Phone: 904 962-3590

Project Type/Description: Landscape Management/See Reference in our proposal

Duties / Responsibilities: Oversees Horticulture & all techs along with Training

Dollar Amount of Contract: \$1.5 million

Proposer's Scope of Services for Project: All chemical treatment and reporting

Dates Serviced: 2021 - Present

- *Equipment – Please complete the pages that follow at the end of this Part regarding the Proposer's Equipment that will be used in connection with this project.*

- *Subcontractors - If any of the work is proposed to be performed by subcontractors, provide a list of all subcontractors that will be hired by the Proposer to perform certain services described in the scope of services. For each subcontractor provide the following:*
 - a. A description of the services the subcontractors will be performing for the Proposer.*
 - b. A description of the subcontractor's qualifications for the services they will be performing for the Proposer.*

OFFICERS

PROPOSER: Koehn Outdoor

DATE: September 25, 2023

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

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
David Koehn	President/CEO	Leads all executive decisions and departments	Jacksonville, FL
FOR PARENT COMPANY (if applicable)			
N/A			

**SUPERVISORY PERSONNEL
WHO WILL BE INVOLVED WITH THE WORK**

PROPOSER: Koehn Outdoor

DATE: September 25, 2023

INDIVIDUAL'S NAME	PRESENT TITLE	JOB RESPONSIBILITIES	OFFICE LOCATION	% OF TIME TO BE DEDICATED TO THIS PROJECT / # OF DAYS ON-SITE PER WEEK	YEARS OF EXPERIENCE IN PRESENT POSITION	TOTAL YEARS OF RELATED EXPERIENCE
David Koehn	President/CEO	Leads all executive decisions & departments	Jacksonville, FL	20%	20	26
Will Crews	Director of Operations	Leads all departments	Jacksonville, FL	20%	15	16
Steve Gorman	Director of Horticulture	Leads all techs	Jacksonville, FL	20%	23	27
Jason Cather	Director of Irrigation	Leads all techs	Jacksonville, FL	20%	6	26
Kyle Clarke	Director of Maintenance	Leads all acct managers	Jacksonville, FL	20%	16	16
Robert Beladi	Account Manager /CRM Aspire	CRM/Aspire/Oversee's PM	Jacksonville, FL	20%/1-day	6	23
Charles Keithley	Account Manager /CRM Aspire	CRM/Aspire/Oversee's PM	Jacksonville, FL	20%/1-day	3	24
Dwain Ayres	Account Manager /CRM Aspire	CRM/Aspire/Oversee's PM	Jacksonville, FL	20%/1-day	1	18
Robert Rounds	Production Manager	Oversees Crews	Jacksonville, FL	100%/1-day	3	20
Roger Haas	Production Manager	Oversees Crews	Jacksonville, FL	100%/1-day	2	25

**COMPANY-OWNED MAJOR EQUIPMENT
TO BE USED IN CONNECTION WITH THE WORK**

PROPOSER: Koehn Outdoor

DATE: September 25, 2023

QUANTITY	DESCRIPTION	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS
2	60" ztrok 900 series	2	Jacksonville, Fl
1	52" 652E Stand-on	2	Jacksonville, Fl
1	48" Toro Stand-on	3	Jacksonville, Fl
1	36" Write Stand-on	3	Jacksonville, Fl
1	Little Wonder-Leaf Vac	5	Jacksonville, Fl
1	T650 Bobcat	5	Jacksonville, Fl
1	Ford 450-Dump Truck	5	Jacksonville, Fl
12	Stihi Handheld	2	Jacksonville, Fl

PROPOSAL FORM
PART III – EXPERIENCE

- *Has the Proposer performed work for a community development district previously?*
Yes ☒ No ☐ *If yes, please provide the following information for each project (attach additional sheets if necessary):*

Project Name/Location: Wynnfield Lakes CDD

Contact: Daniel Laughlin Contact Phone: (904)-940-5850 x401 (Office)

Project Type/Description: Landscape & water management, all common areas

Dollar Amount of Contract: \$133,704

Scope of Services for Project: _____

Landscape & Irrigation Management Services. All common areas and ponds.

Dates Serviced: 2023

- *List the Proposer's total annual dollar value of landscape and irrigation services work completed for each of the last three (3) years:*

2022 = \$8.2 million

2021 = \$6.3 million

2020 = \$5.9 million

- *Please provide the following information for at least 3 references. Attach additional sheets if necessary.*

Project #1 Name/Location: Deerwood Improvement Association - Jacksonville

Contact: Kristen M. Corrigan Contact Phone: Kristen (904) 597-0769

Your Company's Scope of Services (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): _____

*See details in our proposal. Full landscape scope for fertilization, mowing, pest control, weed control, thatch removal & water management along with enhancements.

Is this a current contract? Yes ☒ No ☐

Project #2 Name/Location: Wynnfield Lakes CDD

Contact: Dana Harden/
Ken Thomas Contact Phone: 904-565-9385

Your Company's Scope of Services (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): _____

*See details in our proposal. Full landscape scope for fertilization, mowing, pest control, weed control, mulch, flowers, thatch removal & water management along with enhancements.

Is this a current contract? Yes ☒ No ☐

Project #3 Name/Location: Epping Forest - Jacksonville

Contact: Jon Rine Contact Phone: Jon (904) 759-5772

Your Company's Scope of Services (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): _____

Full landscape maintenance includes irrigation, horticulture, mulch, flowers & palm trim

Is this a current contract? Yes ☒ No ☐

- *Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past five years?* Yes ___ No ☒

If yes, please describe each violation, fine, and resolution _____

What is the Proposer's current worker compensation rating? _____

Has the Proposer experienced any worker injuries resulting in a worker losing more than ten (10) working days as a result of the injury in the past five years? Yes ___ No ☒

If yes, please describe each incident _____

- *Is the Proposer or any of its affiliates are presently barred or suspended from proposing or contracting on any state, local, or federal contracts?*
Yes ___ No ☒ If yes, please provide:

The names of the entities N/A

The state(s) where barred or suspended N/A

The period(s) of debarment or suspension N/A

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

N/A

- *List any and all governmental enforcement actions (e.g., any action taken to impose fines or penalties, licensure issues, permit violations, consent orders, etc.) taken against the Proposer or its principals, or relating to the work of the Proposer or its principals, in the last five (5) years. Please describe the nature of the action, the Proposer's role in the action, and the status and/or resolution of the action.*

None

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

N/A

PROPOSAL FORM
PART IV -- PRICING

NOTE: If pricing is not provided for subsequent renewal terms, it will be assumed that prices will remain the same through each of the three potential annual renewal terms. Please attach additional sheets as needed to provide pricing for future years.

See scope of services attached to proposed contract for service details.

[Form begins at following page]

Conditions

Amelia Walk Fee Schedule

Please provide itemized pricing for all services included in your proposal. If not applicable, write "N/A"

#	Item	Performance	Price	Additional Note (Indicate which Zone(s) are included in the price, if applicable)
	LAWN CARE			
	Monthly Common Area Maintenance	Per Contract	14,728	
	Total Yearly Common Area Maintenance	Per Contract	176,741	
	LABOR			
	# of Crew Members During Growing Season	Per Contract	# 4	
	# of Crew Members during non-growing season	Per Contract	# 4	
	Total # of Turf Cuts per year	Per Contract	# 42	
	# Irrigation Tech Labor Rate – Per Hr.	As Needed/Requested	\$80	
	SOD / SEED			
	St. Augustine – Sq. Ft.	As Needed/Requested.	1.10	
	Bahia – Sq. Ft.	As Needed/Requested	1.00	
	Zoysia– Sq. Ft.	As Needed/Requested	1.60	
	Bermuda – Sq. Ft.	As Needed/Requested	1.20	
	Winter Rye – Sq. Ft.	As Needed/Requested	0.10	
	Dead Sod Removal – Hr. Rate	As Needed/Requested	60.00	
	Sod Install – Hr. Rate	As Needed/Requested	60.00	
	Soil Test – Total Cost	As Needed/Requested	500.00	
	Aeration Sq. Ft.	As Needed/Requested	Bid per job request	
	MULCH / PINE STRAW			
	Pine Straw Phase 1 -5 865 Bales	1x per yr. per K	7,785.00	
	Pine Straw – Per Bale	As Needed/Requested	9.00	
	Pine Bark - Phase 1 -5 160 CY	1x per yr. per K	10,400	
	Pine Bark – Per CY	As Needed/Request	65.00	
	Removal of aged mulch _____CY	As Needed/Requested	75.00	
	Playground Mulch 46 CY	As Needed/Requested	75 per cy = 63,450	
	ANNUALS			
	Annual Flowers	3x per yr. Per Contract	2.25	
	Annual Flowers – Per Rotation	As Needed/Requested	3,685.50	
	Annual Flowers in 4” pots per Tray	As Needed/Requested	40.05	
	Annual Flower			
	SHRUBS / PLANTS			
	1 Gallon Shrubs	As Needed/Requested	8.00	
	3 Gallon Shrubs	As Needed/Requested	20.00	
	Knockout Roses	As Needed/Requested	25.00	

	FERTILIZATION			
	Turf – <u>6</u> x per yr. (irrigated areas)	Per Contract	30,000	
	Shrubs – <u>4</u> x per yr.	4x per yr. Per Contract	8,000	
	Trees	Separate Proposal	Bid per job request	
	ORNAMENTAL GRASS			
	Native Grasses	As Needed/Requested	20.00	
	Cutting back – Full Cut Back	1x per yr Per Contract	Bid per job request	
	Cutting back – Per Hr.	As Needed/Requested	55.00	
	TREES			
	Ligustrum Tree – 7-8'	As Needed/Requested	700.00	
	Magnolia Tree – 65 gal	As Needed/Requested	800.00	
	Magnolia Tree – 100 gal	As Needed/Requested	1,000.00	
	Live Oak – 100 gal 3 ½"-4" cal.	As Needed/Requested	1,000.00	
	Live Oak – 200 gal 5-6" cal.	As Needed/Requested	2,100.00	
	Crape Myrtle – 65 gal. multi-stem	As Needed/Requested	750.00	
	Crape Myrtle – 100 gal multi-stem	As Needed/Requested	1,000.00	
	Nelly Stevens Holly – 30 gal	As Needed/Requested	400.00	
	Maple Tree – 11/2"-2" 30 gal	As Needed/Requested	350.00	
	Elm Tree – 30 gal.	As Needed/Requested	350.00	
	Medjool Palm – 15' CT	As Needed/Requested	7,000.00	
	Evergreen Tree – 30 gal	As Needed/Requested	350.00	
	Cost to prune all live oak street trees	As Needed/Requested	Bid per job request	
	Cost to Prune All Palm Trees	As Needed/Requested	45.00	
	IRRIGATION			
	Hunter/Rainbird Controller 2 wire	Requested	930.00	
	Hunter /Rainbird valves 2" ICB	As Needed/Requested	200.00	
	6" rotor - each	As Needed/Requested	69.90	
	12" rotor - each	As Needed/Requested	82.50	
	Spray nozzle - each	As Needed/Requested	7.00	
	6" pop up PRS 30 spray - each	As Needed/Requested	24.20	
	12" pop up PRS 30 spray - each	As Needed/Requested	29.00	
	VP-10 - each	As Needed/Requested	16.79	
	VP-12 - each	As Needed/Requested	36.08	
	2 wire for system per LF	As Needed/Requested	.73	
	ICB decoder – each station	As Needed/Requested	256.00	
	Wire splice 3M DBY	As Needed/Requested	269.00	
	6" PR – Sch. 160 – per LF	As Needed/Requested	17.00	
	4" PR – Sch. 160 – per LF	As Needed/Requested	8.00	
	3" PR – Sch. 160 – per LF	As Needed/Requested	4.65	
	2" PR – Sch. 160 – per LF	As Needed/Requested	2.20	
	1-1/2" PR – Sch. 160 – per LF	As Needed/Requested	1.40	
	1-1/4" PR – Sch. 160 – Per LF	As Needed/Requested	1.10	
	1" CL – 200, per LF	As Needed/Requested	.80	
	¾" CL – 220, per LF	As Needed/Requested	.60	
	Hunter/Rainbird ET Drip hose	As Needed/Requested	.61	
	½" Flex PVC, per LF	As Needed/Requested	1.15	
	4" Slip-Fix Repair Coupling - EA	As Needed/Requested	80.00	

	3" Slip-Fix Repair Coupling - EA	As Needed/Requested	45.00	
	2-1/2" Slip-Fix Repair Coupling - EA	As Needed/Requested	36.00	
	2" Slip-Fix Repair Coupling - EA	As Needed/Requested	23.00	
	1-1/2" Slip-Fix Repair Coupling - EA	As Needed/Requested	15.00	
	1-1/4" Slip-Fix Repair Coupling - EA	As Needed/Requested	13.00	
	1" Slip-Fix Repair Coupling - EA	As Needed/Requested	7.50	
*	Watering of parks and lift stations	As Needed/Requested	Bid per job request	
	PEST CONTROL			
	Turf, Insect and Herbicide Treatment (6)	Per Contract	Included	Included in all phases
*	Fire Ant Control – Full Treatment	Per Contract	486.42	
	Fire Ant Control – Spot Treatment	As Needed/Requested	Bid per job request	
#	Notes/Recommendations			
	All Services that fall outside the scope of the annual landscape maintenance agreement will be discussed with Manager and a separate proposal will be provided to encompass all costs associated with project.			
	\$3000.00 annual landscape replacement to be added as a separate line item			
	* Denotes Item Not Part of Monthly Maintenance Fee.			

EMERGENCY CLEAN-UP SERVICES

In the event of a declared emergency or disaster, the following services shall be provided on a time and materials basis, at the rates (which include all costs including but not limited to overhead and profit) set forth below (attach additional pages as needed), after authorization from the District:

A. Debris removal personnel unit costs:

_____	\$ <u>150 man</u> _____ per Hour
_____	\$ _____ per Hour
_____	\$ _____ per Hour

B. Debris removal equipment unit costs:

_____	\$ <u>150 per man</u> _____ per Hour
_____	\$ _____ per Hour
_____	\$ _____ per Hour

C. Other emergency/disaster related unit costs:

_____	\$ <u>150 per man</u> _____ per Hour
_____	\$ _____ per Hour
_____	\$ _____ per Hour

Costs for equipment and personnel are only payable for when the equipment and personnel are operating. No stand-by time is eligible for payment. Disaster recovery assistance services shall not exceed 70 hours for each declared emergency or disaster unless otherwise authorized by the District. Contractor shall maintain and supply District all necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state or federal agencies. The District reserves the right to contract with an outside vendor for any or all emergency clean-up services.

LANDSCAPE MAINTENANCE SERVICES AGREEMENT

THIS AGREEMENT (“Agreement”) is made and entered into this 20 day of October, 2023, by and between:

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

Koehn Outdoor, a Contractor, whose address is 1872 Everlee Road, Jacksonville, Fl. 32216 (“**Contractor**,” and collectively with the District, “**Parties**”).

RECITALS

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

WHEREAS, the District has a need to retain an independent contractor to provide landscape and irrigation maintenance services for the Maintenance Area within the District; and

WHEREAS, Contractor represents that it is qualified to serve as a lawn maintenance contractor and has agreed to provide to the District those services identified in **Exhibit A** attached hereto and incorporated by reference herein (“**Services**”), for the areas identified at **Exhibit B** (“**Maintenance Area**”);

WHEREAS, to solicit such services, the District conducted a competitive proposal process and determined to make an award of a contract for landscape and irrigation maintenance services to the Contractor, based on certain proposal pricing provided by Contractor attached hereto as **Exhibit C**; and

WHEREAS, Contractor desires to provide such services, and represents that it is qualified to do so.

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement, it is agreed that the Contractor is hereby retained, authorized, and instructed by the District to perform in accordance with the following covenants and conditions, which both the District and the Contractor have agreed upon:

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

2. **DESCRIPTION OF WORK AND SERVICES.**

- a. The District desires that Contractor provide landscape maintenance services within professionally accepted standards. Upon all Parties signing this Agreement, Contractor shall provide the District with the Services identified in **Exhibit A**.
- b. While providing the Services, Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.

- c. The Contractor shall provide the Services as shown in **Exhibit A** of this Agreement. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.
 - d. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations. Contractor agrees to use only designated easement areas when access is needed, and to notify the District if such access is not available.
- 3. **SCOPE OF SERVICES.** The duties, obligations, and responsibilities of Contractor are described in the Scope of Services, attached hereto as **Exhibit A**, within the Maintenance Area, identified at **Exhibit B**. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.
- 4. **MANNER OF CONTRACTOR'S PERFORMANCE.** Contractor agrees, as an independent contractor, to undertake work and/or perform such services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by Contractor. All Services shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards, including but not limited to University of Florida IFAS Extension guidelines. The performance of all Services shall further conform to any written instructions issued by the District through its designees, who shall be Kelly Mullins and Daniel Laughlin, District Manager ("**Designee**").
 - a. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of Services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.
 - b. The Contractor agrees that the District shall not be liable for the payment of any work or services not included herein unless the District, through its Designee, authorizes the Contractor, in writing, to perform such work.
 - c. The District's Designee shall act as the District representative with respect to the services to be performed under this Agreement. The Designee shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services provided that no direction shall obviate Contractor's obligations as an expert in the field to provide the Services in conformance with landscaping best practices.
 - a. Upon request by the Designee, the Contractor agrees to meet with the District's representative to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.

- b. The Contractor shall provide to the Designee a written report of work performed for each week with notification of any problem areas and a schedule of work for the upcoming month.
- d. In the event that time is lost due to heavy rains (“**Rain Days**”), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days but shall not provide services on Sundays unless otherwise authorized in writing.
- e. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor’s activities and work within twenty-four (24) hours.

5. COMPENSATION.

- a. As compensation for Services identified as _____ the District agrees to pay Contractor twelve (12) monthly payments of 15,111.76 (~~\$15,111.76~~), for an annual total of 181,340.60 (~~\$ 181,340.60~~), as set forth in **Exhibit A**. Any additional compensation for additional duties shall be paid only upon the written authorization of the Designee in accordance with the unit pricing provided in Contractor’s proposal to the District. Contractor shall provide the District with a monthly invoice before the last day of each contractual service month representing the monthly installment due for that month.
- b. If the District should desire additional work or services, or to add additional lands to be maintained, Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon the unit pricing provided in Contractor’s proposal if applicable, or a payment amount acceptable to the Parties and agreed to in writing.
- c. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen’s Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

- f. Subject to the terms herein, Contractor will promptly pay for all costs of labor, materials, services and equipment used in the performance of the Services, and upon the request of the District, Contractor will provide proof of such payment. Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of Contractor's performance under this Agreement, and Contractor shall immediately discharge any such claim or lien. In the event that Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving notice of termination.
- g. The Contractor shall maintain records conforming to usual accounting practices. As soon as may be practicable at the beginning of each month, the Contractor shall invoice the District for all services performed in the prior month and any other sums due to the Contractor. The District shall pay the invoice amount within thirty (30) days after the invoice date. The Contractor may cease performing services under this Agreement if any payment due hereunder is not paid within thirty (30) days of the invoice date. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.

6. **TERM.** This Agreement shall commence as of December 15, 2023, and shall continue for a period of twelve (12) months ("**Initial Term**"), unless terminated earlier pursuant to the terms of this Agreement. At the end of the Initial Term, this Agreement will automatically renew for three (3) additional one (1)-year terms.

7. **SUBCONTRACTORS.** The Contractor shall not award any of the Services to any subcontractor without prior written approval of the District. The Contractor shall be as fully responsible to the District for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as the Contractor is for the acts and omissions of persons directly employed by the Contractor. Nothing contained herein shall create contractual relations between any subcontractor and the District.

8. **INSURANCE.**

- a. The Contractor shall maintain throughout the term of this Agreement the following insurance:
 - (1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 - (2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:
 - (i) Independent Contractors Coverage for bodily injury and property

damage in connection with any subcontractors' operation.

- (3) Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.
 - (4) Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- b. The District, its staff, consultants, officers and supervisors shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- c. If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

9. INDEMNIFICATION.

- d. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault.
- e. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards,

court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees, expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

10. **ENVIRONMENTAL ACTIVITIES.** The Contractor agrees it is licensed, capable and shall use best management practices, consistent with industry standards, with respect to the storage, handling and use of chemicals (e.g., fertilizers, pesticides, etc.) and fuels. The Contractor shall keep all equipment clean (e.g., chemical sprayers) and properly dispose of waste. Further, the Contractor shall immediately notify the District of any chemical or fuel spills. The Contractor shall be responsible for any environmental cleanup, replacement of any turf or plants harmed from chemical burns and correcting any other harm resulting from the Services to be performed by Contractor.
11. **COMPLIANCE WITH GOVERNMENTAL REGULATION.** Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.
12. **ACCEPTANCE OF THE SITE.** By executing this Agreement, the Contractor agrees that the Contractor was able to inspect the site prior to the time of submission of the proposal, and that the Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping, in its current condition, and on an "as is" basis. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping was not in good condition or otherwise differs materially from conditions ordinarily encountered.
13. **WARRANTY AND COVENANT.** The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. The Contractor hereby warrants any materials and services for a period of one (1) year after acceptance by the District or longer as required under Florida law. With respect to any and all plant material provided pursuant to this Agreement or any separate work authorization issued hereunder, all plant material shall be guaranteed to be in a satisfactory growing condition and to live for a period of one (1) year from planting except for annuals, which will be replaced seasonally. All plants that fail to survive under the guarantee shall be replaced as they fail with the same type and size as originally specified. Contractor further warrants to the District those warranties which Contractor otherwise warrants to others and the duration of such warranties is as provided by Florida law unless longer guarantees or warranties are provided for elsewhere in the Agreement (in which case the longer periods of time shall prevail). Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the services, nor monthly or final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or services. If any of the services or materials are found to be

defective, deficient or not in accordance with the Agreement, Contractor shall correct remove and replace it promptly after receipt of a written notice from the District and correct and pay for and other damage resulting therefrom to District property or the property of landowners within the District. Contractor hereby certifies it is receiving the property in its as-is condition and has thoroughly inspected the property and addressed any present deficiencies, if any, with the District. Contractor shall be responsible for maintaining and warranting all plant material maintained by Contractor as of the first date of the services.

Contractor hereby covenants to the District that it shall perform the services: (i) using its best skill and judgment and in accordance with generally accepted professional standards and (ii) in compliance with all applicable federal, state, county, municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, permits and approvals (including any permits and approvals relating to water rights), including, without limitation, all professional registration (both corporate and individual) for all required basic disciplines that it shall perform. Contractor hereby covenants to the District that any work product of the Contractor shall not call for the use nor infringe any patent, trademark, services mark, copyright or other proprietary interest claimed or held by any person or business entity absent prior written consent from the District.

14. **TAX-EXEMPT DIRECT PURCHASES.** The Parties agree that the District, in its discretion, may elect to undertake a direct purchase of any or all materials used for the landscaping services, including but not limited to the direct purchase of fertilizer. Contractor shall follow required procedures as directed by the District.
15. **DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.
16. **CUSTOM AND USAGE.** It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.
17. **SUCCESSORS.** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.
18. **TERMINATION.** The District agrees that the Contractor may terminate this Agreement with cause by providing sixty (60) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the

District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

19. **PERMITS AND LICENSES.** All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.
20. **ASSIGNMENT.** Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other, which approval shall not be unreasonably withheld. Any purported assignment of this Agreement without such prior written approval shall be void.
21. **INDEPENDENT CONTRACTOR STATUS.** In all matters relating to this Agreement, the Contractor shall be acting as an independent Contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.
22. **HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.
23. **AGREEMENT.** This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement.
24. **ENFORCEMENT OF AGREEMENT.** A default by either Party under this Agreement shall entitle the other Party to all remedies available at law or in equity. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing Party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.
25. **AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties.
26. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.
27. **NOTICES.** Any notice, demand, request or communication required or permitted hereunder ("**Notice**") shall be in writing and sent by hand delivery, United States certified mail, or by recognized overnight delivery service, addressed as follows:

A. If to the District: Amelia Walk Community Development District
c/o Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092
Attn: District Manager

With a copy to: Kilinski Van Wyk, PLLC
517 E. College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to Contractor: Koehn Outdoor
1872 Everlee Road
Jacksonville, FL 32216
Attn: Frank Prescutti

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

28. **THIRD-PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.
29. **CONTROLLING LAW AND VENUE.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue for any legal actions regarding this Agreement shall be Nassau County, Florida.
30. **COMPLIANCE WITH PUBLIC RECORDS LAWS.** Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including, but not limited to, Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Daniel Laughlin** ("Public Records

Custodian”). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT [904-716-0683](tel:904-716-0683), [904 962-3590](tel:904-962-3590), OR

_____.

31. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.
32. **ARM’S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the Parties as an arm’s length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
33. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Additionally, the Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, “electronic signature” shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g. via PDF) of an original signature, or signatures created in a digital format.
34. **E-VERIFY.** The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security’s E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public

employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

IN WITNESS WHEREOF, the Parties execute this Agreement as set forth below.

[THIS SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Parties execute this Agreement as set forth below.

ATTEST:

**AMELIA WALK
COMMUNITY DEVELOPMENT
DISTRICT**

By: _____
☐ Secretary
☐ Assistant Secretary

By: _____
☐ Chairperson
☐ Vice Chairperson

Date: _____

ATTEST:

By: _____
Its: _____

By: _____
Its: _____

Date: _____

Exhibit A: Scope of Services
Exhibit B: Maintenance Area
Exhibit C: Proposal Pricing

EXHIBIT “A”
SCOPE OF SERVICES

LANDSCAPE MAINTENANCE SERVICES AGREEMENT
EXHIBIT “A”

SCOPE OF SERVICES

SCOPE OF WORK. The Landscape Maintenance Contractor (the “**Contractor**”) shall furnish all horticultural supervision, labor, materials, equipment, and transportation required to maintain the landscape areas within The Amelia Walk CDD (the “**District**”) throughout the contract period, as specified per the contractual agreement.

a. Schedule of Services:

The Contractor will be on site as necessary to complete the scope of work. The Contractor will endeavor to schedule all work to be completed each week by 5:00 PM Friday, however the Contractor may be required to work on weekends to complete tasks delayed or caused by Acts of God or in emergency situations. The Contractor shall be on site as required year-round. A knowledgeable (and licensed when applicable) supervisor from the Contractor’s firm is required to be present during every maintenance visit.

b. Quality Control Inspections:

A qualified representative from the Contractor’s firm shall accompany the District’s representative (“**Manager**”) on monthly quality inspections and after each inspection a punch list shall be generated and submitted to Contractor for completion by the following week. Such inspections should occur on a set schedule as agreed upon by the Manager and the Contractor. Any deficiencies within the scope of services shall be corrected within seven (7) days of each inspection unless Contractor notifies Manager of a reasonable explanation as to why such issue cannot be completed in such time period.

c. Attendance at meetings:

Upon request by the District, the Contractor shall attend scheduled District meetings.

d. Reporting:

i. The Contractor will be required to provide Manager with the following information, as applicable to the services provided by the Contractor:

- Monthly Irrigation Inspection Reports.
- Monthly Fertilization, Weed and Pest Control Reports
 - Lawns
 - Plants/shrubs
 - Sod
 - Trees
 - Pests
- Monthly Lawn Care Service Reports which shall include:
 - Mowing/Edging/Trimming Service Report
 - Pruning Service Report
 - Pond Bank Mowing Service Report
 - Mulch/ Cord Grass Maintenance Report (if applicable)

- Tree Maintenance (Limb ups) (if applicable)
- Annual Flower Types and Design (if applicable)
- Weekly field reports provided by Contractor. Contractor is encouraged to bring to the District's operation manager any concerns even if covered by another Contractor's area of responsibility. Example: if Zone B Lawn Care provider notices an irrigation head broken or lawn/shrubs that may require fertilization or pest control they should document those observation in the weekly field report.

I. LAWN CARE SCOPE OF SERVICES:

- a. **Mowing and Edging:** District owned property shall be mowed 1-2 times every seven (7) days during the active growing season (April 1 - November 30) and once a month during the dormant seasons (December 1 to March 31) unless specifically noted below. Mowing that occurs during the active growing season must be done on the same day(s) of each week. If Contractor is unable to complete the mowing on the designated day of the week, the Contractor must notify Manager of said complication and provide the day in which the mowing will be made up. During extended rainy or dry periods mowing will take place as conditions dictate. Mowing height will be based on what is horticultural correct for the turf variety, taking into account the season. Zoysia 2-3", Saint Augustine Floritam 4-5", Saint Augustine Sevelle and Palmetto 3-3 ½", Bahia 3- 5" and Bermuda 1-2". Clippings shall not be caught and removed from lawn area unless they are lying in swaths, which may damage the lawn.
 - i. **Easements and Right-of-Ways.** Shall be mowed at least once every seven 7 days during the active growing season (April 1 - November 30) and once a month during the dormant seasons (December 1 to March 31).
 - ii. **Pond Banks.**
 - **Residential Side of Ponds** - Shall be mowed weekly during the active growing season (April 1 - November 30) and twice a month during the dormant season (December 1 to March 31).
 - **Back of Ponds** - Shall be mowed twice a month during the active growing season (April 1 - November 30) and once a month during the dormant season (December 1 to March 31).
 - iii. **Pocket Parks, Green Space and Lift Stations.** Shall be mowed at least once every 7 days during the active growing season (April 1 - November 30) and once a month during the dormant seasons (December 1 to March 31).
 - iv. **Haul Road/Amelia Walk Trails.** Shall be mowed and trimmed quarterly. (Zone A)
 - v. **Drainage Swales.** Shall be cleared and trimmed as needed, no less than 4 times per year.
- b. **Sod:**

The Contractor shall replace dead sod up to one pallet within two (2) weeks of identifying the disturbed areas of sod. Sod replacement equaling more than one pallet shall be approved by the Manager in advance. Sod should be maintained at the

requisite height and Contractor should take care to not scalp the Sod by adjusting mower height as needed. All locations sodded with Bermuda will need to be over seeded with Rye Grass during the winter months.

c. Edging:

The Contractor shall edge ground cover and plant beds as needed to keep within bounds and away from obstacles. Concrete edging, including all sidewalk areas, including backs of curbs will be performed consistent with the mowing schedule for turf areas. Sidewalks, curbs, and pavement will be blown or vacuumed clean of turf and like debris, not including heavy sand, by forced air machinery, after every mowing.

d. Fertilization:

A fertilization program of properly timed applications of quality slow-release fertilizers (based on requirements established by the University of Florida) shall be established. The program shall provide a lawn, which is evenly green and thick, and one which does not promote surge growth or burning.

e. Weed, Disease, and Insect Control:

The Contractor shall establish a grass and plant pesticide spray program to provide the application of pesticides as needed to control mole crickets, army worms, chinch bugs and other grass and plant pests as well as plant fungus. Pre-emergent and post-emergent controls shall be used to provide acceptable levels of weed control. All chemicals and pesticides shall be purchased and obtained at the expense of the Contractor. All spraying must be performed by or under the direct supervision of a licensed applicator. The pest control program shall follow the most current recommendations of the University of Florida "Guides to Insect Disease, Nematodes and Weed Control". The Contractor shall submit an outline of the agronomic program along with the proposal. Contractor will use proper fertilization, mowing, and watering practices to promote the growth of weed resistant turf.

f. Ground Cover/Shrub Areas:

Shrubs and groundcover shall be maintained at a height that will not disrupt clear line of site at all vehicular intersections. Foundation shrubs planted at the base of any building or signage/hardscape element in the landscape shall be maintained to a height not less than 6" below any signage or directional graphic or lettering associated with building identification systems. Foundation shrubs planted at the base of any building or signage/hardscape element should be trimmed to compliment any architectural banding and/or detailing so as not to block any such detail from view.

Pruning of plants which overhang curbs and sidewalks shall be addressed regularly. Pruning of bushes includes maintaining the current shape and specifically does not include changing the shape of the plant as in a cut back. Mass planted shrubs shall not be pruned individually. Tops of shrub masses shall be pruned to a consistent height, but sides of shrubs shall be allowed to grow together into a full solid mass. All shrubs shall be pruned in such a way as to provide a clean and neat appearance.

g. Weed Control:

All Beds should be weeded by hand on a regular basis. The Contractor shall keep

beds reasonably free of broadleaf or grassy weeds. Coordinate with weed control contractor as needed, preferably with pre-emergent and/or selective post-emergent/contact herbicides.

h. Rose bushes:

Roses should be trimmed back and dead headed so as to promote healthy and even growth and consistent budding. Fertilization to be coordinated with Fertilization service contractor.

i. Ornamental Grasses:

The Contractor shall cut all ornamental grasses back once per year in the months of January or February. All ornamental grass clippings shall be raked up and removed from the property at the end of each day in which the grasses are being cut.

j. Tree Care:

A Certified Arborist shall be utilized for the maintenance of the trees on District's property.

i. Pruning:

Height limitation for tree pruning covered in the specifications is 10 feet. On trees over 10 feet in height, only low hanging branches that present a hazard to pedestrian or vehicular traffic will be raised to 8 feet above ground level. Trees less than 10 feet in height will be scheduled to be pruned in the winter months except for safety-related pruning, which will be done only if necessary. Contractor will be required to attend to any branches identified as a hazard to pedestrian or vehicular traffic within 72 hours from the date notice is provided to Contractor by the Manager.

ii. Staking:

Stakes are to be inspected and adjusted or removed as necessary. When trees attain a trunk caliper of 4" or substantial root development stability, removal will be discussed with Manager.

iii. Tree Fertilization

A tree fertilization program and the cost should be submitted as a separate item within your bid. This shall include all Palms, Oaks, Maples, Elms, Magnolias, Hollies, etc.

iv. Palm Pruning:

Dead or dying fronds should be removed bi-annually and will be within set months each year. It is best to leave healthy fronds when possible and defer to specific pruning methods and finished cuts per palm type. (Zone A)

k. Haul Road/Nature trail:

The Contractor will maintain the haul road/nature trail area (approx. 2.5 miles) and entry points on a quarterly basis. Maintenance shall include mowing, weed trimming along path edges to prevent vegetation encroachment, trimming of tree limbs that extend over the path, and removal of debris from the path.

l. Mulch/Pine Straw:

The Contractor will install pine bark mulch/ pine straw once per year (Spring). Large nugget mulch will be applied in amenity beds and entry feature. Pine straw may be used on trees, common areas and in other ornamental grass areas. Playground mulch

to be ADA-compliant mulch.

m. Annual Color:

Annual flowers will be installed three times (3) times per year corresponding to each seasonal variety and the District shall maintain the right to request an additional rotation at its discretion. Specified varieties, size spacing, and frequency will be recommended per climate and location of plantings and shall be approved by the District's representative prior to installation. A 90-day warranty on plant life is applied excluding vandalism, acts of God, or irrigation related issues not due to Contractor negligence or response time. Design must be approved by the on-site Manager.

n. Debris Cleanup:

All landscape areas shall be inspected on days of service and excess debris and litter removed. Dead and fallen tree limbs and palm fronds should be removed from the turf and beds during each visit. Gardening debris generated from the Contractor's work shall be removed from all surface areas on days of service. This excludes heavy leaf fall pickup from parking areas, sidewalks, pools, etc. Excessive debris due to natural disasters shall be subject to a separate work authorization.

II. IRRIGATION SYSTEM MAINTENANCE – SCOPE OF SERVICES

The Contractor shall visually inspect the entire irrigation system (total of 78 irrigation zones) once a month for a total of 12 inspections annually to ensure optimal performance. The Contractor will be responsible for controlling all irrigation water use in compliance with the St. Johns River Water Management guidelines and will ensure minimal water use while providing sufficient water use for proper plant nutrition, particularly during the growing season. All irrigation systems in Zones A, B & C.

a. Sprinkler Heads:

All sprinkler heads shall be checked for proper operation and coverage. Contractor shall be solely responsible for the repair and replacement of any all irrigation heads or irrigation equipment damaged by landscape personal during routine landscape maintenance.

Valves & Valve Boxes. The Contractor shall inspect all valves and valve boxes for broken or stuck valves or missing valve box lids, and replace as needed.

b. Watering Schedule.

The Contractor shall adjust watering schedules to correspond with seasonal color installation, fertilization applications, temperature changes, drought and rainy seasons and pest control applications. Water schedules will be adjusted as needed based on season and rainfall amounts.

c. Emergency Contact.

The Contractor shall provide Manager with a contact person and telephone number who shall be available for on-call emergency service.

d. Irrigation Repairs.

Any repairs needed that are not covered under this inspection process will be proposed and billed separately. Stopping water loss and health hazards associated with main line breaks, valve damage, backflow malfunctions, lateral breaks, damaged heads, etc., are emergency services and water shall be turned off immediately upon notice of damage. Final repairs shall be completed within 48 hours.

Contractor shall submit proposals for any repairs that fall outside of the inclusive repairs for materials and labor based upon unit prices provided in the fee schedule below.

III. FERTILAZATION, WEED AND PEST CONTROL MAINTENANCE – SCOPE OF SERVICES

The Contractor shall provide fertizaiton, weed and pest control maintenance for all zones of the Amelia Walk District to include the following:

The Contractor shall establish a grass and plant pesticide spray program to provide the application of pesticides as needed to control mole crickets, army worms, chinch bugs and other grass and plant pests as well as plant fungus. Pre-emergent and post-emergent controls shall be used to provide acceptable levels of weed control. All chemicals and pesticides shall be purchased and obtained at the expense of the Contractor. All spraying must be performed by or under the direct supervision of a licensed applicator. The pest control program shall follow the most current recommendations of the University of Florida "Guides to Insect Disease, Nematodes and Weed Control". The Contractor shall submit an outline of the agronomic program along with the proposal. Contractor will use proper fertilization, mowing, and watering practices to promote the growth of weed resistant turf.

- a. **Weed Control:** The Contractor shall keep beds reasonably free of broadleaf or grassy weeds, preferably with pre- emergent and/or selective post-emergent/contact herbicides. Beds around Amenity Center, Amenities and Front Entrance should be weeded by hand on a regular basis by the contractors responsible for Zone A, B and C.

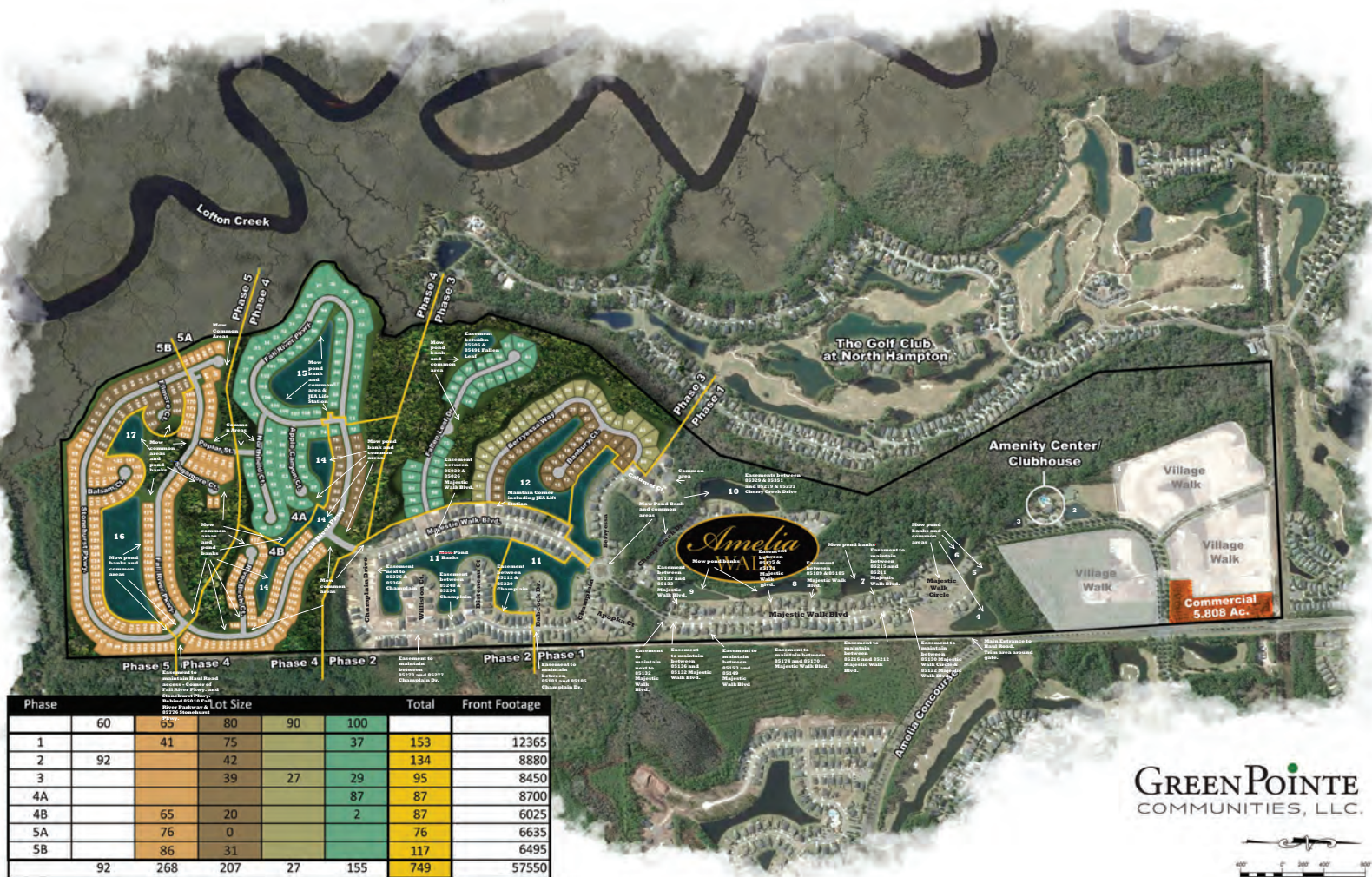
Pre-emerge: This type of control should be used only if a known weed problem warrants its use.

Post-emerge: Control broadleaf weeds with selective herbicides. The chosen chemical will be recommended and legally approved for the specific weed problem.

- b. **Fertilization:** The Contractor shall apply fertilizer as warranted. The number of applications will be dependent on the type of nitrogen used and the type of plant material being fertilized. Soil samples should be taken if Contractor encounters problematic areas of the community in order to determine the best remediation plan for those areas.
- c. **Fungicide:** The Contractor shall apply legally approved fungicides to control disease-causing damage to ornamentals if warranted.
- d. **Pesticide:** Apply legally approved pesticides to control insects causing damage to ornamentals if warranted.
- e. **Roses:** Roses must be fertilized consistently so as to promote healthy and even growth and consistent budding in accordance with lawn care trimming.
- f. **Tree Fertilization -** A tree fertilization program and the cost should be submitted as a separate item within your bid. This shall include all Palms, Oaks, Maples, Elms, Magnolias, Hollies, etc.

EXHIBIT “B”
MAINTENANCE AREAS

Amelia Walk Zones Landscape Maps with ID description.



GREEN POINTE
COMMUNITIES, LLC.



Amelia Walk
Landscape Map IDs

ID	ZONE	Map Page Number	Phase	Description
01	A	1	1	Amelia Walk Entrance: Center Trees, Shrubs, flowers, pine straw/mulch, seasonal flowers
02	A	1	1	Entrance North Side to Amenity Center: Grass, Shrubs, Trees, Bark Chip Mulch, Pine Straw, Seasonal Flowers. Both sides of White PVC fence to Village Walk Commercial tree line, Center Median Trees, Shrubs, Mulch
02a	A	2	1	Spruce Run Grass Both sides between Sidewalk and Road. Other Side of Sidewalk is property maintained by Village Walk HOA.
03	A	1	1	Entrance South Side to Amenity Center: Grass, Shrubs, Trees, Bark Chip Mulch, Pine Straw, Seasonal Flowers White PVC fence to road. Other side of fence is property maintained by Village Walk
03a	A	1	1	South Side of MWB from Sidewalk to wetland from end of Village Walk Pond to Amelia Walk Pond 5
04	A	1	1	Amenity Center, Grass, Shrubs, Trees, Pool Area
04a	A	1	1	Pond 2 & Pond 3 (Grass Banks Mowed / Trimmed to Waters Edge)
04b	A	1	1	Playing Field
05	A	3	1	Pond 4 (Grass Banks Mowed / Trimmed to Waters Edge)
06	A	3	1	Pond 5 (Grass Banks Mowed / Trimmed to Waters Edge)
07	A	3	1	Pond 6 (Grass Banks Mowed / Trimmed to Waters Edge)
08	A	3	1	Majestic Walk Blvd:Majestic Walk Circle East Side: Grass, Shrubs, Pine Bark Mulch, Seasonal Flowers
09	A	3	1	Majestic Walk Blvd:Majestic Walk Circle West Side: Grass, Shrubs, Pine Bark Mulch, Seasonal Flowers
10	B	3	1	Pond 7 (Grass Banks Mowed / Trimmed to Waters Edge)
11	B	3,4	1	Pond 8 (Grass Banks Mowed / Trimmed to Waters Edge)
12	B	4	1	Pond 9 (Grass Banks Mowed / Trimmed to Waters Edge)
13	B	4	1	Pond 10 (Grass Banks Mowed / Trimmed to Waters Edge)
14a 14b	A	3	1	East & West side Majestic Walk Circle - Area under Landscape reconstruction
15	B	4,6	1	East & West side Majestic Walk Blvd & Roundabout: Grass, Shrubs, Trees, Pine Bark Mulch

Amelia Walk
Landscape Map IDs

ID	ZONE	Map Page Number	Phase	Description
16	B	6,7	1	Berreyessa North Side 32 CBU Mailboxes, Grass, shrubs, pinestraw
17	D	3,4,6,8,9	1,2,3,4,5	Haul Service Road / Amelia Walk Trails
17a	B	3	1	Easement for haul road behind 85130 Majestic Walk Circle and adjacent to 85222 Majestic Walk Blvd. Grass (Designated Pedestrian Access Point to Trail Road)
17b	B	3	1	Easement for Haul Roadbetween 85216 Majestic Walk Blvd. and 85213 Majestic Walk Blvd. Grass
17c	B	4	1	Easement between 85174 Majestic Walk Blvd. and 85170 Majestic Walk Blvd. Grass (some sod Damage Pool install)
17d	B	4	1	Easement between 85153 Majestic Walk Blvd. and 85149 Majestic Walk Blvd. Grass
17e	B	4	1	Easement for haul road/trails adjacent to 85132 Majestic Walk Blvd.
17f	B	4	1	Easement between 85137 Majestic Walk Blvd. and 85133 Majestic Walk Blvd. Grass
17g	B	3	1	Easement between 85215 Majestic Walk Blvd. and 85211 Majestic Walk Blvd. Grass
17h	B	4	1	Easement between 85189 Majestic Walk Blvd. and 85185 Majestic Walk Blvd. Grass
17i	B	4	1	Easement between 85175 Majestic Walk Blvd. and 85171 Majestic Walk Blvd. Grass
17j	B	5	1	Easement between 85329 Cherry Creek Dr. and 85351 Cherry Creek Dr. Grass
17k	B	5	1	Easement between 85219 Cherry Creek Dr. and 85237 Cherry Creek Dr. Grass
17l	B	5	1	Common area adjacent to 85166 Cherry Creek Dr.
17m	B	5	1	Common area adjacent to 85052 Cherry Creek Dr.
18	B	8	2	Same as # 15.
19	B	8	2	Easement between 85082 Majestic Walk Blvd and 85074 Majestic Walk Blvd. : Grass
20	B	8	2	Lift Station at 85057 Majestic Walk Blvd and conner of Berryessa Way. Grass (poor cond), Trees, Pine straw
21	B	6,8,9	2	Pond 11 (Grass Banks Mowed & Trimmed to Waters Edge)
22	B	8	2	Easement between 85212 Champlain Dr. and 85220 Champlain Drive: Grass

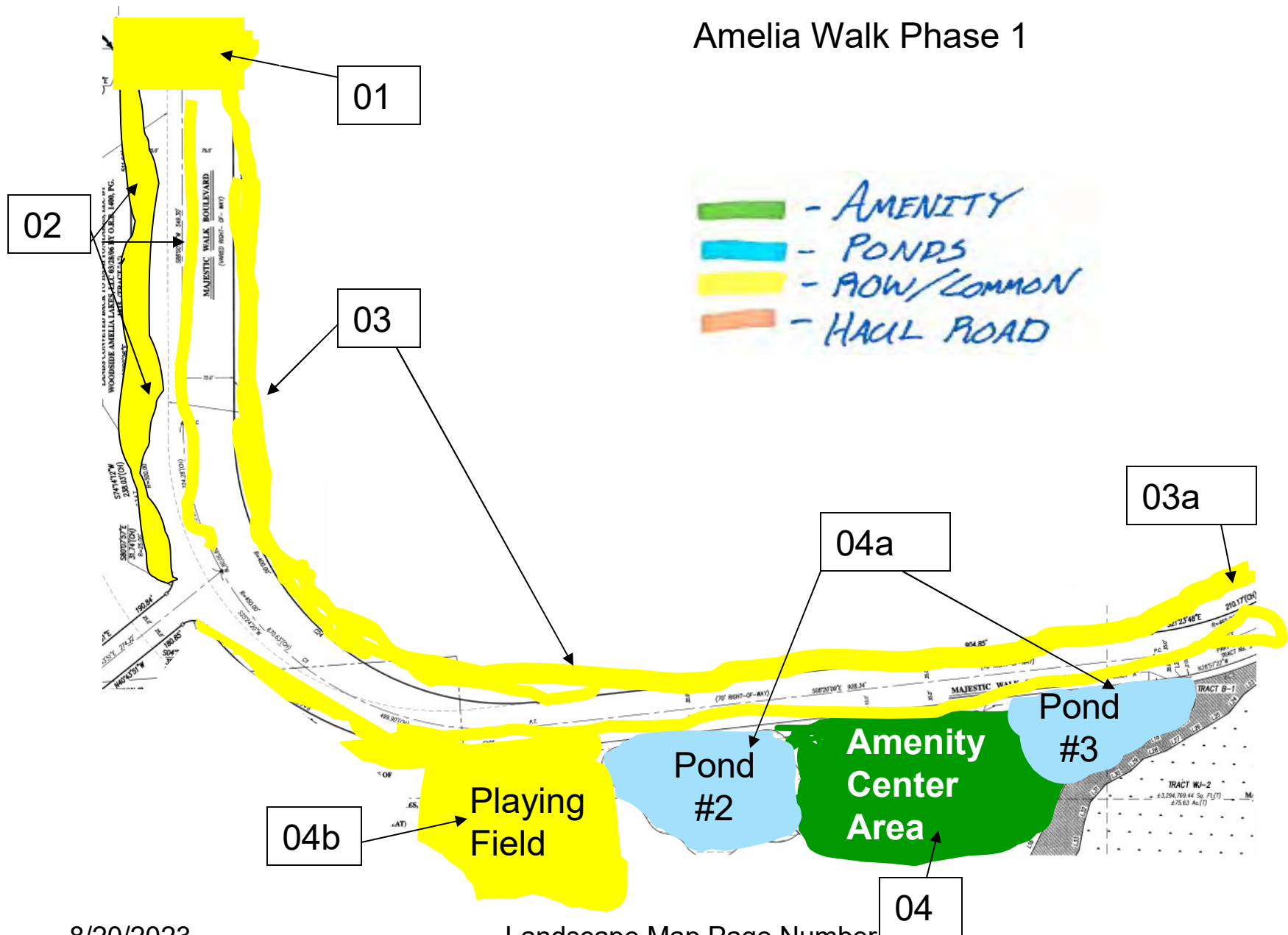
Amelia Walk
Landscape Map IDs

ID	ZONE	Map Page Number	Phase	Description
23	B	8	2	Easement between 85248 Champlain Dr. and 85254 Champlain Drive: Grass
24	B	9	2	Easement between 85030 Majestic Walk Blvd and 85026 Majestic Walk Blvd. : Grass
25	B	9	2	Common Area West Side of Majestic Walk Blvd between 85011 Majestic Walk Blvd. and entrance to Phase 4: Grass, Shurbs, Pine Straw, Trees, 16CBU mailboxes
26	B	9	2	Connor of Majestic Walk Blvd. and Champlain and Entrance to Phase 4: Shrubs, Pine Straw
27	B	9	2	Easement between 85376 Champlain Dr. and 85368 Champlain Drive: Grass
28	B	9	2	Easement between 85273 Champlain Dr. and 85277 Champlain Drive: Grass (designated pedestrian access point to Trail/Haul Road
29	B	9	2	Same as # 23
30	B	6,7,10	3	Pond 12 (Grass Banks Mowed / Trimmed to Waters Edge)
31	B	11	3	Pond 13 (Grass Banks Mowed / Trimmed to Waters Edge)
32	B	11	3	South Side Fallen Leaf Drive Common area adjacent to preserve between 85449 Fallen Leaf Drive and 85363 Fallen Leaf Drive. Grass
33	B	11	3	North Side Fallen Leaf Drive Common Boxes adjacent to preserve between 85400 Fallen Leaf Drive and 85456 Fallen Leaf Drive. Grass
34	B	11	3	Easment between 85505 Fallen Leaf Drive and 85491 Fallen Leaf drive. Grass
35	C	12	4	Phase 4 West Side Entrance, Grass, Shrubs, Trees between Majestic Walk Blvd and adjacent to Lot 1 (Richmond America)
36	C	12	4	Phase 4 East Side Entrance, Grass, Shrubs, Trees between Majestic Walk Blvd and adjacent to 85234 Fall River Parkway (Lennar)
37	C	12	4	Pond 14 (Grass Banks Mowed / Trimmed to Waters Edge)
38	C	12	4	Easement to Pond #14 behind 85312 & 85320 River Birch Ct and 85208 & 85206 Northfield Ct
39	C	12	4	Common area between River Birch Ct Cul-de-sac and preserve area, Grass
40	C	13	4	Common area buffer between 85237 & 85213 River Birch Ct and preserve area
41	C	13	4	Common area between Stonehurst Parkway and 85010 Fall River Parkway, Grass
42	C	13	4	Common area buffer between Fall River Parkway and preserve area from River Birch Ct and Stonehurst Paarkway
43	C	13	4	Common area on West side of Fall River Parkway and conner of River Birch Ct

Amelia Walk
Landscape Map IDs

ID	ZONE	Map Page Number	Phase	Description
44	C	14	4	Easement (Common Area) to Pond #14. Apple Caynon Ct Cul-de-sac between 85407 & 85408 Apple Caynon Ct.
45	C	14	4	Common Area Buffer between preserve, located on conner of Northfield Ct and Poplar Breeze Way
46	C	14	4	Common Area Buffer behind 85257 Northfield CT and adjacent to 85148 Poplar Breeze Way
47	C	15	4	Easement between 85475 & 85437 Fall River Parkway to Pond #15
48	C	15	4	Pond # 15 (Grass Banks Mowed / Trimmed to Waters Edge)
49	C	15	4	Common Area around Phase 4 Mailboxes and Lift Station, between 85369 & 85617 Fall River Parkway : Grass, shrubs, trees.
50	C	16	5	Easment to Pond #16 and Common Area around Phase 5 Mailboxes adjacent to 84850 Fall River Parkway: Grass
51	C	16	5	Common Area Open Space Buffer on Fall River Parkway adjacent to 84983 Fall River Parkway
52	C	17	5	Common Area Open Space Buffer on Stonehurst Parkway Cul-de sac and preserve area
53	C	17	5	Lift Station at 85053 Stonehurst Parkway and conner of Fall River Parkway. Grass, Trees, Pine straw
54	C	17	5	Common Area Open Space Buffer with preserve on Fall River Parkway adjacent to 84770 Fall River Parkway
55	C	17	5	Open Space Buffer with Preserve Across street from 85257 & 85249 Sagamore CT
56	C	17	5	Open Space Buffer with Preserve on Cul-de sac adjacent to 85255 Sagamore CT
57	C	17	5	Same as ID #46
58	C	17	5	Open Space Buffer with Preserve on west side of Poplar Breeze Way.
59	C	18	5	Same as ID # 54
60	C	18,20	5	Pond 17 (Grass Banks Mowed / Trimmed to Waters Edge)
61	C	18,19	5	Pond 16 (Grass Banks Mowed / Trimmed to Waters Edge)
62	C	19	5	Common Area, Open Space adjacent to 84986 Fall River Parkway and 85763 Stonehurst Parkway.
63	C	20	5	Open Space behind homes between 85464 & 85520 Stonehurst Parkway

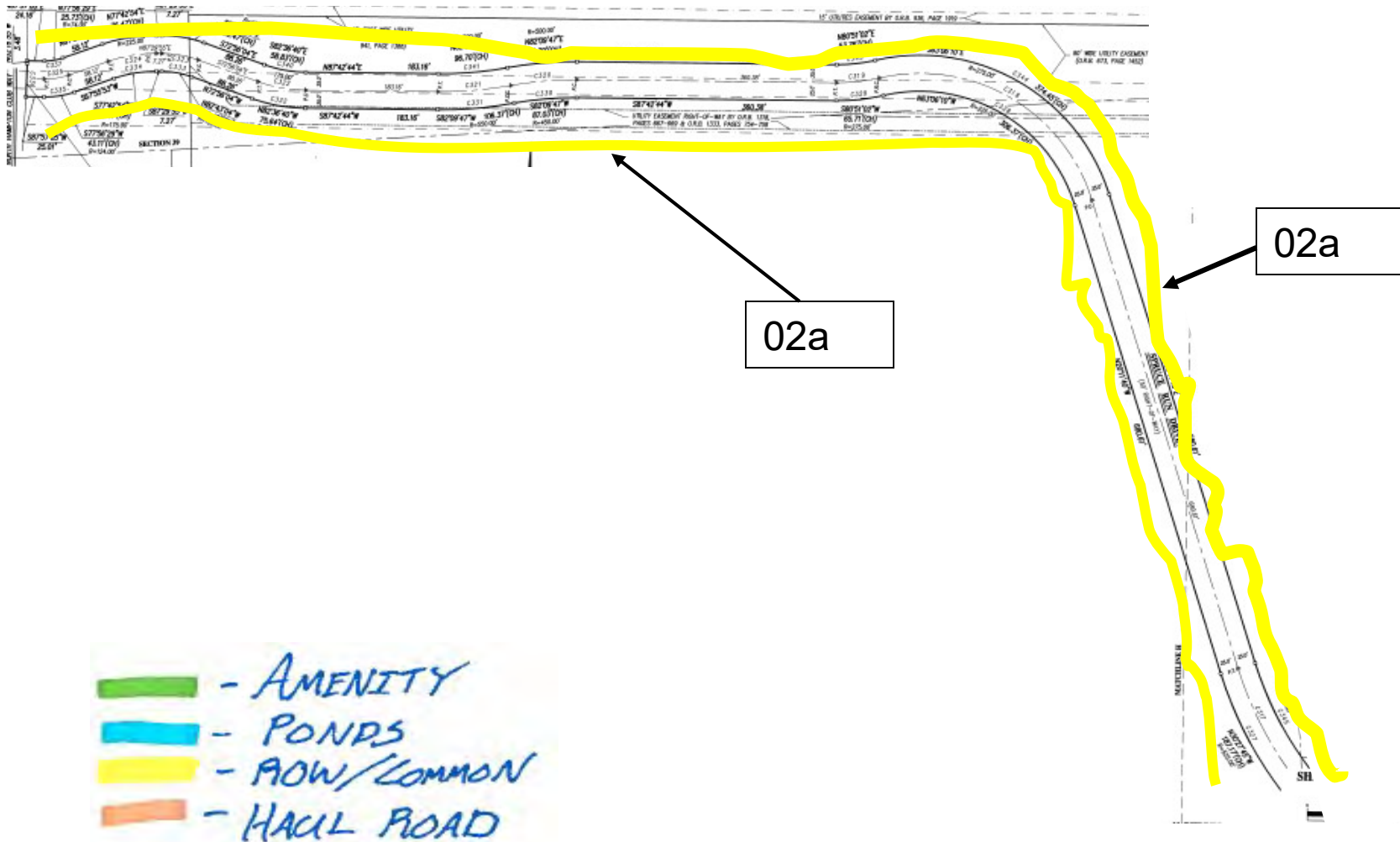
Amelia Walk Phase 1



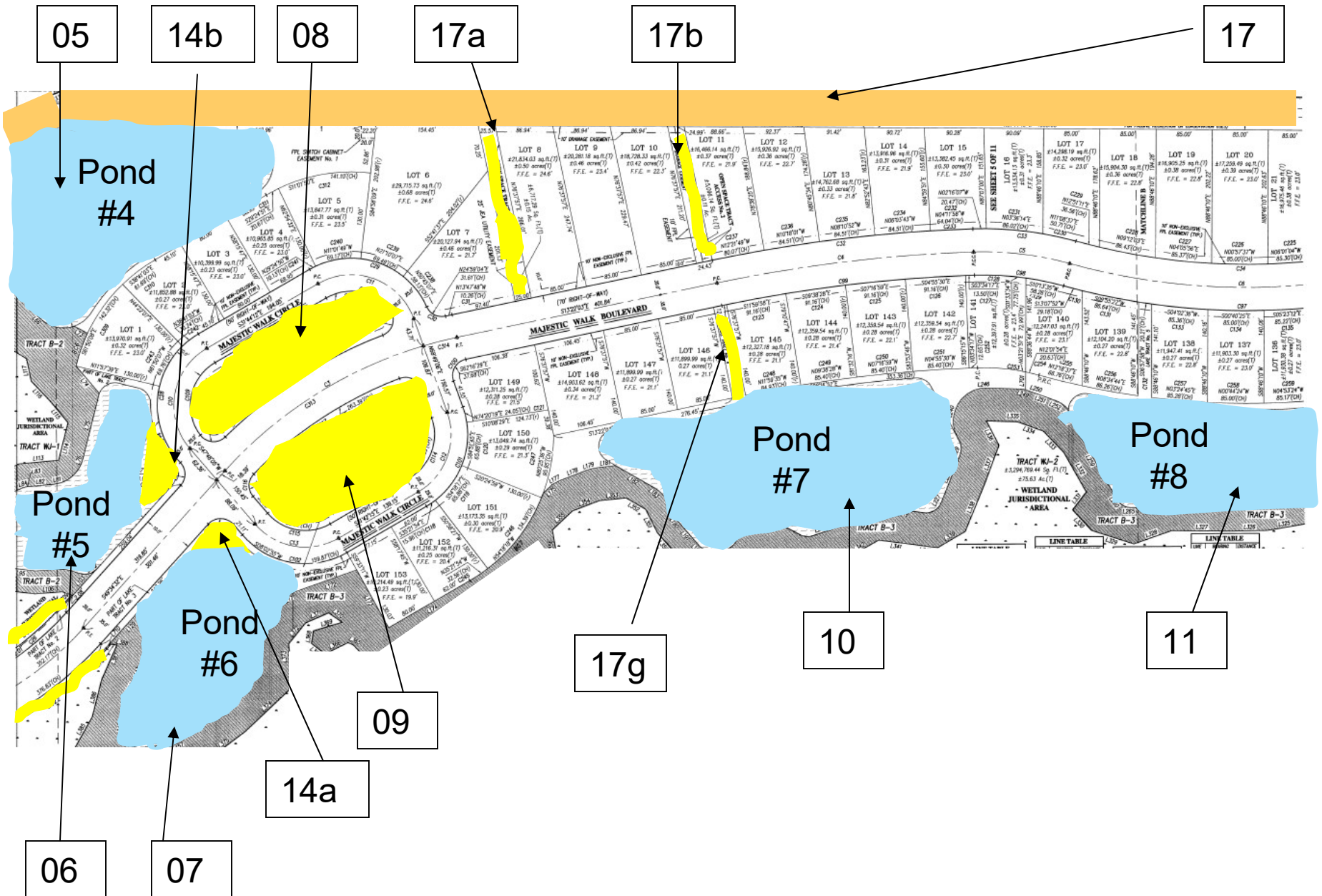
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Amelia Walk Phase 1

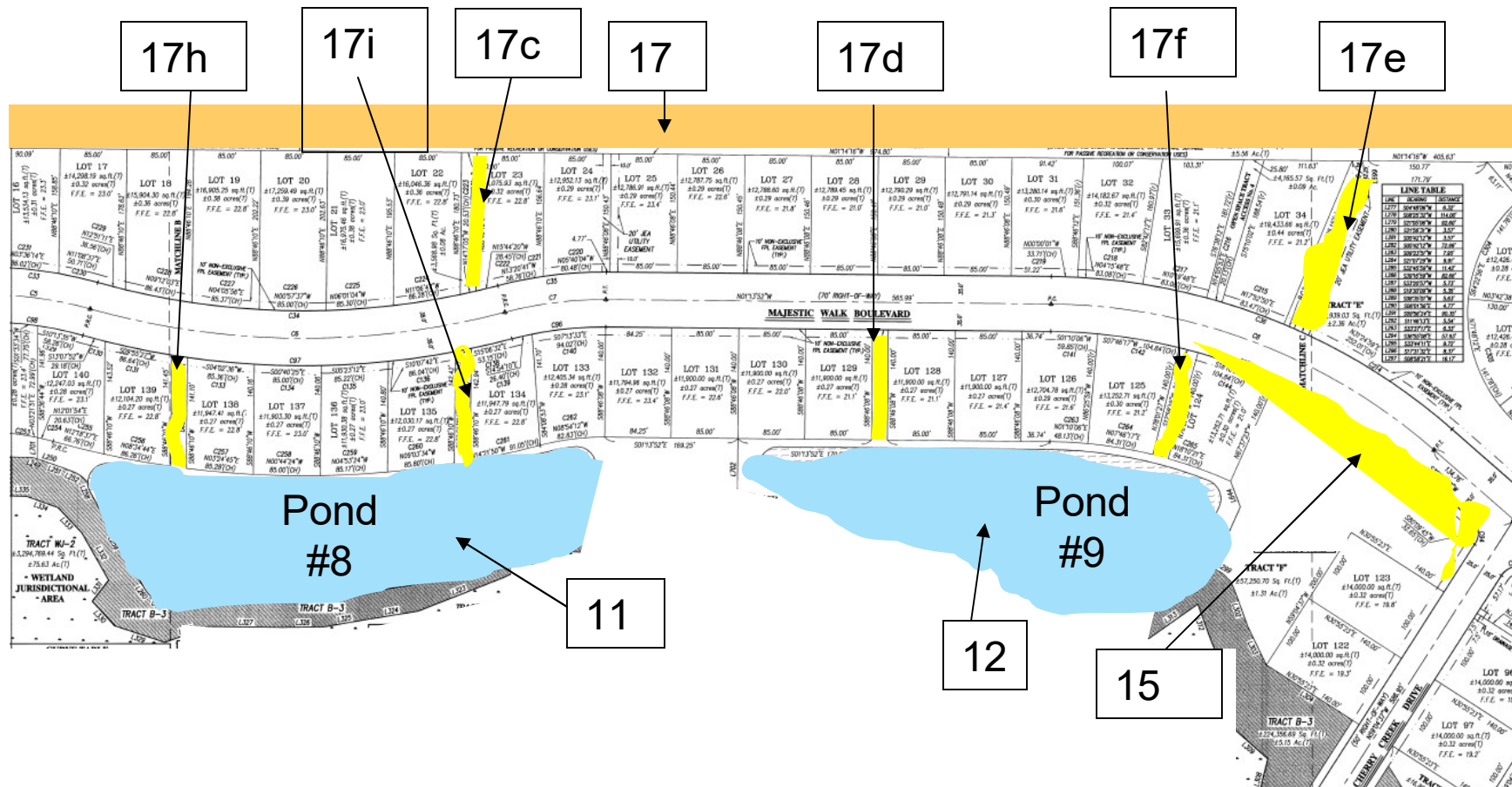


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Amelia Walk Phase 1



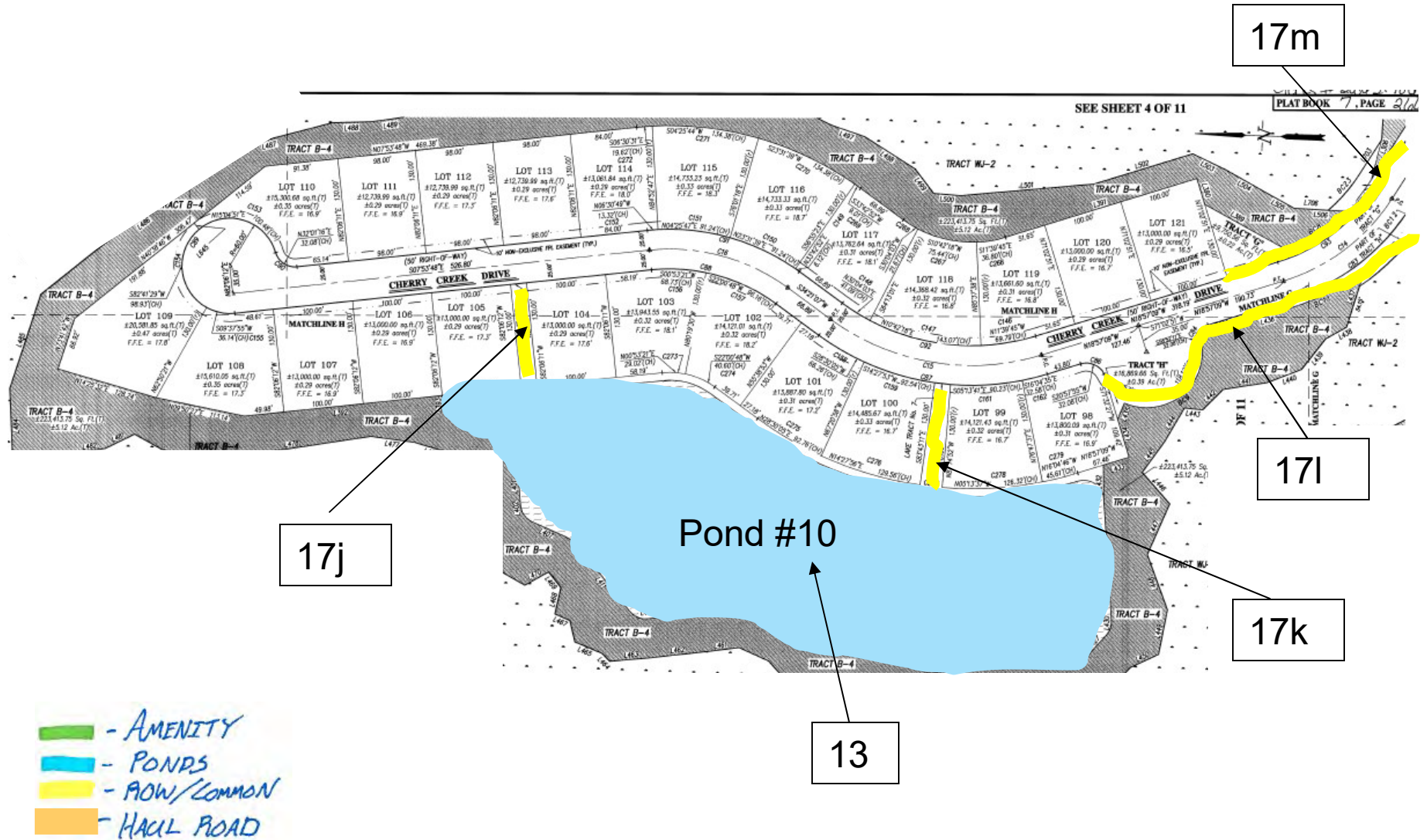
-  - AMENITY
-  - PONDS
-  - ROW/COMMON
-  - HAUL ROAD

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Amelia Walk Phase 1



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Amelia Walk Phase 1

17

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Pond #11

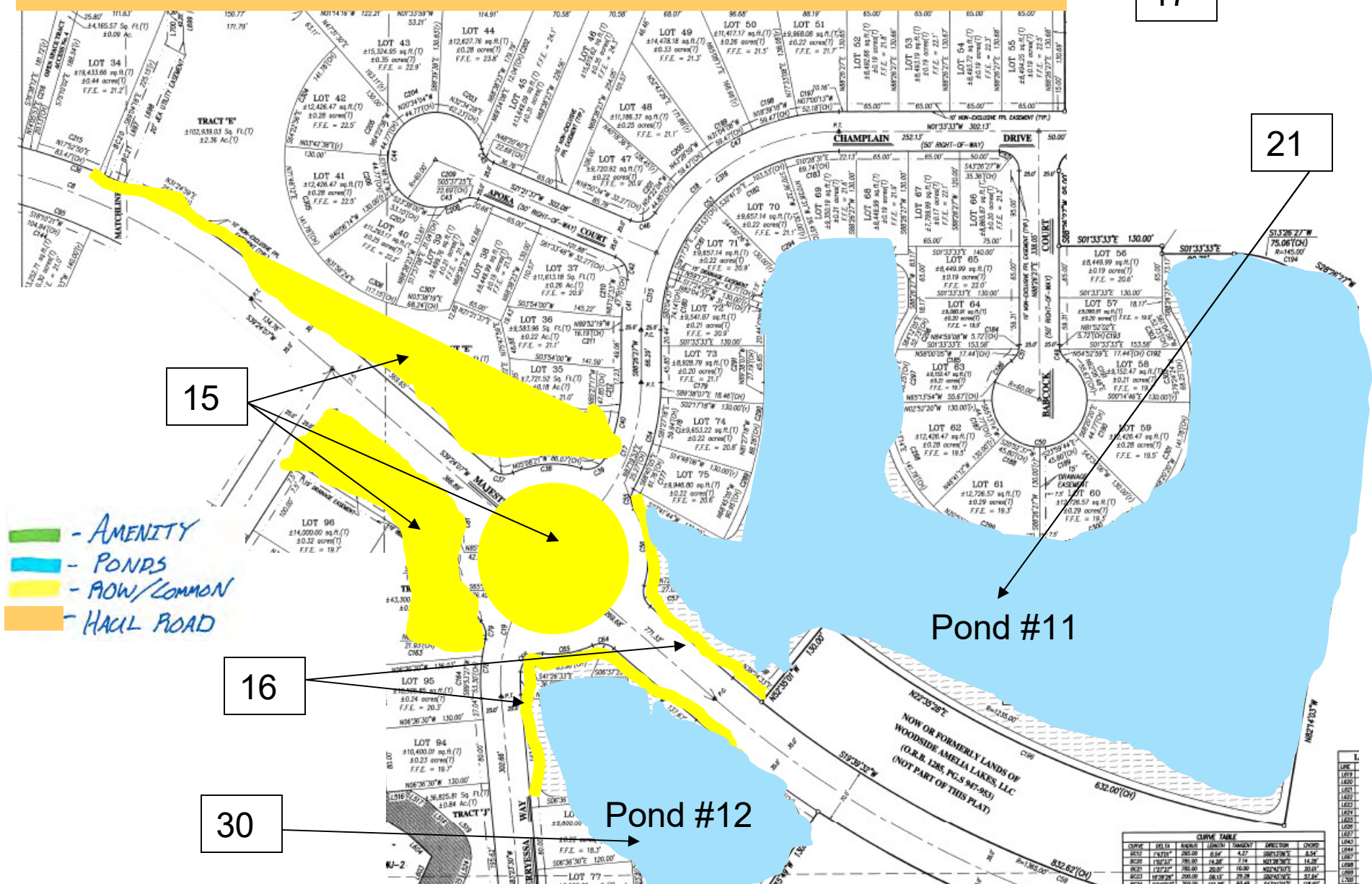
Pond #12

- - AMENITY
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- - ROW/COMMON
- - HAUL ROAD

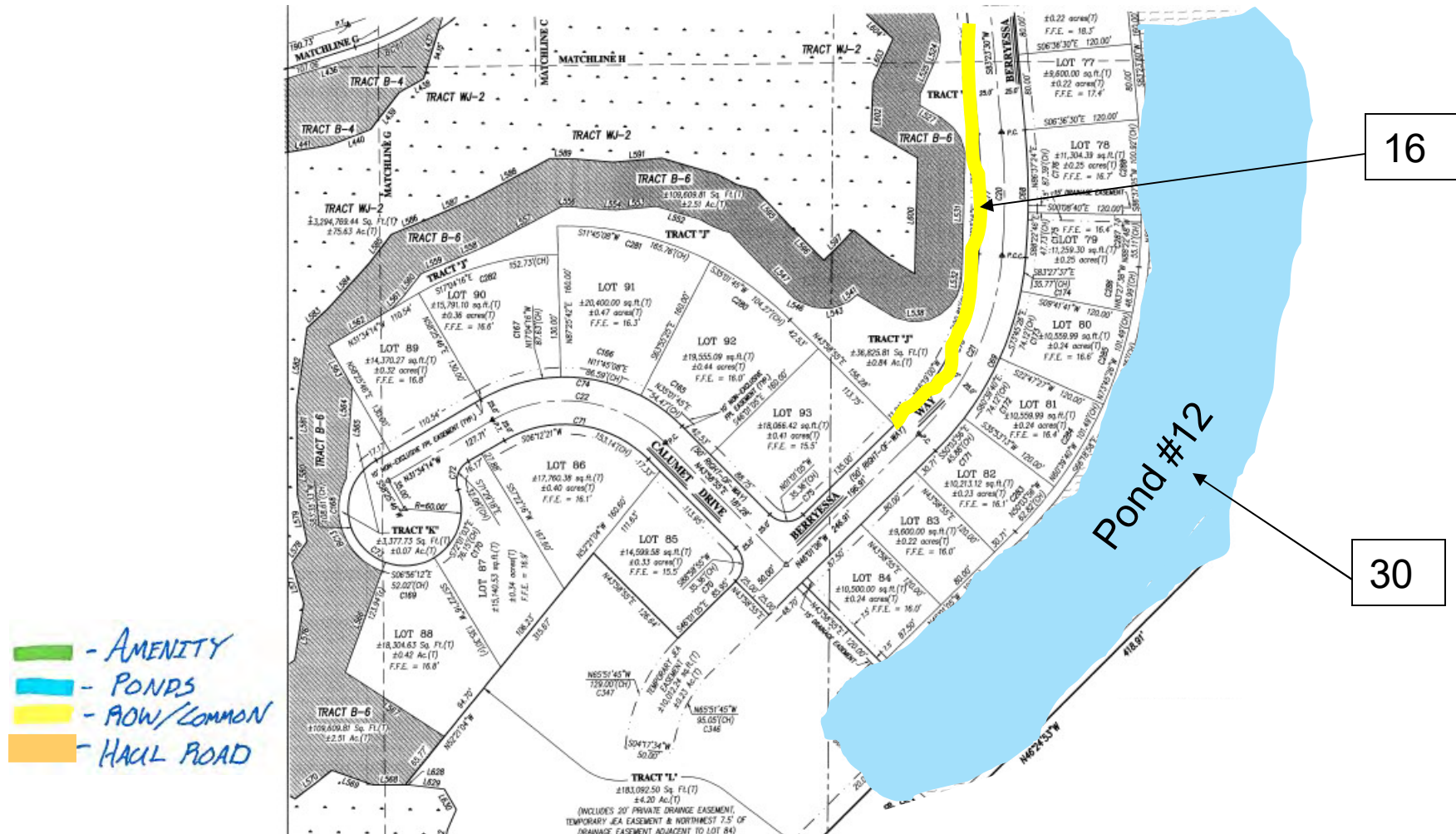
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Amelia Walk Phase 1



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Amelia Walk Phase 2

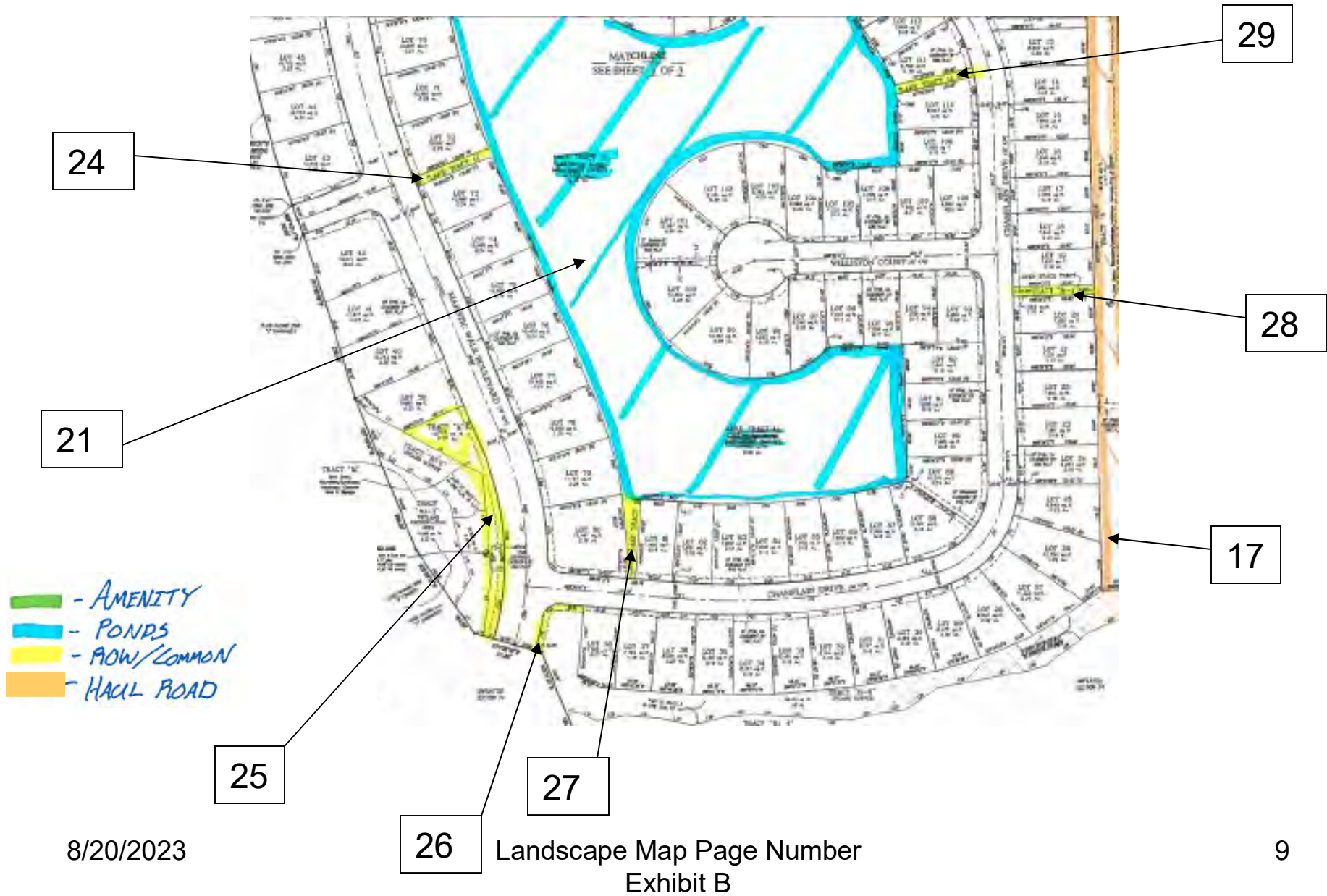


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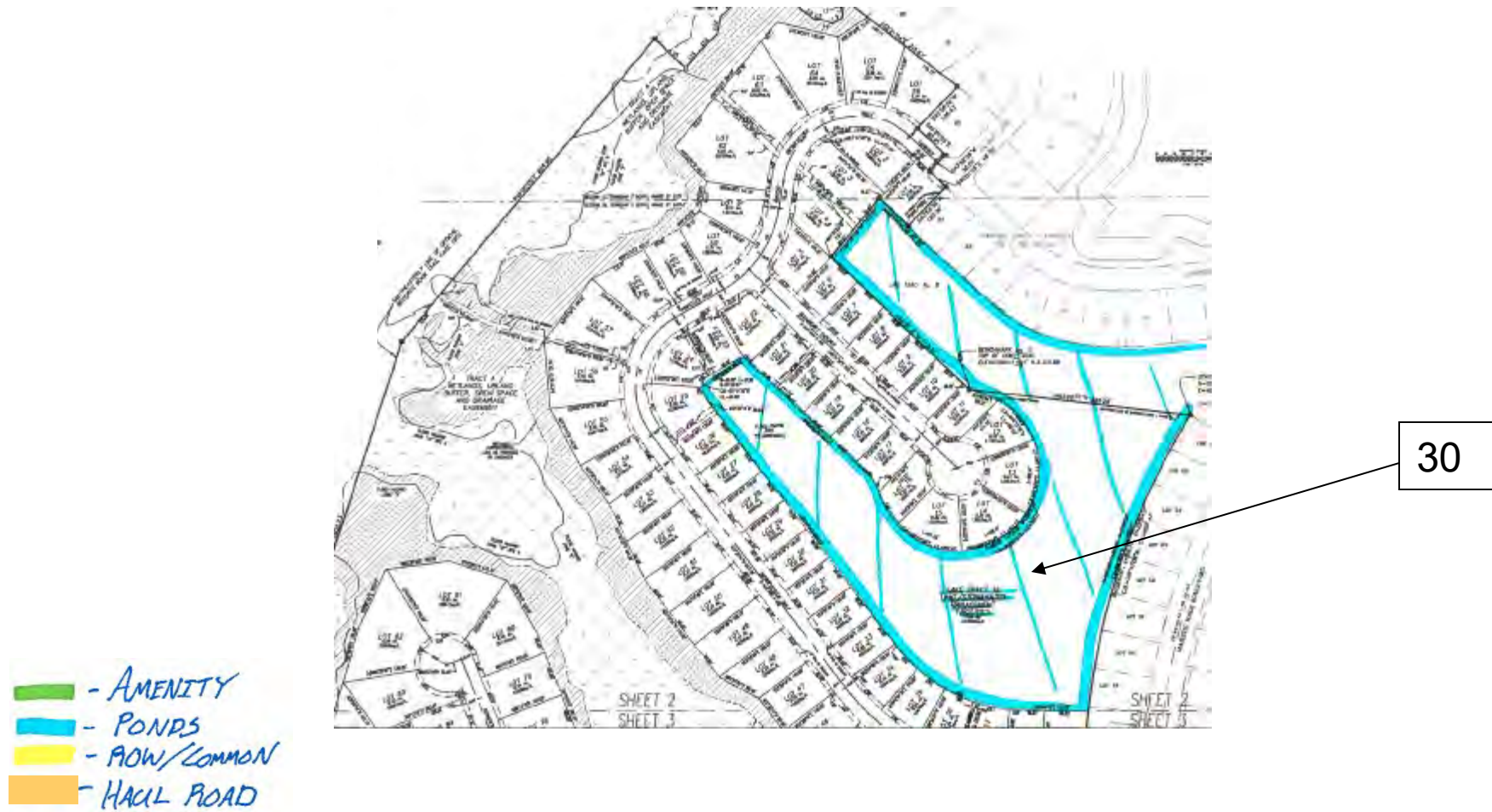
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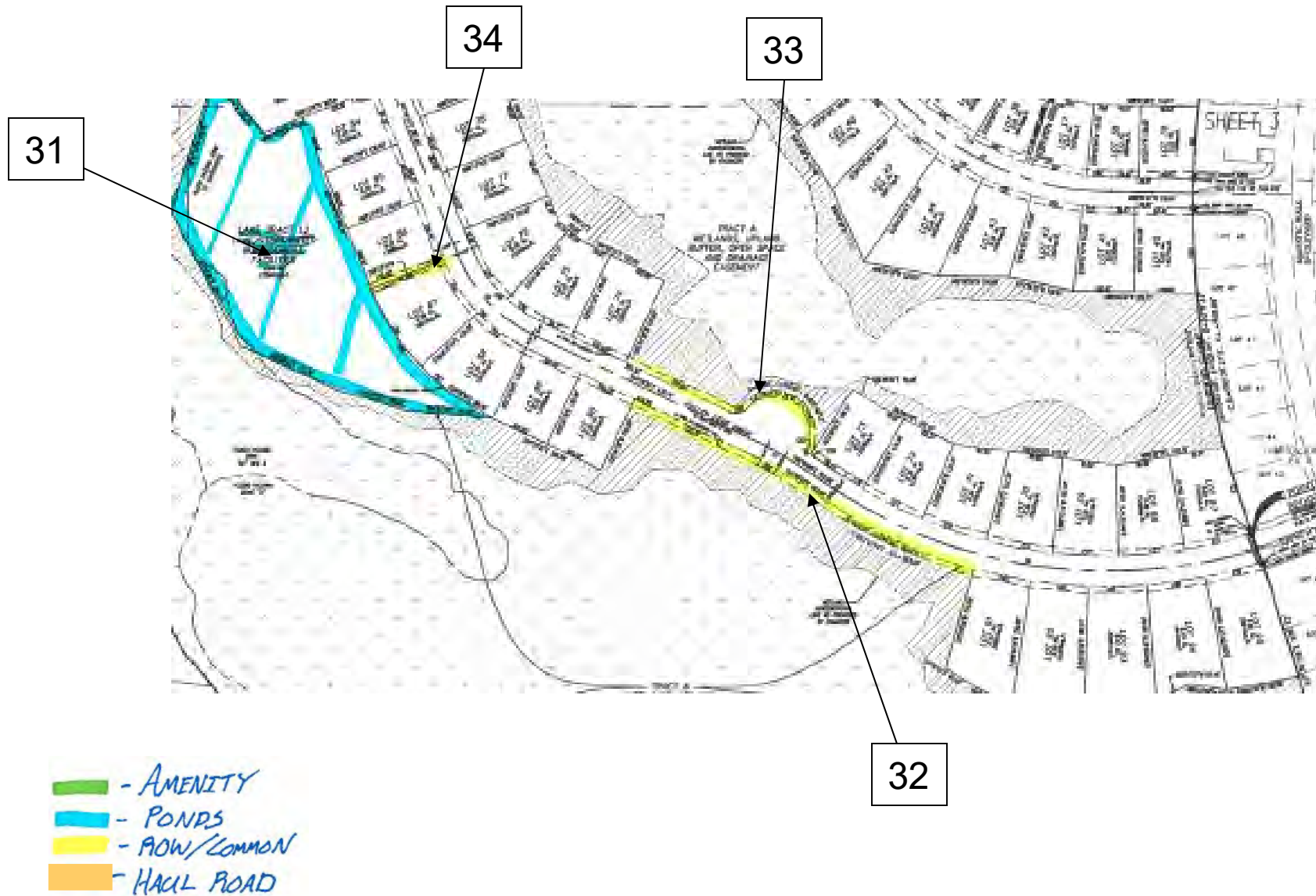
Amelia Walk Phase 2



Amelia Walk Phase 3



Amelia Walk Phase 3

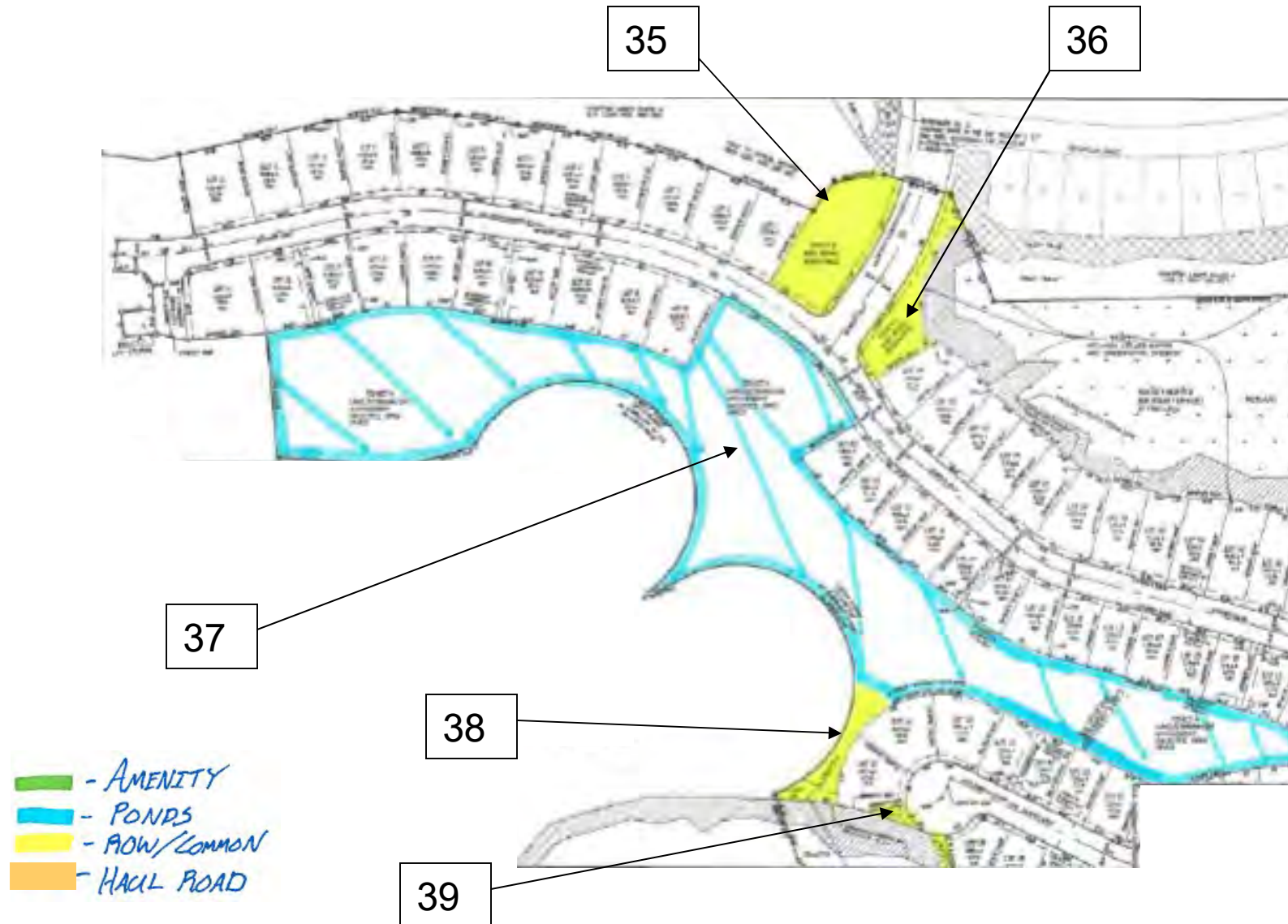


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Amelia Walk Phase 4



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Amelia Walk Phase 4



Amelia Walk Phase 4



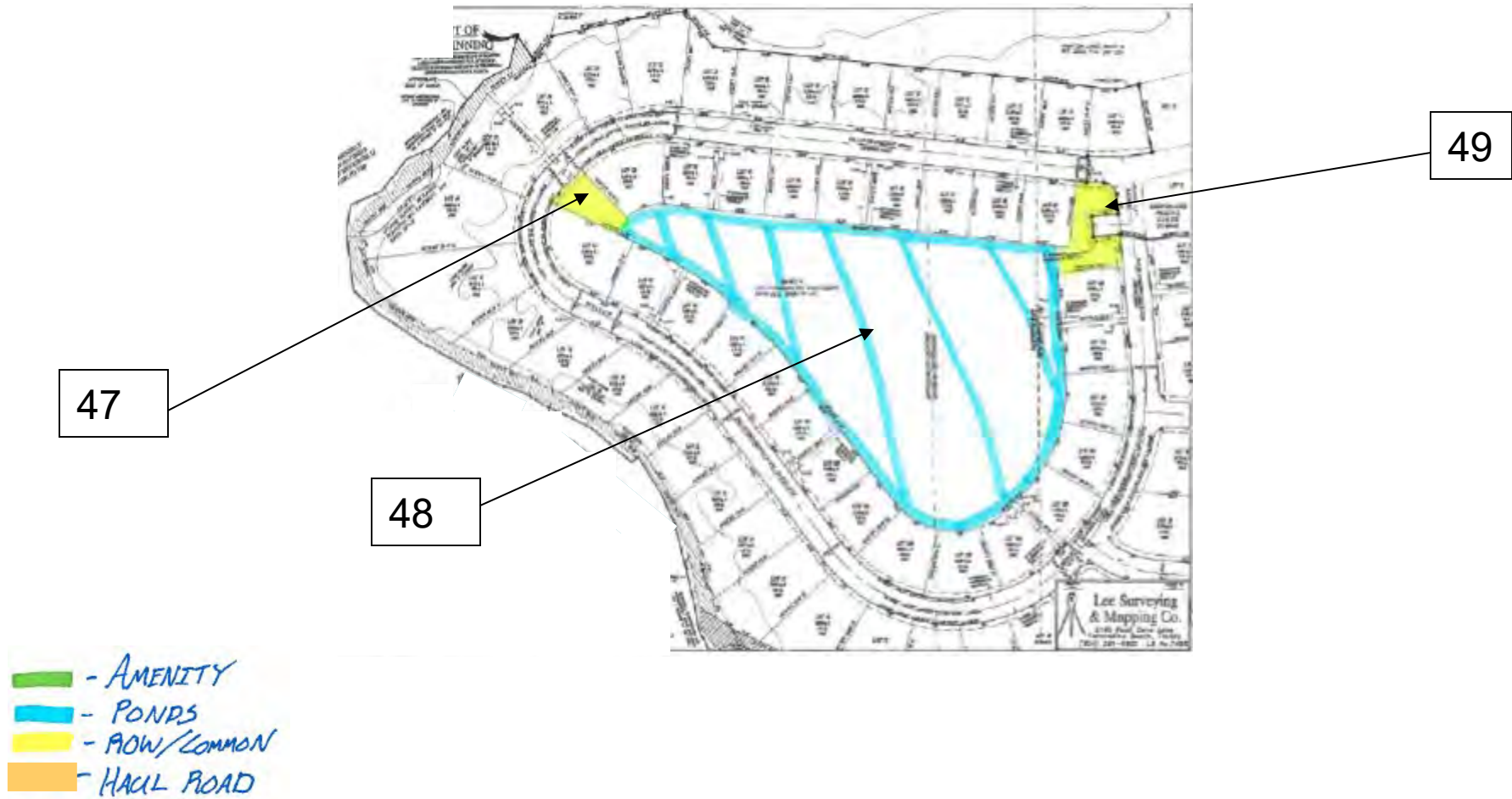
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- PONDS
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- HAUL ROAD

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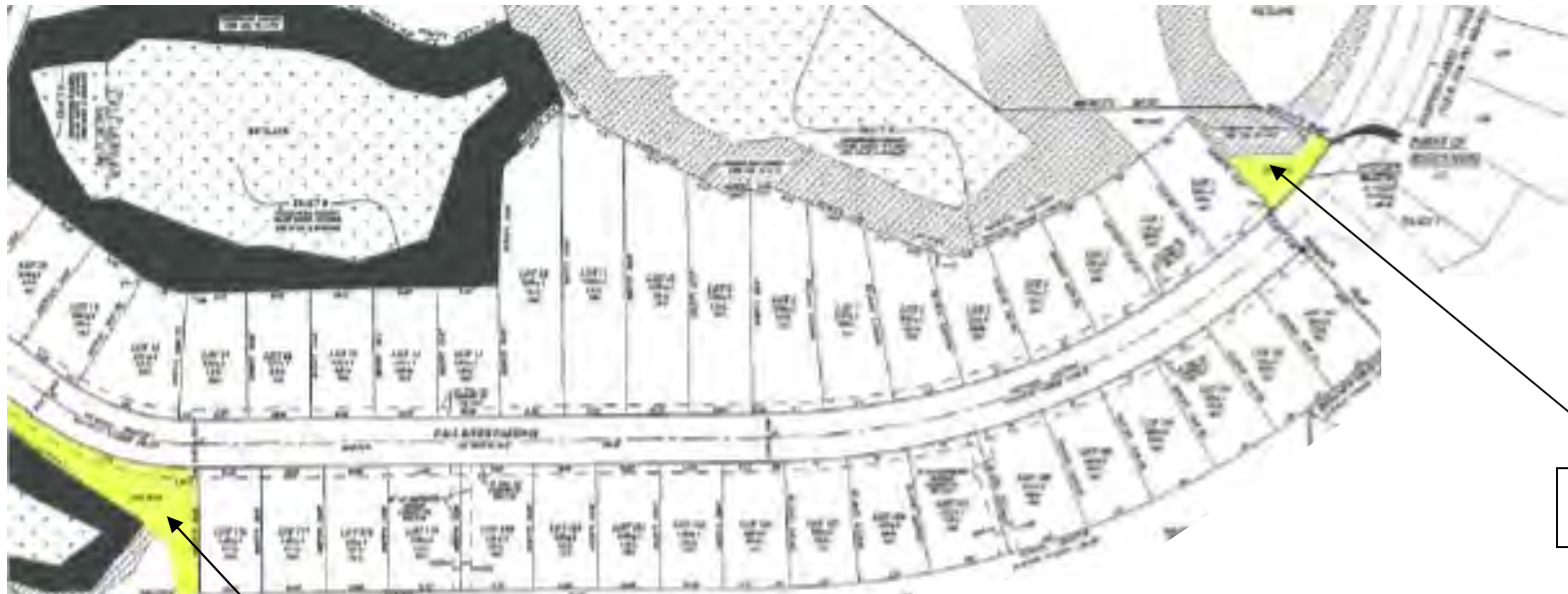
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Amelia Walk Phase 4



Amelia Walk Phase 5



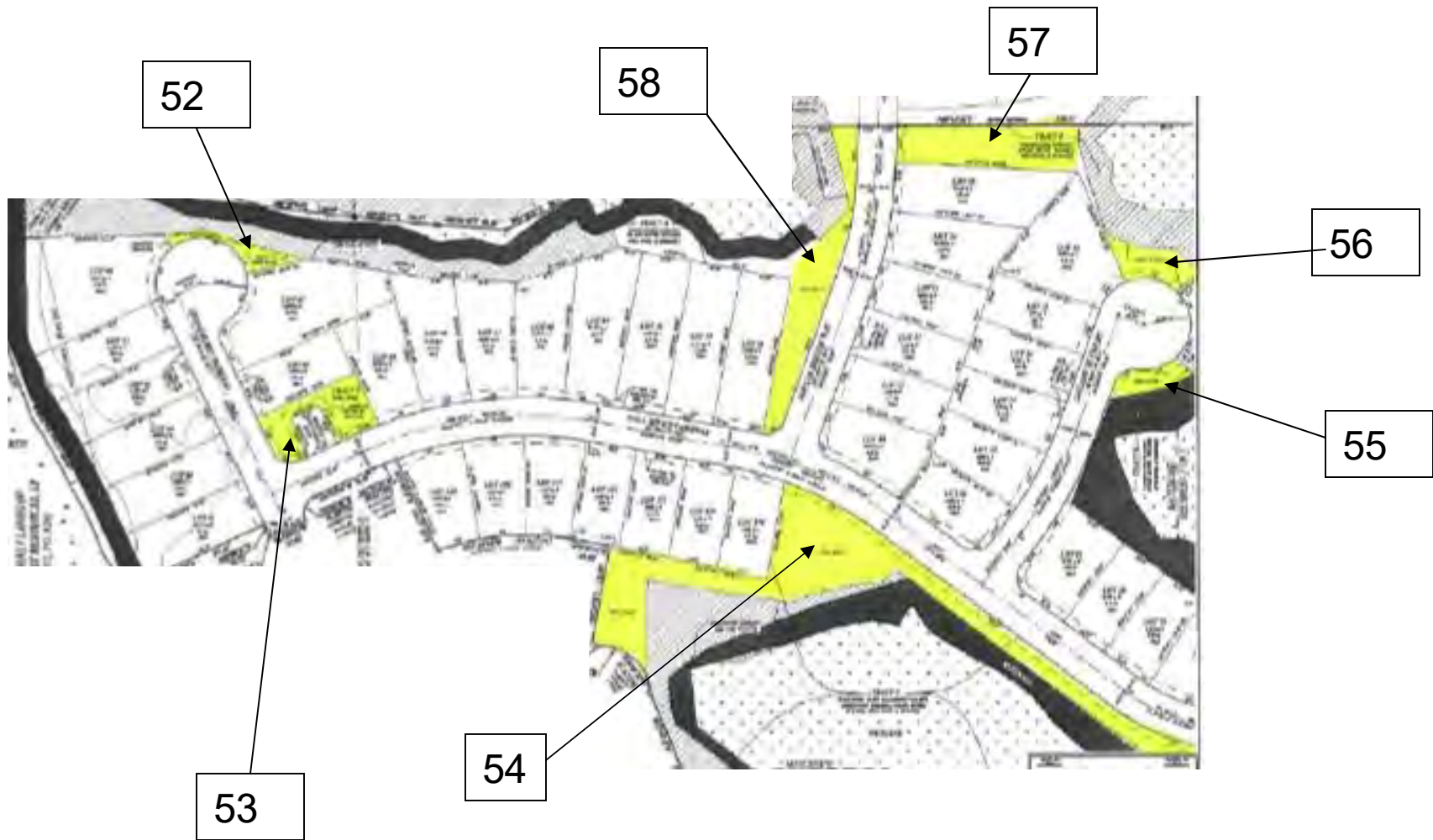
-  - AMENITY
-  - PONDS
-  - ROW/COMMON
-  - HAUL ROAD

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Amelia Walk Phase 5

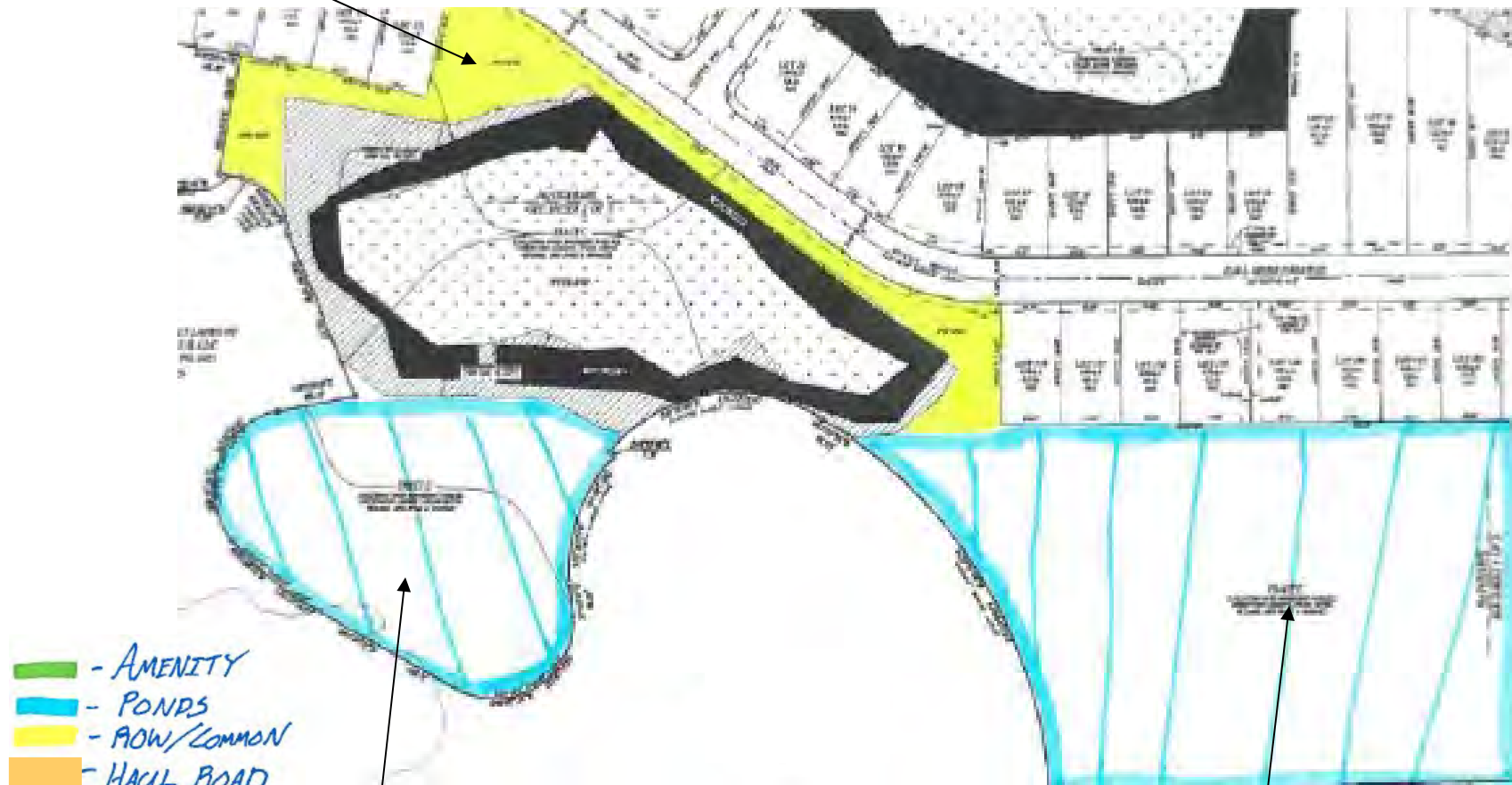


- AMENITY
- PONDS
- ROW/COMMON
- HAUL ROAD

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Amelia Walk Phase 5

59



60

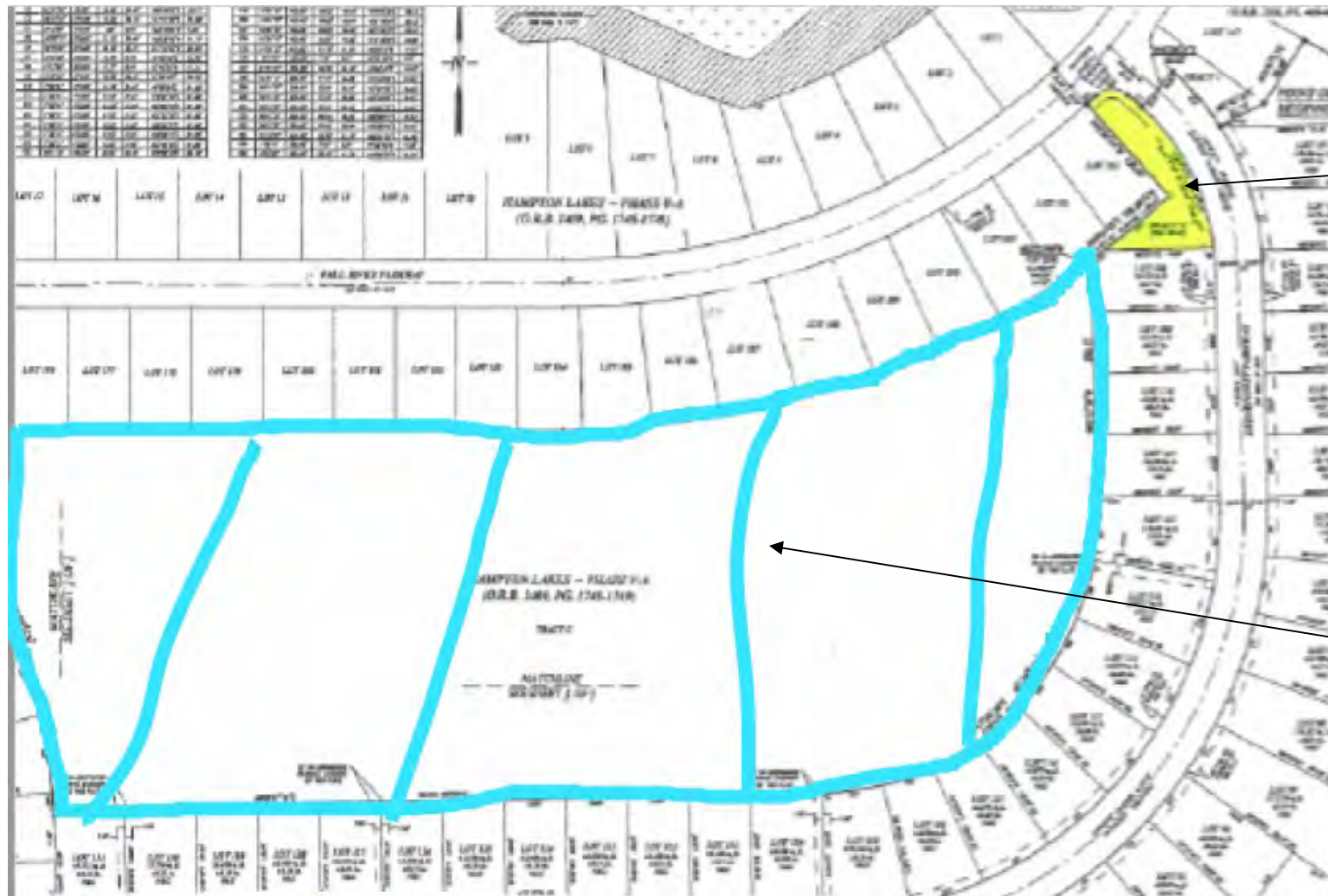
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Amelia Walk Phase 5



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- AMENITY
- POND
- ROW/COMMON
- HAUL ROAD

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Amelia Walk Phase 5



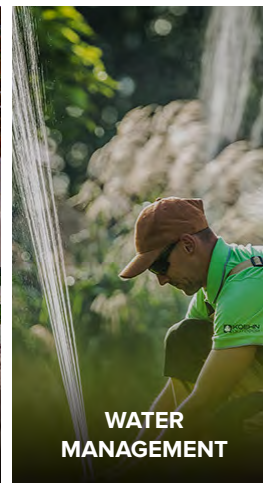
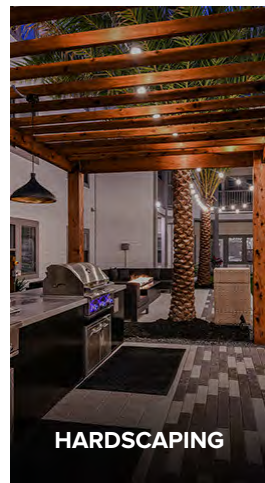
**EXHIBIT “C”
PRICING**

[Contractor’s pricing proposal to be inserted]

A premier provider of
LANDSCAPE
MANAGEMENT
AND
CONSTRUCTION



At Koehn Outdoor, we aim to go the extra mile to ensure our customers are unconditionally satisfied with their landscaping goals. Our highly skilled and knowledgeable team can help design, install, and maintain distinctive commercial landscape environments that maximize the value of our clients' properties and stand the test of time. It is our passion to envision your landscape at its full potential, and our mission is to help you achieve it!



From commercial properties to public areas, we work within a diverse range of industries - but we apply the same outstanding service no matter what.





OUR CORE VALUES

Started in 2004, Koehn Outdoor has grown to include over 90 dedicated team members who share the same attention to detail and quality service the company was founded upon.

We are a full-service firm offering landscape construction and maintenance for all your commercial needs. Additionally, we are licensed irrigation contractors, pest control providers, and certified arborists. We work with the finest landscape architecture firms in the region and strive to exceed our client's expectations – every time, on every project.

INTEGRITY

We do the right thing because it's the right thing to do.

INNOVATION

We relentlessly pursue more than just the status quo.

LEADERSHIP

We lift up our people, celebrate diversity, and empower our managers to lead.

SUSTAINABILITY

We are stewards of the land and committed to providing environmentally sound landscape solutions.

ACCOUNTABILITY

We take ownership of our work and hold each other to high standards of service.

BUILDING RELATIONSHIPS

We make building relationships as important as building and maintaining landscape projects.



FULLY TRAINED STAFF

90+



COMMERCIAL MOWERS

30



PIECES OF HANDHELD EQUIPMENT

200



CLIENT RETENTION RATE

95%



SATISFIED COMMERCIAL CLIENTS

85+



SCHEDULE A
FREE
CONSULTATION
CONTACT US TODAY!



1872 Everlee Road • Jacksonville, FL 32216

904-716-0683

info@koehnoutdoor.com

www.KoeHNOutdoor.com

Smart Irrigation & Site Management



The most advanced smart water and site management technology is now within your reach.



As a Weathermatic Premier Partner, **Koehn Outdoor** provides our clients with unmatched service, site beauty, and water management.

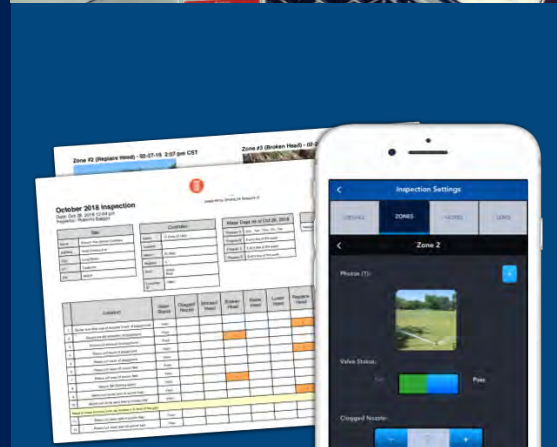
The Smart Choice for Water Management

(904) 716-0683
www.Koehnoutdoor.com



The Smart Solution

- A smart controller with remote monitoring allows for 24/7 access to your site, and dramatically improves response time
- Reduce water use as much as 50% (average 38%)
- Reduce damage from over/under watering
- Minimize liability from hazardous slick spots
- Comply with water restrictions while maximizing watering opportunities and limiting landscape loss
- Improve sustainability through water management
- Creates visibility and accountability through the photo documented inspection tool



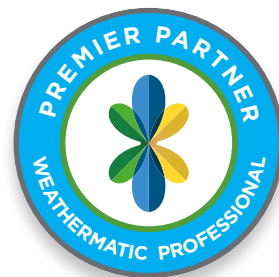
Who is Koehn Outdoor?

- **Koehn Outdoor** is a premier provider of landscape management & installation in Northeast Florida.
- We install and maintain distinctive commercial landscape environments that maximize the value of our clients property and stand the test of time.
- **Koehn Outdoor** has a highly trained staff of irrigation technicians that can service all your irrigation needs.



Who is Weathermatic?

- Leading provider of water conserving technology and service for over 75 years
- Full line of irrigation products; including software, controllers, sensors, valves, rotors, sprays, and more.
- Products are installed in more the 85 countries
- Installed on more than 500,000 locations, saving an average of 38% in water use.
- Some valued clients include; JPMorgan Chase, Bank of America, Marriott, Publix, Arby's, Texas A&M, Clemson University, Associa, FirstService Residential, CBRE, U.S. Capitol Building, Pearl Harbor Memorial



Weathermatic®
Water with Purpose



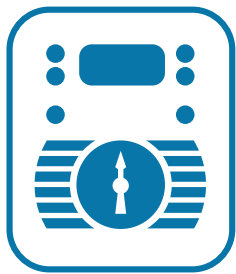
SmartLink

HOW IT WORKS



On-site weather station

MAKES AUTOMATIC WEATHER-BASED ADJUSTMENTS TO WATERING SCHEDULE



Aircard
SENDS DATA FROM CONTROLLER TO THE CLOUD VIA CELL

SmartLine controller

HARDWARE ON-SITE RELAYS SETTINGS AND PROGRAMS TO CONTROL ZONES AND SCHEDULES



Secure cellular connection

NO PASSWORDS ARE SHARED AND ACCESS IS RELIABLE EVEN AWAY FROM BUILDINGS



Cloud-based solution

CLOUD SERVERS AND SMARTLINK SOFTWARE MAINTAIN CONTINUOUS CONNECTION AND DATA SECURITY



You

REMOTE ACCESS BY PHONE, TABLET, OR COMPUTER TO CONTROL ALL ZONES & SCHEDULES WITH ALERTS & REPORTS

SmartLine Controller and Weather Station

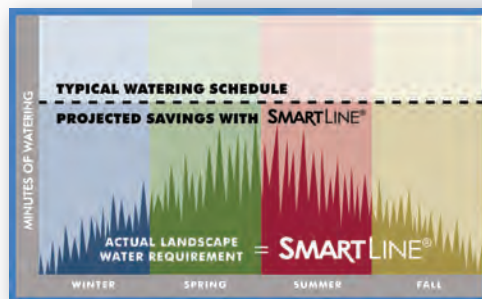
- Controller adjusts the amount of water applied daily based on:

- **high/low temperature**
- **humidity**
- **plant type**
- **soil type**
- **sprinkler type**
- **slope**

- Weather station set at each controller and communicates wirelessly
- Automatic cycle soak to eliminate run-off
- Never loses date/time or programming due to power failure
- Optionally omit days, times, and dates
- Meets EPA Water Sense Criteria

SmartLink Software

- Secure, reliable cellular communication
- Powered by Amazon Web Services
- Programming changes can be made remotely from any web enabled device
- In-depth reports of run times and weather data
- Asset tagging and zone mapping
- Web based inspection reports with photo documentation
- Daily alert reporting
- Controller programming backup to the cloud
- All data stored for life of service plan



HOW MUCH WILL YOU SAVE?

Annual Water Bill	10%	20%	30%	40%	50%
\$1,000	\$100	\$200	\$300	\$400	\$500
\$2,500	\$250	\$500	\$750	\$1,000	\$1,250
\$5,000	\$500	\$1,000	\$1,500	\$2,000	\$2,500
\$10,000	\$1,000	\$2,000	\$3,000	\$4,000	\$5,000
\$20,000	\$2,000	\$4,000	\$6,000	\$8,000	\$10,000
\$30,000	\$3,000	\$6,000	\$9,000	\$12,000	\$15,000
\$50,000	\$5,000	\$10,000	\$15,000	\$20,000	\$25,000
\$100,000	\$10,000	\$20,000	\$30,000	\$40,000	\$50,000

Actual savings will obviously vary based on weather, water rates, historical watering practices and overall sprinkler system efficiency.

What does it cost?

You'll be able to upgrade to the latest water-saving technology immediately while avoiding large capital outlays - ask your representative for details.

Total Equipment Protection Plan

- Fixed cost of ownership with a no questions asked warranty coverage on all Weathermatic equipment
- Includes manufacturer defects, lightning, theft, and physical damage
- No deductibles or processing fees



Water with Purpose

With over 600,000 SmartLine® control systems saving billions of gallons of water around the globe, are proud to contribute to the giving of safe drinking water through the Save Water | Give Life social cause. Though participating in the “**Water with Purpose**” campaign, our customers are making an impact because every Weathermatic product purchased directly results in a specific number of gallons of clean water given to the world's thirsty. **Together, we will save billions of gallons of water and thousands of lives. It all starts with WATER!**



Frank Prescutti
E: frankp@koehnoutdoor.com
Mobil: (904) 962-3590
W: www.koehnoutdoor.com



D.

AMELIA WALK CDD



FULL-SERVICE LANDSCAPE MAINTENANCE PROPOSAL

LANDSCAPING MAINTENANCE | IRRIGATION | FERTILIZATION | SEASONAL
COLOR | MULCH/PINESTRAW | PALM TREE PRUNING



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WHY CHOOSE THE GREENERY?



October 20, 2023

The Greenery, Inc. very much appreciates the opportunity to submit a proposal for the lawn care, irrigation maintenance, pest control, fertilization and weed control for Amelia Walk CDD. Our team has read and understands your Project Manual for Landscape Maintenance Services and we acknowledge all addenda.

We welcome an opportunity to answer any questions you may have about our proposal and why we are the **RIGHT PARTNER** to work with your community. Our team's dedication to constantly improving your plant health will **ENRICH** the value of your property by improving the aesthetics and viability of your landscape, as well as **ENHANCE** your resident and guest experiences as they enjoy the multitude of outdoor adventures at Amelia Walk.

The Greenery is proud to be **EMPLOYEE OWNED** which means our team takes **AN "OWNER'S INTEREST"** in providing the highest quality services to our clients. We have been providing professional landscape installation and maintenance services since 1973 – and in those 50 years, it has always remained important to provide the most advanced and professional services available in the marketplace.

In addition to our on-target pricing and full scope of services, we have provided in this proposal our reporting and communication plan, who your key team members will be, best practices, recommendations and the advantages gained by allowing us to partner with you. Your vibrant future at Amelia Walk is just as important to us, as it is to everyone living and working there.

We want to grow with you!



Stacy Montoya

Stacy Montoya
Business Developer
(904) 627-5838
StacyMontoya@thegreeneryinc.com

ENHANCING PEOPLES LIVES THROUGH BEAUTIFUL LANDSCAPING

Amelia Walk Deserves a True Landscaping Partner!



Why The Greenery, Inc. | Martex is the RIGHT CHOICE:

WE ARE LOCAL

We are located right here! Our office is close-by and our team is always steps away from Amelia Walk!

WE ARE PROVEN

We handle large communities and CDD's close to Amelia Walk including Amelia National, Wildlight and North Hampton. Offering our full suite of services to each of these partners.

WE HAVE THE MANPOWER

We hire and employ local community members and we are fully-staffed and ready to work!



the greenery, inc.®
— EMPLOYEE OWNED —

Martex Services
LANDSCAPE MANAGEMENT

LANDSCAPE MAINTENANCE | IRRIGATION | FERTILIZATION | FLOWERS | MULCH/PINESTRAW | TREE PRUNING

HOW WE CAN HELP AMELIA WALK



YOUR PRO-ACTIVE LANDSCAPING PARTNER

We understand the frustration of dealing with a reactive landscaper – leaving you to feel as if they are always “playing catch up” at your community. The Greenery prides itself on being a **PRO-ACTIVE PARTNER** to you and your community. We will look out for you! If we find areas of improvement or concern, we will come to you with our recommendation or plan. We believe it is our job to care for your landscaping, as if it's our own!

COMMUNICATION IS KEY

The Greenery will partner with you to determine the best communication practices to keep you and your community happy. The flow of communication should be easy and should include a checks-and-balances system, so you know your request has been handled. We will provide you with a communication plan that best suits your community!



NEVER MISS THE DETAILS

The top headache we hear from prospective clients is that the current landscaper simply does not have an eye for detail. This often means things are getting missed or overlooked during services. Our team ensures they spend the time it takes to touch on those details such as weeds, proper pruning and debris clean up – to make your property sparkle!



EXPERIENCE

Capabilities Statement



LANDSCAPE MAINTENANCE PROPOSAL

COMPANY SUMMARY

CAPABILITIES STATEMENT

The Greenery Inc. is a regional company, operating exclusively in the Florida, Georgia and South Carolina markets. With over 650 employees, we are staffed to handle any size landscape contract, to react to an emergency event such as a hurricane, and to provide technical and horticultural support to any situation that may arise with your landscaping.

We fully understand the importance of image for your property, particularly the areas of the amenities, entrances and roadways. Our services are a reflection of you, and we are fully committed to your needs and expectations. We understand the nature and scope of work and we will exceed your expectations. As your valued service partner, we will strive to continually improve the aesthetics of your community.

The Greenery is committed to providing employees with a safe and healthy workplace. We believe that our employees are our greatest asset - therefore safety is our highest priority. We promote safety in the workplace because it is the right thing to do. We want to ensure that our workers remain healthy, happy and able to perform their jobs with no obstacles. The benefit shows when happy, engaged employees become more efficient at understanding your needs.

The Greenery has the ability, capacity and skill to perform this contract as detailed in the scope of work and demonstrated by our long-standing maintenance relationship both here, and in other parts of our community. We can perform the requirements of this contract within the required time parameters, without delay or issue. With the depth of our expertise, we also outperform the competitors in the markets we serve.

The Greenery is fully compliant with all laws and ordinances at the federal, state and local levels. We maintain all OSHA records as required, maintain business licenses in the areas we work and maintain all licensing requirements for the industries we serve.

The Greenery, Inc. is ranked #28 in the nation by the Lawn and Landscape industry. As an employee-owned company, our financial statements are audited annually by an independent firm. Our strong financial strength gives us the ability to continue to grow and remain profitable as demonstrated.

We are committed to operating as your service partner to maintain and enhance the beauty of your property. We feel that maintaining good communication with our clients is very important to the success of your landscape.



**ENHANCING
PEOPLES LIVES
THROUGH
BEAUTIFUL
LANDSCAPING**



COMPANY PROFILE



FOUNDED	1973 | 100% Employee Owned Since 2003
SENIOR MANAGEMENT	W. Lee Edwards | President & CEO Daryl Hendricks | Chief Operations Officer Ben Campsey, CPA | Chief Financial Officer Janet DeNicola | Chief Technology Officer
RANKED	#28 in the Country by Lawn & Landscape Magazine
REVENUE	\$60M+ per year
EMPLOYEES	650+

STAFF SUMMARY

Horticulturists	36	Crew Foremen	167
FL Certified Applicator		Certified Landscape Technicians	26
License Holder	1	Seasonal Color Technicians	16
SC Certified Applicators	36	Certified Irrigation Technicians	23
GA Certified Applicators	9	Mechanics	18
Area Supervisors	51		

EQUIPMENT

Vehicles	350+	Sports Turf Mowers	18
Tractor/Bobcats	27	Mini-Loaders	11
Production Mowers	250	2 Cycle Equipment	1,000+
Wide Area Mowers	10		

COMPANY DATA

Corporate Mailing Address: PO Box 6569, Hilton Head, SC 29938
Business Entity Name: The Greenery of North Florida, Inc.
Website: www.thegreeneryinc.com
FEI/EIN Number: 84-3916686
Incorporation Date: 1973
NAICS Code: 54-541
SIC Code: 87-871

Bluffton – Hardeeville Office
2724 Medical Center Dr.
Hardeeville, SC 29927

Beaufort Office
177 Bay Pines Road
Beaufort, SC 29906

Charleston Office
489 A Deanna Lane
Charleston, SC 29492

Construction Office
2724 Medical Center Dr.
Hardeeville, SC 29927

Daytona Beach Office
140 S. Beach Street, Ste 310
Daytona Beach, FL 32114

Greenville – Spartanburg Office
1003 Woods Chapel Road
Greer, SC 29334

Hilton Head Island – Daufuskie Island
97 Arrow Road
Hilton Head, SC 29928

Jacksonville Office
1417 Avery Road, Ste 200
Amelia Island, FL 32034

St. Augustine Office
Under Construction/
Opening 2023

Hilton Head Island – Corporate Office
93 Arrow Road
Hilton Head, SC 29928

Hilton Head Island – Garden Center & Nursery
960 William Hilton Pkwy.
Hilton Head, SC 29928

Palmetto Bluff Office
71 Ormsdale
Bluffton, SC 29910

Savannah Office
2400 Tremont Road
Savannah, GA 31405

Sun City Office
12 Okatie Maintenance Rd.
Okatie, SC 29909



COMPANY EXPERIENCE



KEY STRENGTHS

PRICE

Our pricing includes the full scope of services along with the buying power of a Top 100 company (#28 in the country on the Lawn & Landscape Top 100). The relationships with vendors and buying capabilities enable competitive pricing to clients.

AVAILABILITY

The Greenery Inc. employs over 650 employees in the markets we serve. With plentiful resources and a robust workforce, The Greenery can provide quality service in a timely manner.

PERFORMANCE / REPUTATION

The Greenery has 50 years of experience and has demonstrated consistently high standards of performance. We are also able to attract and retain the most educated and professional staff in the industry. We also consistently outperform the competition in terms of employee retention and satisfaction.

FINANCIAL CAPABILITY

The financial strength of The Greenery is excellent. We continually re-invest in our people, equipment, technology and future. The Greenery has many satisfied customers as references for our current maintenance operations.

TECHNICAL APPROACH

We utilize the latest technology available in the landscaping industry. This allows us to maintain a comprehensive quality control process which ensures safety and curb appeal for our clients. These systems allow for regular inspections to be performed in order to identify areas of improvement or adjustments to ongoing maintenance routines. These advances equate to higher efficiencies and great savings for our clients.



SAFETY IS OUR HIGHEST PRIORITY

A daily inspection is conducted of all our equipment and vehicles. We employ an in-house staff of mechanics who are certified technicians. These team members follow a "Preventative Maintenance Schedule System" to keep assets in top condition for optimum performance. All drivers have their driving records reviewed and are part of our weekly Safety Training Program.

ENHANCING PEOPLES LIVES THROUGH BEAUTIFUL LANDSCAPING

THE GREENERY'S PLACE IN THE LANDSCAPE INDUSTRY

150

RANKINGS



LANDSCAPE MANAGEMENT

#28

Landscape Management's 2023 listing of the industry's top 150 revenue-generating firms includes individual company figures.

More than 40 companies on our 2023 *LM150* list grew by 20 percent or more last year. Executives from some of these companies share how their operations did it.

		Headquarters	2022 Revenue (U.S. Dollars)	% Rev. Change from 2021	% Projected Change for 2023	FTEs/ Seasonal Employees	% Comm./ Res./Gov.
25	Yardnique	Morrisville, N.C.	\$96,000,000	41%	25%	600/400	100/0/0
26	Clintar Commercial Outdoor Services	Markham, Ontario	\$93,200,000	7%	8%	375/375	90/5/5
27	Schill Grounds Management	North Ridgeville, Ohio	\$92,500,000	19%	10%	850/200	98/1/1
28	The Greenery	Hilton Head Island, S.C.	\$92,500,000	14%	11%	898/220	90/8/2
29	Massey Services*	Orlando, Fla.	\$91,939,190	7%	15%	2,675/0	7/93/0
30	Spring-Green Lawn Care Corp.	Plainfield, Ill.	\$90,500,000	9%	7%	528/150	4/96/0
31	Mainscape	Fishers, Ind.	\$82,200,000	11%	5%	697/134	100/0/0

LEGEND NR = Not reported; * Indicates estimate, based on projected revenue for 2022 reported last year; * Indicates a portion of reported revenue was removed (such as pest control, janitorial services or other nongreen industry offerings).



CERTIFICATE OF INSURANCE



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

9/25/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Scott Insurance - Charlotte 521 E. Morehead Street Suite 300 Charlotte NC 28202		CONTACT NAME: Amy Conner PHONE (A/C, No, Ext): 704-556-1341 E-MAIL ADDRESS: aconner@scottins.com FAX (A/C, No): 704-556-7681	
INSURED The Greenery, Inc. P.O. Box 6569 Hilton Head Island SC 29938		INSURER(S) AFFORDING COVERAGE INSURER A: Zurich American Insurance Company (A+) NAIC # 16535 INSURER B: Travelers Property Casualty Company of America (A+) 25674 INSURER C: INSURER D: INSURER E: INSURER F:	

COVERAGES

CERTIFICATE NUMBER: 52234733

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y	GLO 3433379	10/1/2022	10/1/2023	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 \$
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY		BAP 3433380	10/1/2022	10/1/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000		CUP-7S07789A	10/1/2022	10/1/2023	EACH OCCURRENCE \$ 8,000,000 AGGREGATE \$ 8,000,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input type="checkbox"/> N/A	WC 3433378	10/1/2022	10/1/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The District, its staff, consultants, officers and supervisors are an additional insured as respects General Liability if required by written contract.

CERTIFICATE HOLDER

CANCELLATION

Amelia Walk Community Development District
 c/o Governmental Management Services, LLC
 Attn: District Manager
 475 W Town Place, Suite 114
 St. Augustine FL 32092

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

[Signature]

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ACORD 25 (2016/03)

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/20/2023

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PRODUCER Scott Insurance - Charlotte 521 E. Morehead Street Suite 300 Charlotte NC 28202	CONTACT NAME: Amy Conner PHONE (A/C. No. Ext): 704-556-1341 E-MAIL ADDRESS: aconner@scottins.com	FAX (A/C. No): 704-556-7681
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A: Zurich American Insurance Company (A+)		16535
INSURER B: Travelers Property Casualty Company of America (A+)		25674
INSURER C:		
INSURER D:		
INSURER E:		
INSURER F:		

COVERAGES**CERTIFICATE NUMBER:** 1683941136**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
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A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			BAP 3433380	10/1/2023	10/1/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			CUP-7S07789A	10/1/2023	10/1/2024	EACH OCCURRENCE \$ 8,000,000 AGGREGATE \$ 8,000,000 \$
A	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N <input type="checkbox"/>	N / A	WC 3433378	10/1/2023	10/1/2024	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The District, its staff, consultants, officers and supervisors are an additional insured as respects General Liability if required by written contract.

CERTIFICATE HOLDER**CANCELLATION**Amelia Walk Community Development District
c/o Governmental Management Services, LLC
Attn: District Manager
475 W Town Place, Suite 114
St. Augustine FL 32092

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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LICENSES & CERTIFICATIONS



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
THE GREENERY OF NORTH FLORIDA, INC.

Filing Information

Document Number	P19000089376
FEI/EIN Number	84-3916686
Date Filed	12/03/2019
Effective Date	11/22/2019
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	08/08/2022
Event Effective Date	NONE

Principal Address

1169 Indian Lake Rd.
Daytona Beach, FL 32124

Changed: 02/01/2021

Mailing Address

PO Box 6569
Hilton Head Island, SC 29938

Changed: 02/01/2021

Registered Agent Name & Address

TED W. WEEKS IV, P.A.
402 S. KENTUCKY AVE., SUITE 350
LAKELAND, FL 33801

Address Changed: 08/08/2022

Officer/Director Detail

Name & Address

Title P

EDWARDS, WILLIAM L
PO Box 6569
HILTON HEAD ISLAND, SC 29939

Title CFO

Campsey, Ben
93 ARROW ROAD
HILTON HEAD ISLAND, SC 29928

LICENSES & CERTIFICATIONS

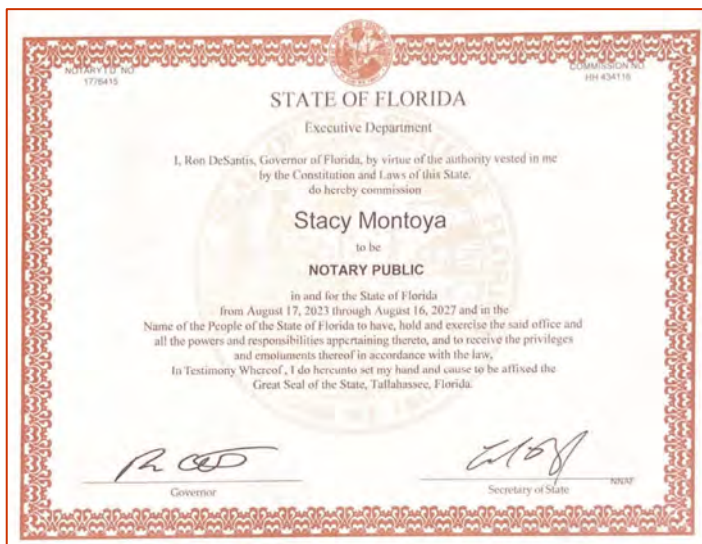


Wallet Card
Wallet Card - Fold Here

BUREAU OF LICENSING & ENFORCEMENT
3125 CONNER BLVD, BLDG. 8
TALLAHASSEE, FLORIDA 32399-1650



LICENSES & CERTIFICATIONS



LICENSES & CERTIFICATIONS

Form W-9 (Rev. October 2018) Department of the Treasury Internal Revenue Service		Request for Taxpayer Identification Number and Certification		Give Form to the requester. Do not send to the IRS.
▶ Go to www.irs.gov/FormW9 for instructions and the latest information.				
1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. The Greenery of North Florida, Inc				
2 Business name/disregarded entity name, if different from above				
Print or type. See Specific Instructions on page 3.	3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.			4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
	<input type="checkbox"/> Individual/sole proprietor or single-member LLC			Exempt payee code (if any) _____
	<input type="checkbox"/> C Corporation			Exemption from FATCA reporting code (if any) _____
	<input checked="" type="checkbox"/> S Corporation			(Applies to accounts maintained outside the U.S.)
<input type="checkbox"/> Partnership				
<input type="checkbox"/> Trust/estate				
<input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____				
Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.				
<input type="checkbox"/> Other (see instructions) ▶ _____				
5 Address (number, street, and apt. or suite no.). See instructions. P.O. Box 6569			Requester's name and address (optional)	
6 City, state, and ZIP code Hilton Head Island, SC 29938				
7 List account number(s) here (optional)				

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number										
				-			-			
OR										
Employer identification number										
8	4	-	3	9	1	6	6	8	6	

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ▶	Date ▶ 4-24-23
------------------	-----------------------------------	-----------------------

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

LOCAL REFERENCES

Wildlight CDD

Includes: Landscaping maintenance, Irrigation, Fertilization & Pest Control, and Plantings

Grand Oaks CDD

Includes: Landscaping maintenance, Irrigation, Fertilization & Pest Control

St. Johns Forest CDD

Includes: Landscaping maintenance, Irrigation, Fertilization & Pest Control, Plantings, Seasonal Color/Flowers

Amelia National

Includes: Landscaping maintenance, Irrigation, Fertilization & Pest Control, Plantings, Seasonal Color/Flowers

St. Johns Forest CDD

Includes: Landscaping maintenance, Irrigation, Fertilization & Pest Control, Plantings, Seasonal Color/Flowers

Omni Amelia Island Plantation Resort

Includes: Landscaping maintenance, Irrigation, Fertilization & Pest Control, Plantings, Seasonal Color

Amelia Island Plantation Community Assoc.

Includes: Landscaping maintenance, Irrigation, Fertilization & Pest Control, Plantings, Seasonal Color

Cumberland Harbour Property Owners Association

Includes: Landscaping maintenance, Irrigation, Fertilization & Pest Control, Plantings, Seasonal Color

North Hampton & South Hampton

Includes: Landscaping maintenance, Irrigation, Fertilization & Pest Control, Plantings, Seasonal Color

CONTACT INFO AVAILABLE UPON REQUEST



Stacy Montoya

Business Developer
Jacksonville Branch
m: 904-627-5838

stacymontoya@thegreeneryinc.com
www.thegreeneryinc.com

REFERENCES



wildlight

Amelia Island Plantation
Community Association

OMNI RESORTS
amelia island | florida

Cumberland
Harbour



Hilton Head



Daytona Beach



Savannah
Quarters



QUALIFICATIONS OF KEY PERSONNEL

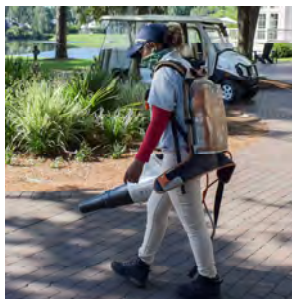
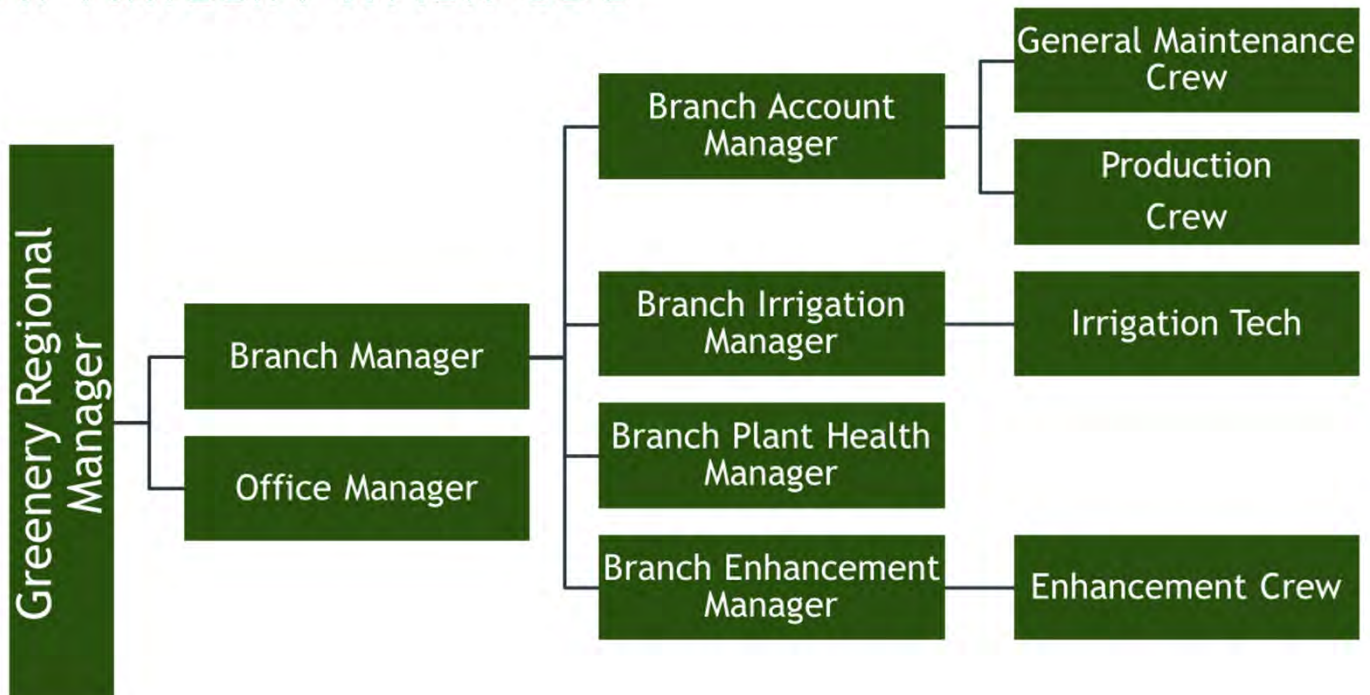


LANDSCAPE MAINTENANCE PROPOSAL



STAFFING LEVELS

ORGANIZATIONAL CHART FOR MANPOWER AT AMELIA WALK CDD



LOCAL TEAM RESUMES

KEY EMPLOYEE RESUMES & CONTACT INFO

Branch Administration



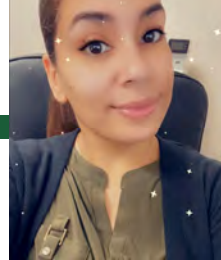
Daryl Hendricks
COO
*5 Years in
Landscaping*
(610) 715-5832
darylhendricks@
thegreeneryinc.com



Josh Smith
Regional Manager
*20 Years with
The Greenery*
(843) 505-6692
joshuasmith@
thegreeneryinc.com



Keith King
Branch Manager
*39 Years in
Landscape Industry*
(904) 468-9558
keithking@martex
landscape.com



Sara Torres
**Office
Administrator**
(904) 261-5364
saratorres@
thegreeneryinc.com



Stacy Montoya
Business Developer
*4 Years in
Landscape Industry*
(904) 627-5838
stacymontoya@
thegreeneryinc.com

In the Field



Allen Flannery
**Client Relationship
Manager**
*FNGLA & FHCP
Certified*
(904) 556-1262
aflannery@
martexlandscape.com



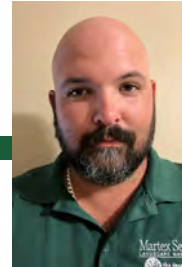
Corey Guerrant
**Plant Health
Services Manager**
*Florida PCL#
JB309402*
(904) 654-6483
cguerrant@martexl
andscape.com



Mark Smolarsky
Operations Manager
*BA in Environmental
Horticulture, Gwinnett
Technical College*
(904) 451-8908
marksmolarsky@
martexlandscape.com



Karen Gardner
**Irrigation
Manager**
15 Years Experience
(904) 334-4809
kgardner@
martexlandscape.com



Alex Brown
Production Manager
(904) 676-2718
alejandrobrown@the
greeneryinc.com

COMMUNICATION CONTACT LIST

ESCALATION LIST: CALL IN ORDER AS SHOWN

MAIN POINT OF CONTACT

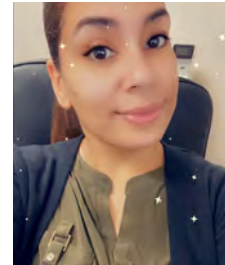


Allen Flannery
**Client Relationship
Manager**

*FNGLA & FHCP
Certified*
(904) 556-1262
aflannery@
martexlandscape.com



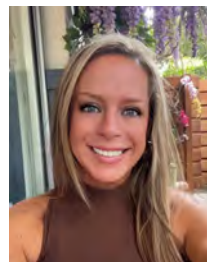
Keith King
Branch Manager
(904) 468-9558
keithking@martex
landscape.com



Sara Torres
**Office
Administrator**
(904) 261-5364
saratorres@
thegreeneryinc.com



Josh Smith
Regional Manager
(843) 505-6692
joshuasmith@
thegreeneryinc.com



Stacy Montoya
Business Developer
*4 Years in
Landscape Industry*
(904) 627-5838
stacymontoya@
thegreeneryinc.com

RESUMES

LEE EDWARDS

President, CEO

The Greenery, Inc. - Hilton Head, S.C,
(843) 200-2625 | LeeEdwards@thegreeneryinc.com



EXPERIENCE:

The Greenery Inc.

President/CEO

1994 - Present · 29 yrs

EDUCATION:

Tulane University

Bachelor of Arts

1986 – 1990

SKILLS:

Sales, Business Management, Business Analysis, Landscaping Operations, IT, Marketing, Operations Management, Strategic Planning, Customer Satisfaction, Team Building, Account Management, Recruiting, Training, Management, Coaching, Leadership, Lean Management, Customer Service, Strategic Planning, Multimillion Dollar Revenue Budget Management



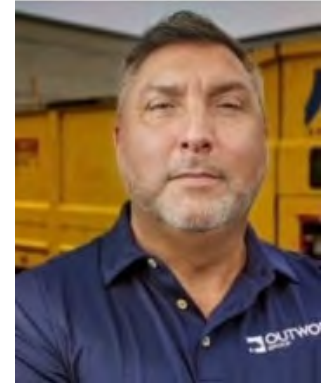
RESUMES

DARYL HENDRICKS

Chief Operations Officer

The Greenery, Inc. - Hilton Head, S.C.

(610) 715-5832 | darylhendricks@thegreeneryinc.com



EXPERIENCE:

The Greenery, Inc.

Chief Operations Officer

April 2023 - Present

Outworx Group

Chief Executive Officer

2019 - 2023

National Express LTD

Senior Vice President

2014 - 2018

American Kennel Club

Chief Operations Officer

2013 - 2014

SKILLS:

Sales, Business Management, Business Analysis, Operations, Landscaping Operations, IT, Marketing, Lean Management, Customer Service, Strategic Planning, Multimillion Dollar Revenue Budget Management

EDUCATION:

University of Delaware

BSBU, Economics

University of Richmond

Wilmington University

MBA | Member: Sigma Beta Delta Honor Society



RESUMES

JOSHUA “JOSH” SMITH

Regional Manager

The Greenery, Inc. – Florida

(843) 505-6692

joshuasmith@thegreeneryinc.com



EXPERIENCE:

The Greenery Inc.

20 yrs 2 mos

Regional Operations Manager / Regional Manager

Jul 2018 - Present

Construction Division Manager

Nov 2010 - Jul 2023

Construction Project Manager

Jun 2003 - Nov 2010

EDUCATION:

SUNY Cobleskill

Bachelor of Technology (BTech), Landscape Development

1999 – 2003

SKILLS:

Landscaping Management, Strategic Planning, Customer Satisfaction, Operations Management, Team Building, Recruiting, Training, Management, Coaching, Leadership



RESUMES

KEITH KING

Branch Manager

The Greenery, Martex Services Branch

Manager - Jacksonville Area, FL

(904) 468-9558 | keithking@martexlandscape.com



EXPERIENCE:

The Greenery, Inc.

Branch Manager

Jacksonville Area, Florida

Aug 2022 - Present

BrightView Landscapes

Branch Manager

Jun 2018 - May 2021

Orlando, Florida

TruGreen

General Manager

Aug 1985 - Nov 2017

Orlando, Florida

EDUCATION:

The University of Georgia

Bachelor's degree

SKILLS:

Operations Management, Strategic Planning, Customer Satisfaction, Team Building, Account Management, Recruiting, Training, Management, Coaching, Leadership



RESUMES

ALLEN FLANNERY

Customer Relations Manager

The Greenery Inc. - Jacksonville, FL

(904) 556-1262 | aflannery@martexlandscape.com



EXPERIENCE:

Customer Relationship Manager

The Greenery Inc. | Martex Services

Jacksonville, Florida

Mar 2012 - Present

12 years experience with The Greenery | Martex Services

LICENCES & CERTIFICATIONS:

- Florida Nursery, Growers & Landscape Association (FNGLA) - Florida Certified Horticulture Professional (FCHP)
- Certified in University of Florida School of Agriculture Best Management Practices (BMP) in Landscape Maintenance

SKILLS: Business-to-Business (B2B) Sales, Account Management, Communication Skills, Managing multiple properties while leading a crew dedicated to excellent landscape maintenance, assisting in design and research.



E-VERIFY EMPLOYEES

The Greenery is registered and
utilizes the E-Verify system



Company ID Number: 221539

Information Required for the E-Verify Program	
Information relating to your Company:	
Company Name	The Greenery, Inc.
Company Facility Address	93 Arrow Road Hilton Head Island, SC 29928
Company Alternate Address	P O Box 6569 Hilton Head Island, SC 29938
County or Parish	BEAUFORT
Employer Identification Number	561027469
North American Industry Classification Systems Code	444
Parent Company	
Number of Employees	100 to 499
Number of Sites Verified for	1 site(s)



The Greenery Inc.
Company ID #:
221539

The Greenery of
North Florida
Company ID#
2019321

paycom Employees Payroll Talent Acquisition Time Management Human Resources Talent Management Reports Launch User Options		
[DUW01] GREENERY INC ALLDEPTS Main Menu Account Security Secure Uploader (10) Help ESS Login Updates Log Out		
E-Verify Company Information		
DUW03	Previous 1 Next	25
Payroll Code / Profile	E-Verify Company Identification Number	MOU Signature Date
DUW03 - GREENERY OF NORTH FLORIDA INC	2019321	11/21/2022
Showing 1 to 1 of 1 entries		
Previous 1 Next Go to Page		

DRUG-FREE WORKPLACE

The Greenery is a Drug-Free Workplace

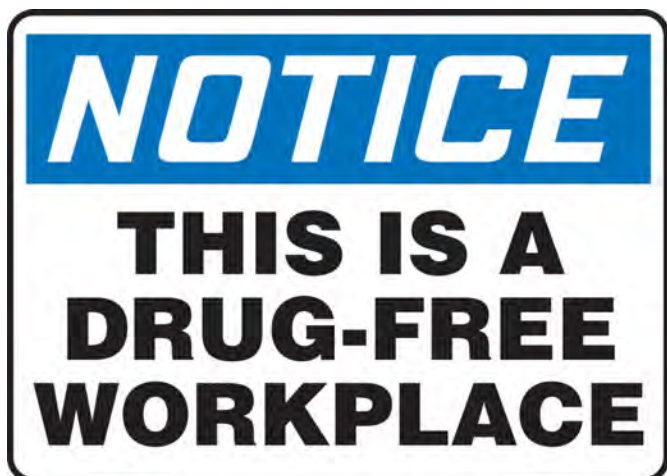


Our policy and program contain the following elements:

- Job Applicant Testing
- Reasonable Suspicion Testing
- Post-Accident Testing

We conduct testing through independent medical facilities which adhere to strict standards for specimen collection and chain of custody. As a result of being a drug free workplace, we receive discounts from our worker's compensation carrier.

The Greenery promotes drug-free workplace in order to maximize our level of productivity, enhance our competitive position in the marketplace and reach our desired level of success, without experiencing the costs, delays, and tragedies associated with work-related accidents resulting from substance abuse by employees.



MACHINERY, EQUIPMENT & MANPOWER



LANDSCAPE MAINTENANCE PROPOSAL

EQUIPMENT



Vehicles	350+
Tractor/Bobcats	27
Production Mowers	250
Wide Area Mowers	10
Sports Turf Mowers	18
Mini-Loaders	11
2 Cycle Equipment	1,000+



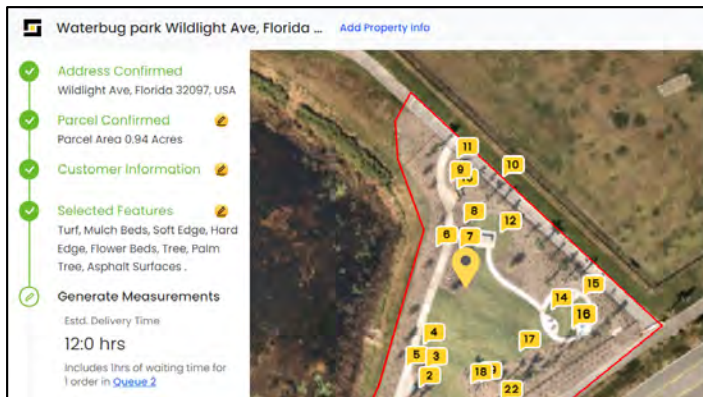
COMPANY OWNED MAJOR EQUIPMENT
TO BE USED IN CONNECTION WITH THE WORK

PROPOSER: [The Greenery, Inc.](#) | [Martex Services](#)

DATE: October 20, 2023

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS
1	2022 Ford F-150XI	1	Jacksonville, FL.
1	18' Enclosed trailer	1	Jacksonville, FL.
1	72" Riding Mower	1	Jacksonville, FL.
1	60" Riding Mower	1	Jacksonville, FL.
1	48" stand on mower	1	Jacksonville, FL.
3	Edgers	2	Jacksonville, FL.
3	Line Trimmers	2	Jacksonville, FL.
3	Backpack Blowers	2	Jacksonville, FL.
3	Hedge Trimmers	2	Jacksonville, FL.
1	Street Blower	2	Jacksonville, FL.
1	f-250 Spray Truck	4	Jacksonville, FL.

TECHNOLOGY

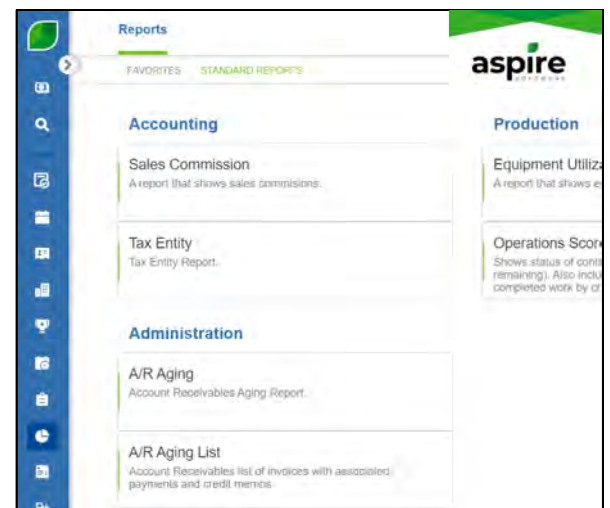


MAPPING

We use state-of-the-art landscaping mapping technology which allows us to properly measure and constantly find the most efficient ways to maintain your community.

SOFTWARE

The Greenery stays on the cutting-edge of the newest software platforms created to help landscaping companies operate efficiently and effectively. We utilize the full build-out of the industry leading Aspire technology platform. This system allows us to do everything from quoting client proposals, to tracking time and efficiencies on property, as well as utilize work order ticket tracking for maintenance requests.



HARDWARE

Our teams are equipped with the latest smartphones and tablets to remain connected at all times. This allows for real-time interactions with crews while on your site, as well as operational efficiencies, such as time-tracking which ensures you are being provided the right number of team members for the right amount of time on your property each week.



AND BEYOND!

The Greenery is an industry leader in adopting and adapting to changes in landscaping equipment and technology. We utilize electric powered equipment and have autonomous landscaping equipment on many of our properties. These help reduce noise pollution, save time and help save precious fossil fuels.

SAFETY PRACTICES

SAFETY = OUR # 1 PRIORITY



THE GREENERY TEAMS COMMITMENT & INVOLVEMENT SAFETY & TRAINING POLICY

We are committed to providing employees with a safe and healthy workplace. We believe that our employees are our greatest asset; therefore, your safety and the safety of your fellow workers is of the highest priority. It is our policy that employees report unsafe conditions and do not perform work tasks if the work is considered unsafe. Employees must report all accidents/injuries (no matter how slight) and unsafe conditions to their supervisor. No such report will result in retaliation, penalty, or other disincentive.

Safety training is mandatory and performed 52 weeks per year. The Safety Committee develops safety topics for each week and assists with monitoring workplace safety education and training to ensure that it is in place, effective and documented. All field employees are provided PPE (Personal Protection Equipment) and are trained on its proper usage. Employees are also in uniform with a safety vest for a neat, clean safe appearance. All employees that work with hazardous materials are trained on the safe mixing, handling and disposal of these materials. MSDS sheets are reviewed and posted along with Pesticide labels. We keep current our pesticide licenses for FL, GA and SC.

Employee recommendations to improve safety and health conditions will be given thorough consideration by our Safety Committee. We will give top priority to and provide the financial resources for the correction of unsafe conditions. Similarly, disciplinary action will be taken against an employee who willfully or repeatedly violates workplace safety. This action may include verbal or written reprimands and may ultimately result in termination of employment.

We are a certified Drug Free workplace. We drug screen all employees upon hire and randomly thereafter. All company drivers have their drivers' licenses verified and attend a Safe / Defensive Driving Class each year. We require that all employees and sub-contractors abide by all Federal, State and local laws and regulations as well as all company policies. Accident prevention is good business. It minimizes human suffering, promotes better working conditions for everyone, holds us higher regard with customers, and increases productivity. The type of work that our company does can present certain hazards, but if you adhere to our safety guidelines and always keep safety in mind, accidents can be avoided.

As we follow the OSHA standards, we maintain a strict policy on the storage and distribution of hazardous materials, such as the fertilizer and chemical products used as part of our IPM (Integrated Pest Management) program. All employees that work with hazardous materials are trained on the safe mixing, handling and disposal of these materials.



SAFETY PRACTICES CONTINUED

SAFETY & TRAINING POLICY CONTINUED

We recognize that this contract involves working in an area that requires extra care for the safety. We will work closely with the property manager to understand the schedules and ensure the safety of all on the property.

We promote safety in the workplace because it is the right thing to do: our workers are healthy, happy and able to perform their jobs. The benefit is that employees are more productive and efficient, and our insurance premiums are lower. All of these things allow us to be more competitive and provide our clients with the best service possible.

This policy statement serves to express The Greenery team's commitment to and involvement in providing our employees a safe and healthy workplace. This workplace safety program will be incorporated as the standard of practice for this organization. Compliance with the safety rules will be required of all employees as a condition of employment.

Safety Committee

A Safety Committee has been established as a tool to recommend improvements to our workplace safety program and to identify corrective measures needed to eliminate or control recognized safety and health hazards. This committee has representatives from all divisions of the company.

The Safety Committee is responsible for assisting us with the communication procedures for evaluating the effectiveness of control measures used to protect employees from safety and health hazards in the workplace. The Safety Committee is responsible for assisting with updates to the workplace safety program by evaluating employee injury and accident records, identifying trends and patterns, and formulating corrective measures to prevent recurrence.

The Safety Committee is responsible for assisting us to evaluate employee accident and illness prevention programs and promote safety and health awareness and co-worker participation through continuous improvements to the workplace safety program.

The Safety Committee members participate in regularly scheduled safety training, developing safety topics and assisting in monitoring workplace safety education and training to ensure that it is in place, effective and documented.

The Safety Committee meets regularly each month at a scheduled meeting. The meeting is documented, and the minutes will be made available to any employee upon request. All Safety Committee records are maintained for not less than three calendar years.



SUSTAINABILITY

SUSTAINABILITY PRACTICES

At The Greenery, our sustainability practices enable us to meet our client's landscaping needs without compromising the next generation by preserving our natural heritage and conserving natural resources. We accomplish this by working with the longevity of our environment in mind. Below are a number of ways we practice this every day.



LIMITING HARMFUL CHEMICALS

- Whenever possible we utilize mechanical methods of vegetation removal (e.g., electric mowers or hand cutting with powered weed trimmers) rather than applying herbicides.
- Utilize hand weeding where practical, versus chemical weeding.
- Mulching mowers may be recommended for certain flat areas to revitalize the turf with natural vegetative fertilization.
- Finding options for selective vegetative planting using low maintenance grasses and shrubs.
- Collect pruning waste, tree trimmings, and shrub trimmings to chip or mulch if necessary, and use as a natural mulch or compost.
- Retain and/or plant selected native vegetation whose features are determined to be beneficial, where feasible. Native vegetation usually requires less maintenance (e.g., irrigation, fertilizer) than planting new vegetation.

PRACTICE WATER MANAGEMENT

- Follow the St. Johns River Water Management District Best Practices.
- Understand that a water-efficient landscaping helps save water resources.
- Where practical, use automatic timers to minimize runoff.
- Engage in the use of mechanisms that reduce water flow to sprinkler heads if broken.
- Apply water at rates that do not exceed the infiltration rate of the soil.
- Encourage use of low water use groundcovers when planting or replanting.

ALTERNATIVE FUEL EQUIPMENT

- We have invested in a number of alternative fuel equipment items, including electric mowers, trimmers, etc.
- The utilization of alternative fuel helps us to reduce our fossil fuel usage, along with improve our carbon footprint.

PLAN & SCOPE OF SERVICE

SERVICE DESCRIPTION & SPECIFICATIONS FROM RFP



LANDSCAPE MAINTENANCE PROPOSAL



LANDSCAPE MAINTENANCE SERVICES AGREEMENT
EXHIBIT “A”

SCOPE OF SERVICES

SCOPE OF WORK. The Landscape Maintenance Contractor (the “**Contractor**”) shall furnish all horticultural supervision, labor, materials, equipment, and transportation required to maintain the landscape areas within The Amelia Walk CDD (the “**District**”) throughout the contract period, as specified per the contractual agreement.

a. Schedule of Services:

The Contractor will be on site as necessary to complete the scope of work. The Contractor will endeavor to schedule all work to be completed each week by 5:00 PM Friday, however the Contractor may be required to work on weekends to complete tasks delayed or caused by Acts of God or in emergency situations. The Contractor shall be on site as required year-round. A knowledgeable (and licensed when applicable) supervisor from the Contractor’s firm is required to be present during every maintenance visit.

b. Quality Control Inspections:

A qualified representative from the Contractor’s firm shall accompany the District’s representative (“**Manager**”) on monthly quality inspections and after each inspection a punch list shall be generated and submitted to Contractor for completion by the following week. Such inspections should occur on a set schedule as agreed upon by the Manager and the Contractor. Any deficiencies within the scope of services shall be corrected within seven (7) days of each inspection unless Contractor notifies Manager of a reasonable explanation as to why such issue cannot be completed in such time period.

c. Attendance at meetings:

Upon request by the District, the Contractor shall attend scheduled District meetings.

d. Reporting:

i. The Contractor will be required to provide Manager with the following information, as applicable to the services provided by the Contractor:

- Monthly Irrigation Inspection Reports.
- Monthly Fertilization, Weed and Pest Control Reports
 - Lawns
 - Plants/shrubs
 - Sod
 - Trees
 - Pests
- Monthly Lawn Care Service Reports which shall include:
 - Mowing/Edging/Trimming Service Report
 - Pruning Service Report
 - Pond Bank Mowing Service Report
 - Mulch/ Cord Grass Maintenance Report (if applicable)

- Tree Maintenance (Limb ups) (if applicable)
- Annual Flower Types and Design (if applicable)
- Weekly field reports provided by Contractor. Contractor is encouraged to bring to the District's operation manager any concerns even if covered by another Contractor's area of responsibility. Example: if Zone B Lawn Care provider notices an irrigation head broken or lawn/shrubs that may require fertilization or pest control they should document those observation in the weekly field report.

I. LAWN CARE SCOPE OF SERVICES:

- a. **Mowing and Edging:** District owned property shall be mowed 1-2 times every seven (7) days during the active growing season (April 1 - November 30) and once a month during the dormant seasons (December 1 to March 31) unless specifically noted below. Mowing that occurs during the active growing season must be done on the same day(s) of each week. If Contractor is unable to complete the mowing on the designated day of the week, the Contractor must notify Manager of said complication and provide the day in which the mowing will be made up. During extended rainy or dry periods mowing will take place as conditions dictate. Mowing height will be based on what is horticultural correct for the turf variety, taking into account the season. Zoysia 2-3", Saint Augustine Floritam 4-5", Saint Augustine Sevelle and Palmetto 3-3 ½", Bahia 3- 5" and Bermuda 1-2". Clippings shall not be caught and removed from lawn area unless they are lying in swaths, which may damage the lawn.
 - i. **Easements and Right-of-Ways.** Shall be mowed at least once every seven 7 days during the active growing season (April 1 - November 30) and once a month during the dormant seasons (December 1 to March 31).
 - ii. **Pond Banks.**
 - **Residential Side of Ponds** - Shall be mowed weekly during the active growing season (April 1 - November 30) and twice a month during the dormant season (December 1 to March 31).
 - **Back of Ponds** - Shall be mowed twice a month during the active growing season (April 1 - November 30) and once a month during the dormant season (December 1 to March 31).
 - iii. **Pocket Parks, Green Space and Lift Stations.** Shall be mowed at least once every 7 days during the active growing season (April 1 - November 30) and once a month during the dormant seasons (December 1 to March 31).
 - iv. **Haul Road/Amelia Walk Trails.** Shall be mowed and trimmed quarterly. (Zone A)
 - v. **Drainage Swales.** Shall be cleared and trimmed as needed, no less than 4 times per year.
- b. **Sod:**

The Contractor shall replace dead sod up to one pallet within two (2) weeks of identifying the disturbed areas of sod. Sod replacement equaling more than one pallet shall be approved by the Manager in advance. Sod should be maintained at the

requisite height and Contractor should take care to not scalp the Sod by adjusting mower height as needed. All locations sodded with Bermuda will need to be over seeded with Rye Grass during the winter months.

c. Edging:

The Contractor shall edge ground cover and plant beds as needed to keep within bounds and away from obstacles. Concrete edging, including all sidewalk areas, including backs of curbs will be performed consistent with the mowing schedule for turf areas. Sidewalks, curbs, and pavement will be blown or vacuumed clean of turf and like debris, not including heavy sand, by forced air machinery, after every mowing.

d. Fertilization:

A fertilization program of properly timed applications of quality slow-release fertilizers (based on requirements established by the University of Florida) shall be established. The program shall provide a lawn, which is evenly green and thick, and one which does not promote surge growth or burning.

e. Weed, Disease, and Insect Control:

The Contractor shall establish a grass and plant pesticide spray program to provide the application of pesticides as needed to control mole crickets, army worms, chinch bugs and other grass and plant pests as well as plant fungus. Pre-emergent and post-emergent controls shall be used to provide acceptable levels of weed control. All chemicals and pesticides shall be purchased and obtained at the expense of the Contractor. All spraying must be performed by or under the direct supervision of a licensed applicator. The pest control program shall follow the most current recommendations of the University of Florida "Guides to Insect Disease, Nematodes and Weed Control". The Contractor shall submit an outline of the agronomic program along with the proposal. Contractor will use proper fertilization, mowing, and watering practices to promote the growth of weed resistant turf.

f. Ground Cover/Shrub Areas:

Shrubs and groundcover shall be maintained at a height that will not disrupt clear line of site at all vehicular intersections. Foundation shrubs planted at the base of any building or signage/hardscape element in the landscape shall be maintained to a height not less than 6" below any signage or directional graphic or lettering associated with building identification systems. Foundation shrubs planted at the base of any building or signage/hardscape element should be trimmed to compliment any architectural banding and/or detailing so as not to block any such detail from view.

Pruning of plants which overhang curbs and sidewalks shall be addressed regularly. Pruning of bushes includes maintaining the current shape and specifically does not include changing the shape of the plant as in a cut back. Mass planted shrubs shall not be pruned individually. Tops of shrub masses shall be pruned to a consistent height, but sides of shrubs shall be allowed to grow together into a full solid mass. All shrubs shall be pruned in such a way as to provide a clean and neat appearance.

g. Weed Control:

All Beds should be weeded by hand on a regular basis. The Contractor shall keep

beds reasonably free of broadleaf or grassy weeds. Coordinate with weed control contractor as needed, preferably with pre-emergent and/or selective post-emergent/contact herbicides.

h. Rose bushes:

Roses should be trimmed back and dead headed so as to promote healthy and even growth and consistent budding. Fertilization to be coordinated with Fertilization service contractor.

i. Ornamental Grasses:

The Contractor shall cut all ornamental grasses back once per year in the months of January or February. All ornamental grass clippings shall be raked up and removed from the property at the end of each day in which the grasses are being cut.

j. Tree Care:

A Certified Arborist shall be utilized for the maintenance of the trees on District's property.

i. Pruning:

Height limitation for tree pruning covered in the specifications is 10 feet. On trees over 10 feet in height, only low hanging branches that present a hazard to pedestrian or vehicular traffic will be raised to 8 feet above ground level. Trees less than 10 feet in height will be scheduled to be pruned in the winter months except for safety-related pruning, which will be done only if necessary. Contractor will be required to attend to any branches identified as a hazard to pedestrian or vehicular traffic within 72 hours from the date notice is provided to Contractor by the Manager.

ii. Staking:

Stakes are to be inspected and adjusted or removed as necessary. When trees attain a trunk caliper of 4" or substantial root development stability, removal will be discussed with Manager.

iii. Tree Fertilization

A tree fertilization program and the cost should be submitted as a separate item within your bid. This shall include all Palms, Oaks, Maples, Elms, Magnolias, Hollies, etc.

iv. Palm Pruning:

Dead or dying fronds should be removed bi-annually and will be within set months each year. It is best to leave healthy fronds when possible and defer to specific pruning methods and finished cuts per palm type. (Zone A)

k. Haul Road/Nature trail:

The Contractor will maintain the haul road/nature trail area (approx. 2.5 miles) and entry points on a quarterly basis. Maintenance shall include mowing, weed trimming along path edges to prevent vegetation encroachment, trimming of tree limbs that extend over the path, and removal of debris from the path.

l. Mulch/Pine Straw:

The Contractor will install pine bark mulch/ pine straw once per year (Spring). Large nugget mulch will be applied in amenity beds and entry feature. Pine straw may be used on trees, common areas and in other ornamental grass areas. Playground mulch

to be ADA-compliant mulch.

m. Annual Color:

Annual flowers will be installed three times (3) times per year corresponding to each seasonal variety and the District shall maintain the right to request an additional rotation at its discretion. Specified varieties, size spacing, and frequency will be recommended per climate and location of plantings and shall be approved by the District's representative prior to installation. A 90-day warranty on plant life is applied excluding vandalism, acts of God, or irrigation related issues not due to Contractor negligence or response time. Design must be approved by the on-site Manager.

n. Debris Cleanup:

All landscape areas shall be inspected on days of service and excess debris and litter removed. Dead and fallen tree limbs and palm fronds should be removed from the turf and beds during each visit. Gardening debris generated from the Contractor's work shall be removed from all surface areas on days of service. This excludes heavy leaf fall pickup from parking areas, sidewalks, pools, etc. Excessive debris due to natural disasters shall be subject to a separate work authorization.

II. IRRIGATION SYSTEM MAINTENANCE – SCOPE OF SERVICES

The Contractor shall visually inspect the entire irrigation system (total of 78 irrigation zones) once a month for a total of 12 inspections annually to ensure optimal performance. The Contractor will be responsible for controlling all irrigation water use in compliance with the St. Johns River Water Management guidelines and will ensure minimal water use while providing sufficient water use for proper plant nutrition, particularly during the growing season. All irrigation systems in Zones A, B & C.

a. Sprinkler Heads:

All sprinkler heads shall be checked for proper operation and coverage. Contractor shall be solely responsible for the repair and replacement of any all irrigation heads or irrigation equipment damaged by landscape personal during routine landscape maintenance.

Valves & Valve Boxes. The Contractor shall inspect all valves and valve boxes for broken or stuck valves or missing valve box lids, and replace as needed.

b. Watering Schedule.

The Contractor shall adjust watering schedules to correspond with seasonal color installation, fertilization applications, temperature changes, drought and rainy seasons and pest control applications. Water schedules will be adjusted as needed based on season and rainfall amounts.

c. Emergency Contact.

The Contractor shall provide Manager with a contact person and telephone number who shall be available for on-call emergency service.

d. Irrigation Repairs.

Any repairs needed that are not covered under this inspection process will be proposed and billed separately. Stopping water loss and health hazards associated with main line breaks, valve damage, backflow malfunctions, lateral breaks, damaged heads, etc., are emergency services and water shall be turned off immediately upon notice of damage. Final repairs shall be completed within 48 hours.

Contractor shall submit proposals for any repairs that fall outside of the inclusive repairs for materials and labor based upon unit prices provided in the fee schedule below.

III. FERTILAZATION, WEED AND PEST CONTROL MAINTENANCE – SCOPE OF SERVICES

The Contractor shall provide fertizaiton, weed and pest control maintenance for all zones of the Amelia Walk District to include the following:

The Contractor shall establish a grass and plant pesticide spray program to provide the application of pesticides as needed to control mole crickets, army worms, chinch bugs and other grass and plant pests as well as plant fungus. Pre-emergent and post-emergent controls shall be used to provide acceptable levels of weed control. All chemicals and pesticides shall be purchased and obtained at the expense of the Contractor. All spraying must be performed by or under the direct supervision of a licensed applicator. The pest control program shall follow the most current recommendations of the University of Florida "Guides to Insect Disease, Nematodes and Weed Control". The Contractor shall submit an outline of the agronomic program along with the proposal. Contractor will use proper fertilization, mowing, and watering practices to promote the growth of weed resistant turf.

- a. **Weed Control:** The Contractor shall keep beds reasonably free of broadleaf or grassy weeds, preferably with pre- emergent and/or selective post-emergent/contact herbicides. Beds around Amenity Center, Amenities and Front Entrance should be weeded by hand on a regular basis by the contractors responsible for Zone A, B and C.

Pre-emerge: This type of control should be used only if a known weed problem warrants its use.

Post-emerge: Control broadleaf weeds with selective herbicides. The chosen chemical will be recommended and legally approved for the specific weed problem.

- b. **Fertilization:** The Contractor shall apply fertilizer as warranted. The number of applications will be dependent on the type of nitrogen used and the type of plant material being fertilized. Soil samples should be taken if Contractor encounters problematic areas of the community in order to determine the best remediation plan for those areas.
- c. **Fungicide:** The Contractor shall apply legally approved fungicides to control disease-causing damage to ornamentals if warranted.
- d. **Pesticide:** Apply legally approved pesticides to control insects causing damage to ornamentals if warranted.
- e. **Roses:** Roses must be fertilized consistently so as to promote healthy and even growth and consistent budding in accordance with lawn care trimming.
- f. **Tree Fertilization -** A tree fertilization program and the cost should be submitted as a separate item within your bid. This shall include all Palms, Oaks, Maples, Elms, Magnolias, Hollies, etc.



Phase	60	85	80	90	100	Total	Front Footage
1		41	75		37	153	12365
2	92		42			134	8880
3			39	27	29	95	8450
4A					87	87	8700
4B		65	20		2	87	6025
5A		76	0			76	6635
5B		86	31			117	6495
	92	268	207	27	155	749	57550

REPORTING

CUSTOMIZED REPORTING

- Your Dedicated CRM will complete all required reporting for the community.
- We will work with you to determine the reporting you would find most beneficial, and ensure it is completed on time, every time.
- We can provide weekly and/or monthly reporting for things such as plant health, recommendations to improve the community, or any other items that you find valuable to track.


SCHEDULE OF SERVICE DELIVERY

- You may also like the option to be provided with calendars of upcoming service dates, so that you can alert the community of when they can expect to see services being performed in their area. For example, which day of the week they can expect mowing, which week to expect shrub pruning, when to expect any type of fertilizer or weed treatment to be applied, and when they will see fresh mulch being installed.
- Your Dedicated CRM will also be on hand to handle all property walks and meetings, as you require. He will make himself available for these types of meetings to ensure great communication which is seamless.

MONTHLY LAWN CARE REPORT EXAMPLE

Barony Marriott Vacation Club Monthly Landscape Report

June-18




the greenery, inc.
— EMPLOYEE OWNED —

Barony Beach Club 18318	Fully Field Intersection	Guest Check-in	Garden Side Court yard	Ocean Side Court yard	Ocean Side Pool	Beach Access	Parkinglot garden side	Parkinglot Ocean side	Left & Right side of Ocean Villas
	Y	Y	Y	Y	Y	Y	Y	Y	Y

Barony Marriott Vacation Club Monthly Landscape Report

June-18



the greenery, inc.
— EMPLOYEE OWNED —

Barony Beach Club 18318	Fully Field Intersection	Guest Check-in	Garden Side Court yard	Ocean Side Court yard	Ocean Side Pool	Beach Access	Parkinglot garden side	Parkinglot Ocean side	Left & Right side of Ocean Villas
1 Check Irrigation Settings	Y	Y	Y	Y	Y	Y	Y	Y	Y
2 Reset Irrigation Settings	Y	Y	Y	Y	Y	Y	Y	Y	Y
3 Turf Maintenance(mowing, trimming, edging)	N/A	Y	Y	N/A	Y	Y	Y	Y	Y
7 Pruning Ornamentals	Y	Y	Y	Y	Y	Y	N/A	Y	Y
8 Ornamental Fertilization	N	Y	N	Y	Y	Y	Y	Y	Y
9 Turf Insecticide / Fungicides	N	Y	Y	Y	Y	N	N	Y	Y
10 Herbicide Applications	Y	Y	Y	Y	Y	N	N	Y	N
12 Spray / Fertilize Annuals	Y	Y	N/A	Y	Y	Y	N	Y	Y
13 Pre-emergent Herbicide	N	N	N	N	N	N/A	Y	Y	N/A

Goals for July:

Replace fully field intersection battery valve with Bluetooth node

Continue touching up pine straw when needed in high traffic areas.

Add new plant material to the planters at the heated pool.

Complete pruning of all shrubs on Garden Villa side of property.

Finish the new install of the parkinglot expansion job.

Inspect for problems / special needs:

Foot traffic issue damage on turf near bike racks (left side of ocean villas)

Irrigation timer adjusted (1hr sooner) to help with grounds water pressure

Ocean side trimming will be complete within 1/2 a week.

Continue checking irrigation for Cedar Boxes as the Guest tend to shift and move them causing issues.

Completed improvement projects:

Parkinglot expansion project underway. Scheduled for completion in July.

Palm tree trimming completed.

Recommendations / Remarks:

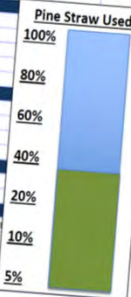
Need to replace turf in areas along sides of Live Oak and Bayberry buildings. Damages caused by excessive foot traffic.

Recommend replacing all remaining Battery Valves with New Bluetooth Nodes.

Continue hand watering flower beds at both Guardhouse and Parkinglot areas till Construction has finished.

Re-visit landscaping around new propane tanks.

Pine Straw Used



Woody Hostler
The Greenery, Inc.

Jun-18
Date:

REPORTING

SITE AUDIT: QUALITY INSPECTION REPORT



SITE AUDIT EXAMPLE

DATE: 01/01/2024

12 Items Identified



WOOD LINES

Assigned To Crew

When we trim wood lines, please re-move limbs. Haul off debris and do not throw back into preserve area.



WEEDS IN BAHIA

Bahia weed treatment is not in contract. We have done in past to help with complaints. Can provide proposal for this service, if you would like.



GRASSES OVER GROWING BENCH

Assigned To Crew Leader
Please have these grasses clipped back to avoid over-growth and interference with people sitting on bench.



BENCH ACROSS FROM SUMMER BREEZE

Need to trim grasses off of bench and trash can. Propose new mulch. Propose other plant material options for this area.



VILLE COMMON AREA

Assigned To Crew Leader

Reestablish bed line and push wood line back during next service.



PUSH BACK WOOD LINE

Assigned To Cut Trees Down

Will add to schedule in the winter - typically a winter season job for health of plant material.
(Oct/Nov)

REPORTING

SITE AUDIT: FIELD REPORT PAGE EXAMPLE



KEEP VINES AND BRANCHES OFF OF BRIDGES AND STRUCTURES

Assigned To Crew Leader
Work to trim back vines in growing season and to remove in winter months.



CLEAN BRIDGES UP

Assigned To Crew Leader
Ensure property weed treatment applied to pavers. Cut back plant growth off of bridge. Schedule winter hard cut of plant material.



REMOVE DEBRIS THAT IS CUT

Assigned To Crew Leader
Haul off cut plant materials as shown here.



PROPOSAL FOR NEW SOD?

Is a proposal needed to replace the sod that the homeowner demolished while installing pool?

PUNCH LIST EXAMPLE



PUNCH LIST FOR EXAMPLE COMMUNITY


Task	Date Rec	Status	Notes
Annual Flowers	5-Sep	Proposal needed	Need to propose flowers for entrances
Weeds in beds	5-Sep		Weeds around cord grass beds for the ponds
Hedges Need Trimmed	5-Sep	In Progress	Society Garlic and most loropetalum have been trimmed. Will start on Viburnum next
Proposal for Replacement	5-Sep	Proposal needed	Blue daze or color where Arboeicola was removed
Willow Creek Entrance	5-Sep		A pot hole or dip has formed, and may be a safety issue. Need to fill in.
Mow Pond 12	31-Aug	In Progress	Planned to be cut by Sept 6th
Clean up Curbline	29-Aug		I can send a proposal for this. Or we can tackle it in the winter when we have more time for detail work.
Weeds in Gutters	29-Aug		We cannot spray these and the only ladders we have that could reach this would likely dent the or damage the gutter. How would you like us to move forward?
Grand Lawn	29-Aug		Need to inspect, but I thought this was on of the areas that was going to be reinspected for the grade as it holds water and the drains are set too high?
Mow Pond 5	29-Aug	In Progress	Planned to be cut by Sept 6th
15 Pine Trees behind Garden Ct.	25-Aug	Completed?	Trees were dropped and left, as proposed. Home owner was worried about trees falling on house, now does not like the debris. We cannot remove debris from natural areas.
Tree @ 364 Lone Cypress	23-Aug	Completed	Asked to remove, but was still alive, so we replanted it.
Dead Pines behind Willow Creek	18-Aug		They do not seem to be endangering anyone or anything. Would you like a proposal to cut down?
Dead Palms	17-Aug	In Progress	Estimating
Turf Replacement by entrance	15-Aug	In Progress	Sprayed for insects twice, scheduled for replacement (probably 8/15)
Irrigation at fence line by Summer Bay	15-Aug	Completed	Sprays adjusted
Mail box Mainline Break	1-Aug	Completed	Repaired

REPORTING

MONTHLY IRRIGATION REPORT EXAMPLE

IRRIGATION AUDT REPORT *EXAMPLE*

Job Number: *office Condoes*
Controller Name: *SKinner office*
Date: *9-11-23* Page #: _____ of _____



	Start Times:	Seasonal Adjust:	Run Days:	Checked Weather Sensor:
Program A	<i>10:00pm</i>	<i>100</i>	% <i>W T W T</i> S S	<i>Yes</i> No
Program B			% M T W T F S S	<i>Yes</i> No
Program C			% M T W T F S S	
Program D			% M T W T F S S	

Weather Sensor is working?

Yes No

Controller Make & Model: *Hunter Ice 2*

Controller Status: *Working* Not Working

POC Info: Potable *Reclaim* Well Lake

Pump Status & Type: PRESSURIZED PUMP START CENTRIFUGAL SUBMERSIBLE

Information:

Zone Number	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Spray, Rotator, VPI, Drop Bubble	<i>5</i>	<i>5</i>	<i>5</i>	<i>0</i>				<i>5</i>		<i>0</i>	<i>5</i>	<i>0</i>	<i>0</i>	<i>5</i>	<i>0</i>	<i>5</i>
Annuals, Shrub, Turf	<i>+</i>	<i>+</i>	<i>+</i>				<i>+</i>	<i>+</i>		<i>+</i>	<i>+</i>	<i>+</i>	<i>+</i>	<i>+</i>	<i>+</i>	<i>+</i>
Run Time Program	<i>A</i>	<i>10</i>	<i>15</i>	<i>15</i>	<i>10</i>			<i>15</i>		<i>10</i>	<i>15</i>	<i>10</i>	<i>10</i>	<i>15</i>	<i>10</i>	<i>15</i>
Run Time Program																

Zone Faults or Alarms

Maintenance Repairs

Clogged Nozzles

Head Straightened/Adjusted

Billable Repairs or Upgrades

Head Broken - 5" spray

Head Broken - 12" spray

Head Broken - 5" rotor

Head Broken - 12" rotor

Broken Rise

Drop Line

Nozzle - MP rotator

Severe Line Clog

Lateral Line Break

Relocation

Head Raised or Lowered - Turf

Head Raised or Lowered - Shrub

Damaged Valve Box

Valve - Inoperative/Sticking

xxxx *x* *xxxxxx*

Additional Comments

REPORTING

FERTILIZATION PROGRAM REPORT EXAMPLE



FERTILIZATION REPORT **EXAMPLE**

COMMUNITY NAME: _____

DATE: _____ TECH NAME: _____

- ☐ **January/Winter Application:** Winter potassium fertilizer to strengthen root system through the dormancy state. Blanket pre & post emergent herbicides to control & prevent cool season weed varieties. Contact insecticide for surface insects & spot treatment for any fungus or disease.
- ☐ **February/Winter Transition Treatment:** Pre & post emergent herbicide application for control & prevention of weeds common with season change. Mild fertilizer with slow-release nitrogen to promote growth as turf comes out of dormancy along with contact insecticide for any nuisance pests.
- ☐ **March/Early Spring Application:** Slow-release nitrogen with micro-nutrients to promote growth from winter transition. Pre & post emergent herbicides for control & prevention of seasonal weeds. Contact insecticide for any nuisance pests.
- ☐ **April/Spring Application:** Balanced fertilizer blend with micro-nutrients to promote growth, color, & health. Blanket pre & post emergent herbicides for control & prevention of seasonal weeds. Insecticide to control surface insects & nuisance pests.
- ☐ **May/Late Spring Application:** Balanced fertilization with micro-nutrients to promote growth, color, & health. Blanket pre & post emergent herbicides for control & prevention of seasonal weeds. Insecticide for control of any lawn damaging insects.
- ☐ **June/Spring-Summer Application:** Liquid fertilizer with Iron to stimulate growth & color. Blanket insecticide for control lawn damaging insects. Post emergent herbicides to control broadleaf & grassy weeds.
- ☐ **July/Early Summer Application:** Liquid fertilizer with Iron to stimulate growth & color. Blanket insecticide for lawn damaging insects. Contact & systemic herbicides for control of broadleaf & grassy weeds.
- ☐ **August/Summer Application:** Blanket contact & systemic insecticide to control & prevent lawn damaging insects. Liquid fertilization with Iron to promote color & growth. Post emergent herbicides for seasonal broadleaf & grassy weed varieties.
- ☐ **September/Late Summer Application:** Balanced fertilizer with micro-nutrients to stimulate growth, color, & health. Blanket weed controls for broadleaf & grassy weed varieties. Contact & systemic insecticides to control & prevent lawn damaging insects. Spot treatments for any active fungus or disease.
- ☐ **October/Early Fall Application:** Balanced fertilizer with micro-nutrients to promote growth, color, & health in preparation for the cool season. Blanket insecticide for lawn damaging insects & post emergent herbicides to control broadleaf & grassy weeds. Spot treatment for any active fungus or disease.
- ☐ **November/Fall Application:** Balanced nitrogen & potassium fertilizer blend to promote growth, color, & health in preparation for the winter season. Blanket weed & insect controls for late fall pests. Treatment for fungus & disease if needed.
- ☐ **December/Fall-Winter Application:** Winter fertilizer blend to strengthen root system through dormancy state. Blanket pre & post emergent herbicides for control & prevention of cool season weed varieties. Insecticide for surface insects & nuisance pests. Spot treatments for fungus or disease issues.
- ☐ **Mole-Cricket Prevention/Control:** (May) Top Choice granular insecticide application. Provides up to 4-month control & prevention of Mole-Cricket insects and one year control of Imported Fire-Ants.
- ☐ **Mole-Cricket Prevention/Control:** (August) Combination insecticides for control & prevention of Mole-Cricket insects. This application will provide up to 3 months control & suppression of these pests. (Bermuda/Zoysia Only)
- ☐ **One Year Fire-Ant Control:** Top Choice granular insecticide, for one year control of imported fire-ants, & four-month control of other nuisance ants, ticks, fleas, & mole-crickets.

NOTES:

REPORTING: EXAMPLE REPORTS

MONTHLY LAWN CARE REPORT

June-18

[illegible]

Goals for July:

Replace folly field intersection battery valve with Bluetooth node
Continue touching up pinestraw when needed in high traffic areas.
Add new plant material to the planters at the heated pool.
Complete pruning of all shrubs on Garden Villa side of property.
Finish the new install of the parkinglot expansion job.

Inspect for problems / special needs:

Foot traffic issue damage on turf near bike racks(left side of ocean villas)
Irrigation timer adjusted (1hr sooner) to help with grounds water pressure
Ocean side trimming will be complete within 1/2 a week.
Continue checking irrigation for Cedar Boxes as the Guest tend to shift and move them causing issues.

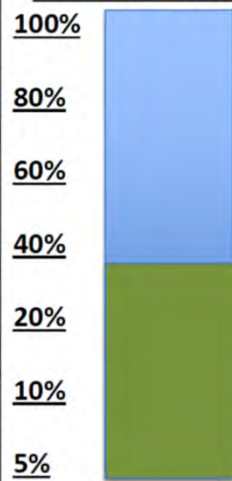
Completed Improvement projects:

Parkinglot expansion project underway. Scheduled for completion in July.
Palm tree trimming completed.

Recommendations / remarks:

Need to replace turf in areas along sides of Live Oak and Bayberry buildings. Damages caused by excessive foot tra
Recommend replacing all remianing Battery Valves with New Bluetooth Nodes.
Continue hand watering flower beds at both Guardhouse and Parkinglot areas till Construction has finished.
Re-visit landscaping around new propane tanks.

Pine Straw Used



Woody Hostler
The Greenery, Inc.

Jun-18
Date:

Punch List and Projects

[illegible]

REPORTING

Monthly Horticultural Services Calendar EXAMPLE

Turf Maintenance	As Needed	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Site Visit & Clean-up	X	Weekly In Season. Bi Weekly off season												365
Mow & Line Trim Service		x	x	x	x	x	x	x	x	x	x	x	x	44
Edge Drives and Walks		x	x	x	x	x	x	x	x	x	x	x	x	26
Edge Plant Beds		x	x	x	x	x	x	x	x	x	x	x	x	26
Fertilize Turf (high profile turf)			x		x		x		x		x		x	6
Pre-emergent Weed Control Turf			x											1
Post-emergent Weed Control Turf	X													
Turf Disease Monitoring	X													2
Shrub & Bed Maintenance	As Needed	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Trim Ornamentals	x													0
Weed Ornamental Beds	x													0
Edge Ornamental Beds	x													0
Ornamental Fertilization			x							x				2
Pre-emergent Weed Control			x											1
Post-emergent Weed Control (Round-up)	x													0
Tree Maintenance	As Needed	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Trim Crape Myrtles			x											1
Safety Inspection & Pruning (up to 14' trees)													1	1
Sight Line and Clearance Pruning (to 12' height)													1	1
Trimming Trees & Palms (up to 14' trees)								x						0
Irrigation System	As Needed	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Trouble Shoot System		x	x	x	x	x	x	x	x	x	x	x	x	12
Seasonal Flower Beds	As Needed	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Flower Bed Change Out				x			x			x			x	4
														0



REPORTING

UTILIZATION OF OUR PROVEN UF / IFAS FERTILIZATION PROGRAM

- We have proposed our tried-and-true UF / IFAS plan which includes 6 applications for turf and 2 applications for shrubs and trees.
- If soil testing findings require additional changes to this plan, we will explore those at that time, and complete a plan to get all areas of the community in tip-top shape.



St. Augustine Turf Maintenance Calendar



JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
Complete soil test and adjust fertilizer as necessary		Fertilize with complete fertilizer (NPK) after the chance of last frost preferably with micronutrients and slow release potassium. A 2:1 or 1:1 ratio of nitrogen to potassium is the recommended						Fertilize with complete fertilizer (NPK) preferably with micronutrients and slow release potassium. A 2:1 or 1:1 ratio of nitrogen to potassium is the recommendation.			Complete soil test and adjust fertilizer as necessary
	Adjust and calibrate irrigation system			Slow release nitrogen		Iron – can mix come micronutrients					
Pre-emergent herbicide when soil temps reach -65 degrees (usually around March 1 st) or air temperature reaches the 70s for several days. Time second application 60 days or according to label after 1 st application			Install sod, core aerate, or verticut if necessary					Pre-emergent herbicide when soil temps reach - 65 degrees usually around October 1 st or air temp reaches the 70s for several days. Time second application 60 days or according to label after 1 st application.			
Post-Emergent herbicide treatments as needed when temperatures are in appropriate range – Read the Label! Usually below 90°F and above 40°F. Spot treat only during summer and winter when grass is stressed.											
Service Equipment – Mowers, edgers, etc.			Chinch bug treatment (rotate products, chinch bug may be resistant to pyrethroids).								
				Chinch bug treatment (if needed) – spot treat							
						Chinch bug/grub treatment if needed					
						Fall Armyworms active					
				Mole crickets hatch – treat in early morning or late afternoon			Tropical sod webworms active				
							Mole cricket baiting				
			Grey Leaf Spot most likely to be active								
Pythium Root Rot can be active											
Large Patch most likely to be active											Large Patch most likely to be active
		Take-all Root Rot most likely to be active									



EMERGENCY CLEAN-UP SERVICES

BE SURE TO SIGN UP FOR OUR EMERGENCY STORM RECOVERY SERVICES PROGRAM

AVAILABLE TO PREMIER CLIENTS ONLY IF YOU PRE-REGISTER

GENERAL DESCRIPTION

When a major weather event occurs it can result in downed trees blocking roads, trees leaning on structures, trees penetrating rooves, flooding due to clogged storm drains and many other overwhelming circumstances on the property. The damage and litter from extreme weather conditions involving lightning, winds in excess of 40 MPH, any named storm, tornadoes, snow and ice or other Acts of God are outside the scope of the base contract. With client pre-approval, crews and equipment will be made available as needed to perform emergency services and cleanup at current labor and equipment rates. If this option is selected at time of contract execution, preferred discounted rates will be given to the client.

PRIORITY SERVICE

Our priority clients get cleaned up before all other clients. The Greenery shall start with the immediate cleanup of the client's property as part of the emergency action plan that is put into effect well before the event. Whether a small debris gathering, or heavy cleanup is necessary, the Greenery will move into action.

DEBRIS REMOVAL

The Greenery is equipped with chainsaws, bobcats and other machinery to have the work done efficiently, and we follow OSHA safety standards to ensure the work is done without damage to person or property. The Greenery has tractors and mini-loaders for moving large tree trunks and limbs, and dump trucks and trailers for hauling away debris if necessary. With a major storm clean-up, FEMA will typically allow the debris to be stacked at the street for removal by FEMA crews.

TREE REMOVAL

The Greenery has contracts with major tree subcontractors to receive priority service for tree work. With the availability of cranes and large equipment, damaged trees that uprooted, snapped or broken off, and/or severely leaning can be safely removed. Smaller trees will be handled by the Greenery directly whenever possible.

PRE-APPROVAL

In the event that an emergency storm response is required, the Greenery is hereby authorized to begin performance of emergency storm recovery services for an amount not to exceed 20% of the annual base price of the existing landscape maintenance agreement. Any additional recovery work that requires payment beyond this financial limit will be communicated to the client for approval to proceed prior to additional services being performed at the additional cost.

RATE LOCK-IN

For any client that accepts the Emergency Storm Recovery Services at the time the contract is executed, the Preferred Client Rates shall be offered. These preferred rates are discounted from the standard storm recovery rates as specified in the chart that follows.





EMERGENCY STORM RECOVERY SERVICES

Authorization Option

Property Name: _____

Property Address: _____

The authorization to perform emergency storm recovery services is valid for the term of the current landscape maintenance contract between the client and the Greenery. This authorization shall automatically renew each year under the same terms and conditions provided the recurring landscape maintenance contract remains in effect between the client and the Greenery unless the client or the Greenery provides 45 days written notice.

SPECIFIC CONDITIONS:

- This authorization does not affect the rates or scope of services set forth in the existing landscape maintenance contract between the client and the Greenery.
- Damage and litter from extreme weather conditions involving lightning, winds in excess of 40 MPH, any named storm, or snow and ice, are outside the scope of the existing landscape maintenance contract between the client and the Greenery. In the event that an emergency storm response is required, the Greenery is hereby authorized to begin performance of emergency storm recovery services for an amount not to exceed 20% of the annual base price of the existing landscape maintenance agreement.
- This authorization designates the client as a "Preferred Client" for emergency storm recovery services and hereby provides the client eligibility to receive the preferred client rates as detailed in the preferred rates section of this authorization.
- This authorization is intended to facilitate rapid response to an emergency situation outside the scope of the existing contract. The authorization does not guarantee the entire property can be completely recovered within the budget of the pre-authorized amount.
- Any additional recovery work that requires payment beyond the financial limit set forth in this authorization will be communicated to the client for approval prior to additional services being performed at an additional cost.

FEES: A finance charge of 1 ½% per month (18% per annum) may be charged to any delinquent account in excess of 90 days from date of billing. If it is necessary to institute suit to collect on the account, attorneys' fees and costs will be recoverable in addition to the then account balance.

PREFERRED CLIENT RATES:

	Preferred Client Rate	Standard Emergency Full Rate		Preferred Client Rate	Standard Emergency Full Rate		Preferred Client Rate	Standard Emergency Full Rate
<u>LABOR (per hour)</u>			<u>EQUIPMENT (Includes operator per hour)</u>			<u>SNOW REMOVAL</u>		
Supervisor Labor Rate	\$120	\$140	Chain Saw	\$120	\$155	Plow Work (min 2" snow before deployed)	\$160	\$225
General Labor Rate	\$85	\$115	Climbers	\$165	\$190	Hand Work (Shoveling) per hour	\$50	\$70
			Chipper	\$120	\$155	Ice Melt (per bag installed)	\$35	\$50
			Mini-loader	\$165	\$190			
			Street Sweeper	\$140	\$200			
			Bobcat / Skid Steer / Loader	\$195	\$250			
<u>DISPOSAL</u>			<u>SUBCONTRACTOR FEES (Cost Plus)</u>	25%	35%			
Dumpster Haul 30CY (Cost plus)	25%	35%						
Dump Truck or Trailer Haul 8CY	\$260	\$350						

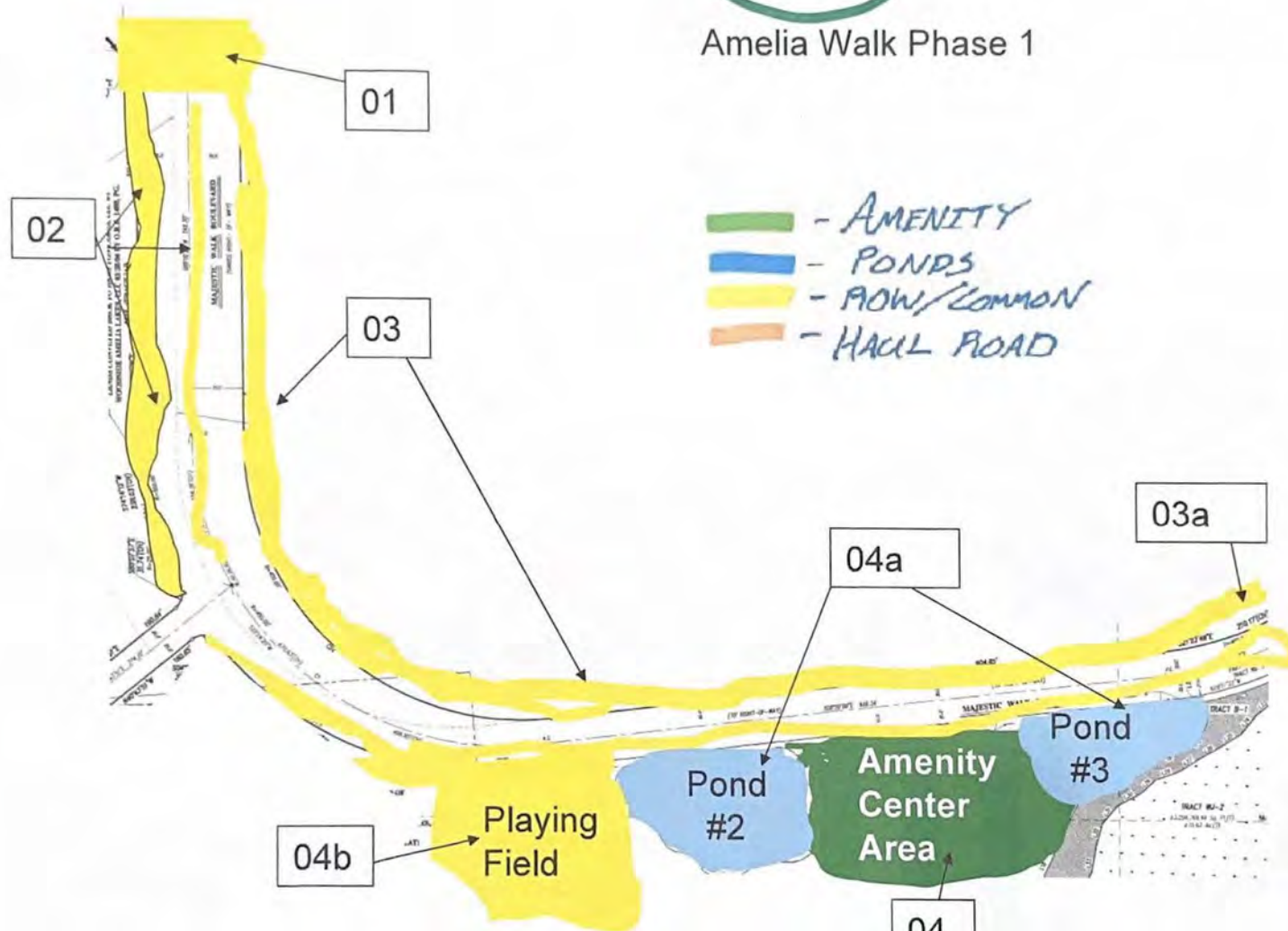
(Authorized Signature)

(Print Name, Date)

Service Areas are Highlighted as Shown

Zone A

Amelia Walk Phase 1



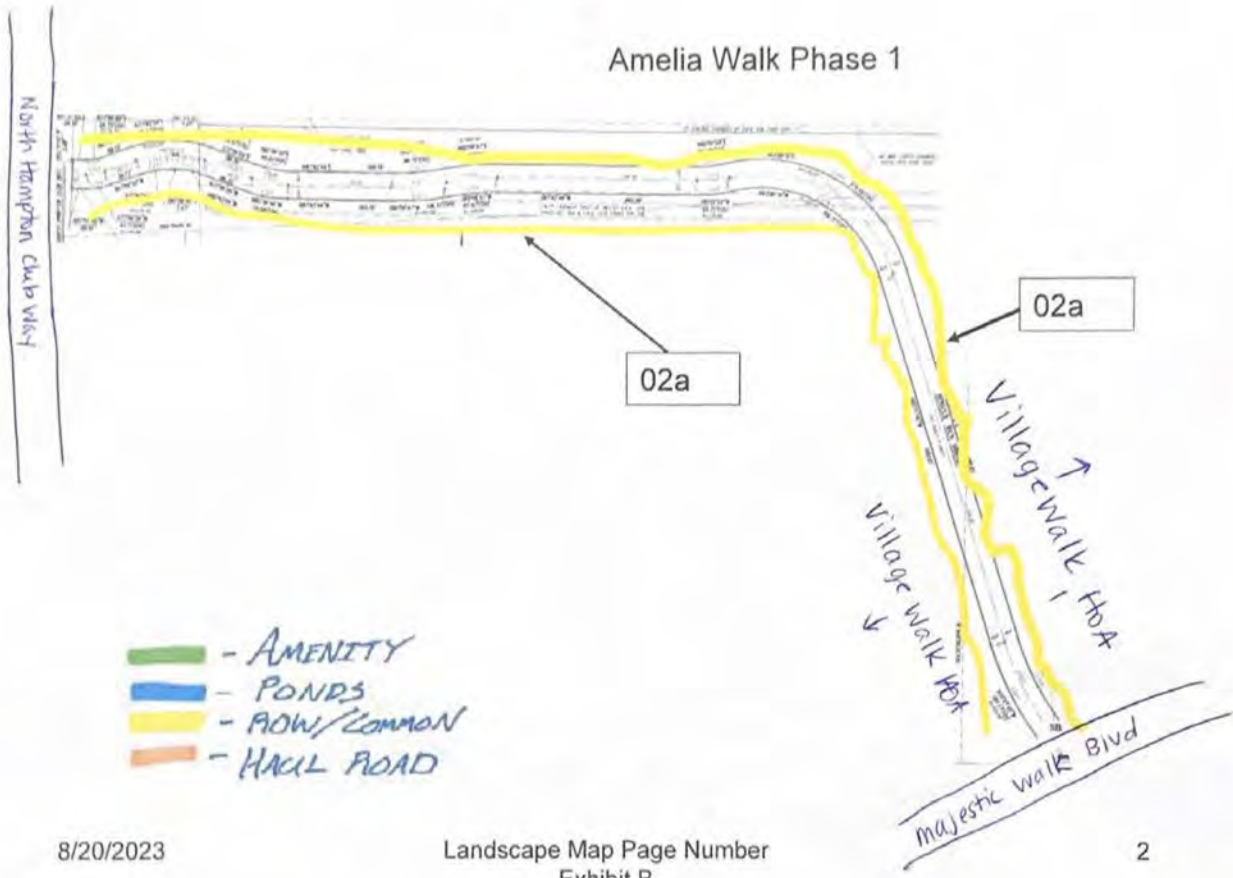
8/20/2023

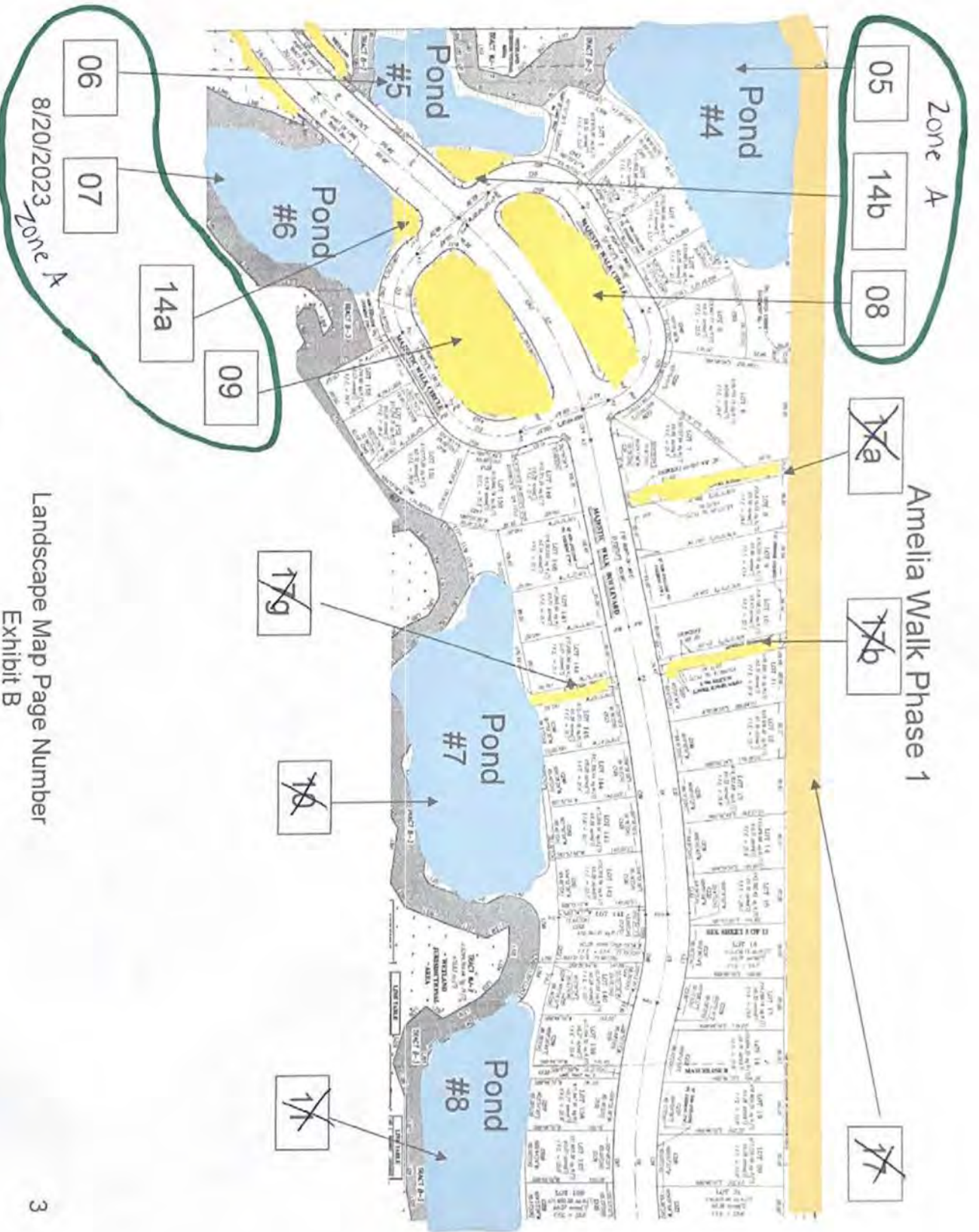
Landscape Map Page Number
Exhibit B

1

Zone A

Amelia Walk Phase 1





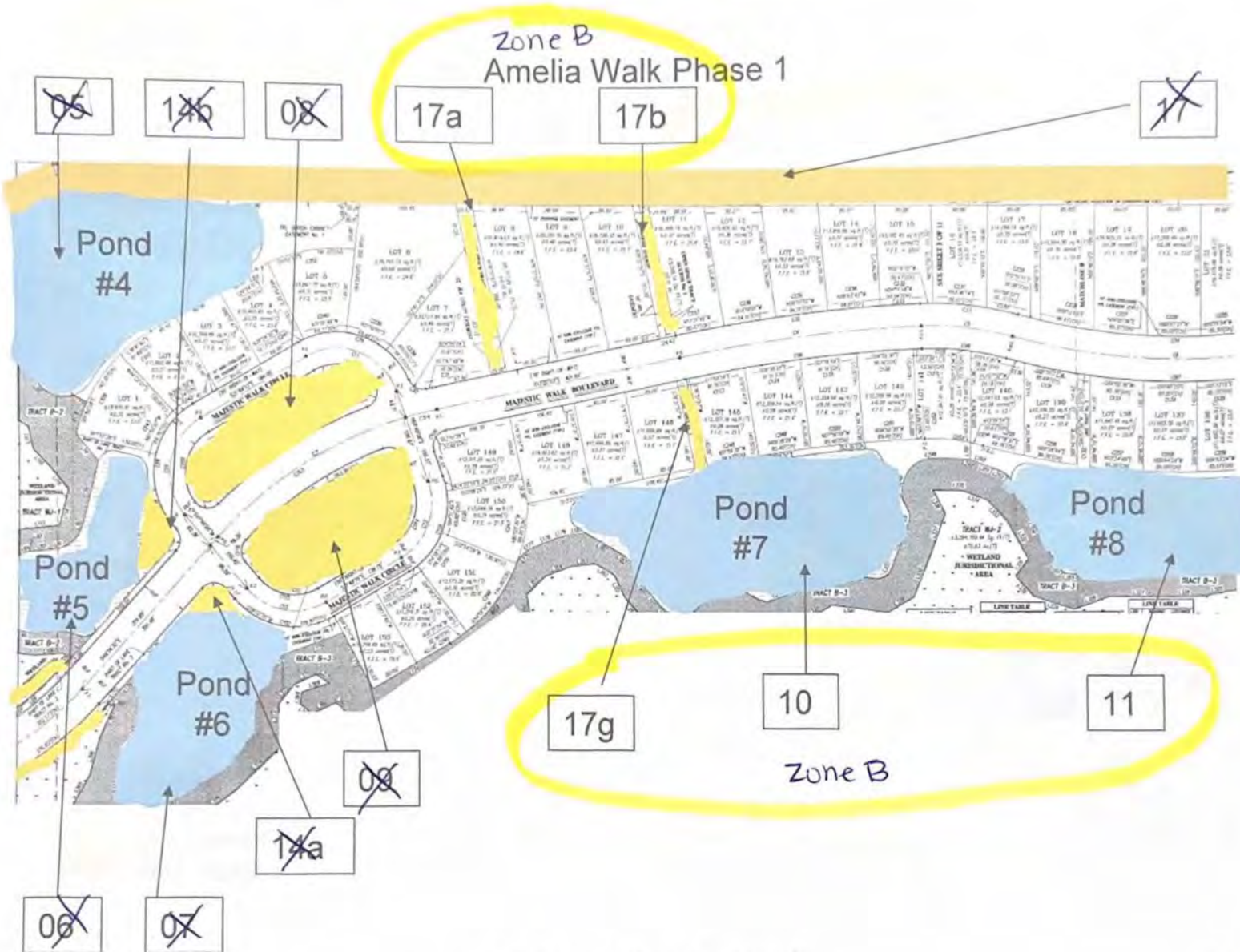
Landscape Map Page Number
Exhibit B

Operational Performance

AMELIA WALK CDD LANDSCAPE MAINTENANCE MAP ZONE B:



Service Areas are Highlighted as Shown







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Landscape Map Page Number
Exhibit B

Amelia Walk Phase 1

LOT TABLE

LOT	AREA (SQ. FT.)	AREA (AC.)
17h	10,000	0.23
17i	10,000	0.23
17c	10,000	0.23
17d	10,000	0.23
17f	10,000	0.23
17e	10,000	0.23
11	10,000	0.23
12	10,000	0.23
15	10,000	0.23

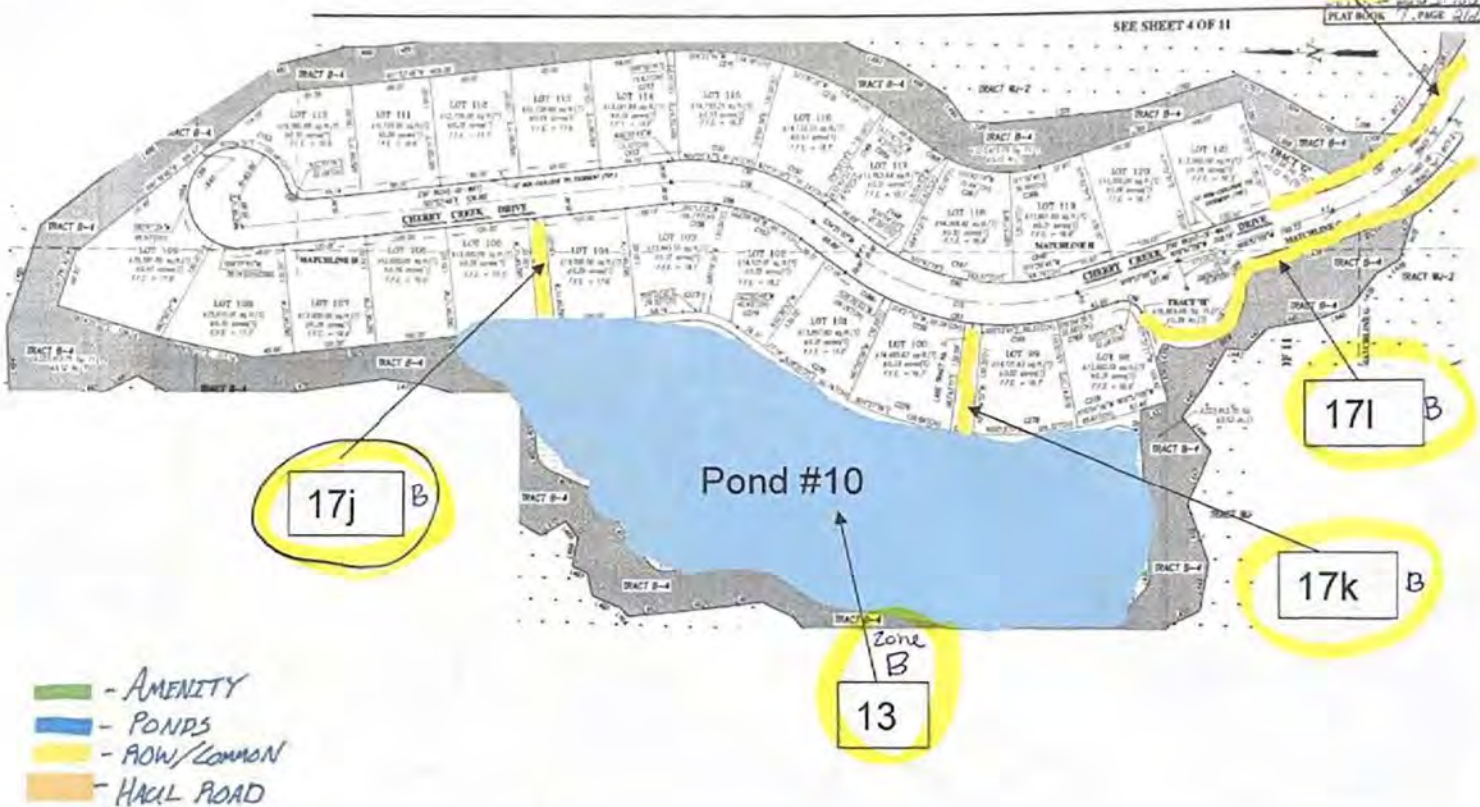
-  - AMENITY
-  - PONDS
-  - ROW/COMMON
-  - HAUL ROAD

Landscape Map Page Number
Exhibit B

Zone B

Amelia Walk Phase 1

B
17m



8/20/2023

Landscape Map Page Number
Exhibit B

5

Zone B

Amelia Walk Phase 1



Zone B
21

- AMENITY
- PONDS
- ROW/COMMON
- MAIL ROAD

Zone B

15

16

30

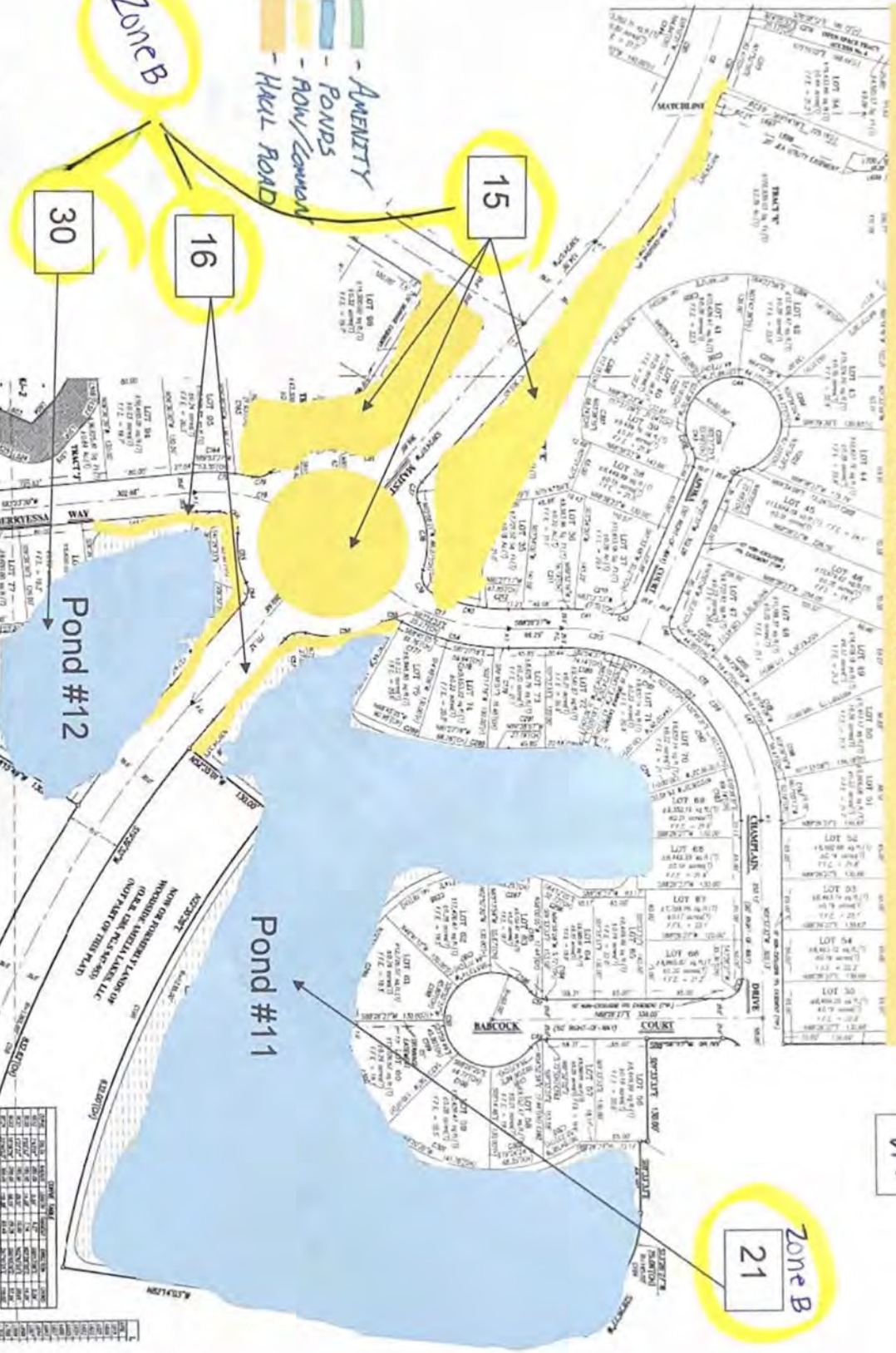
Pond #12

Pond #11

8/20/2023

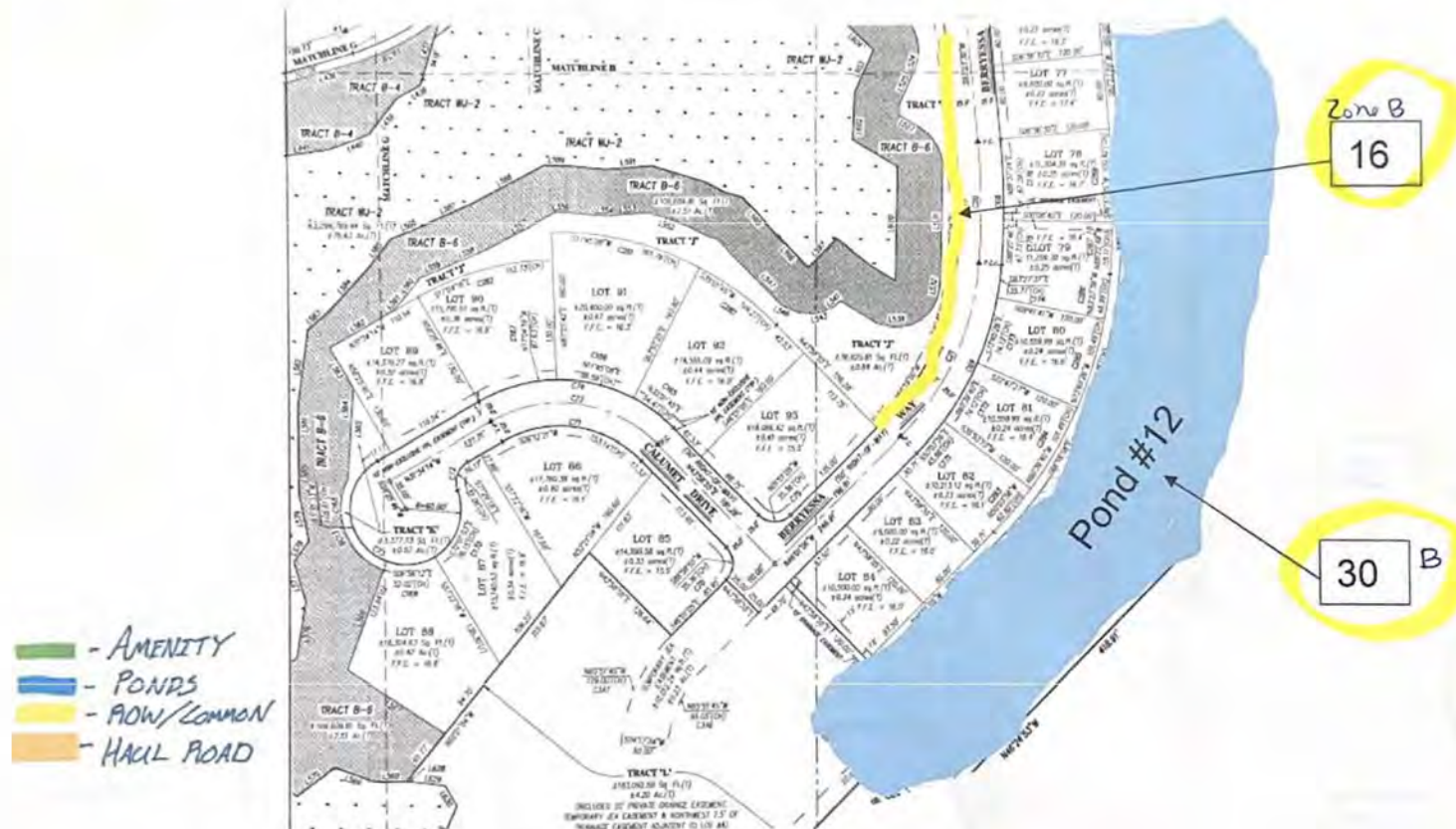
Landscape Map Page Number

Exhibit B



Zone B

Amelia Walk Phase 1



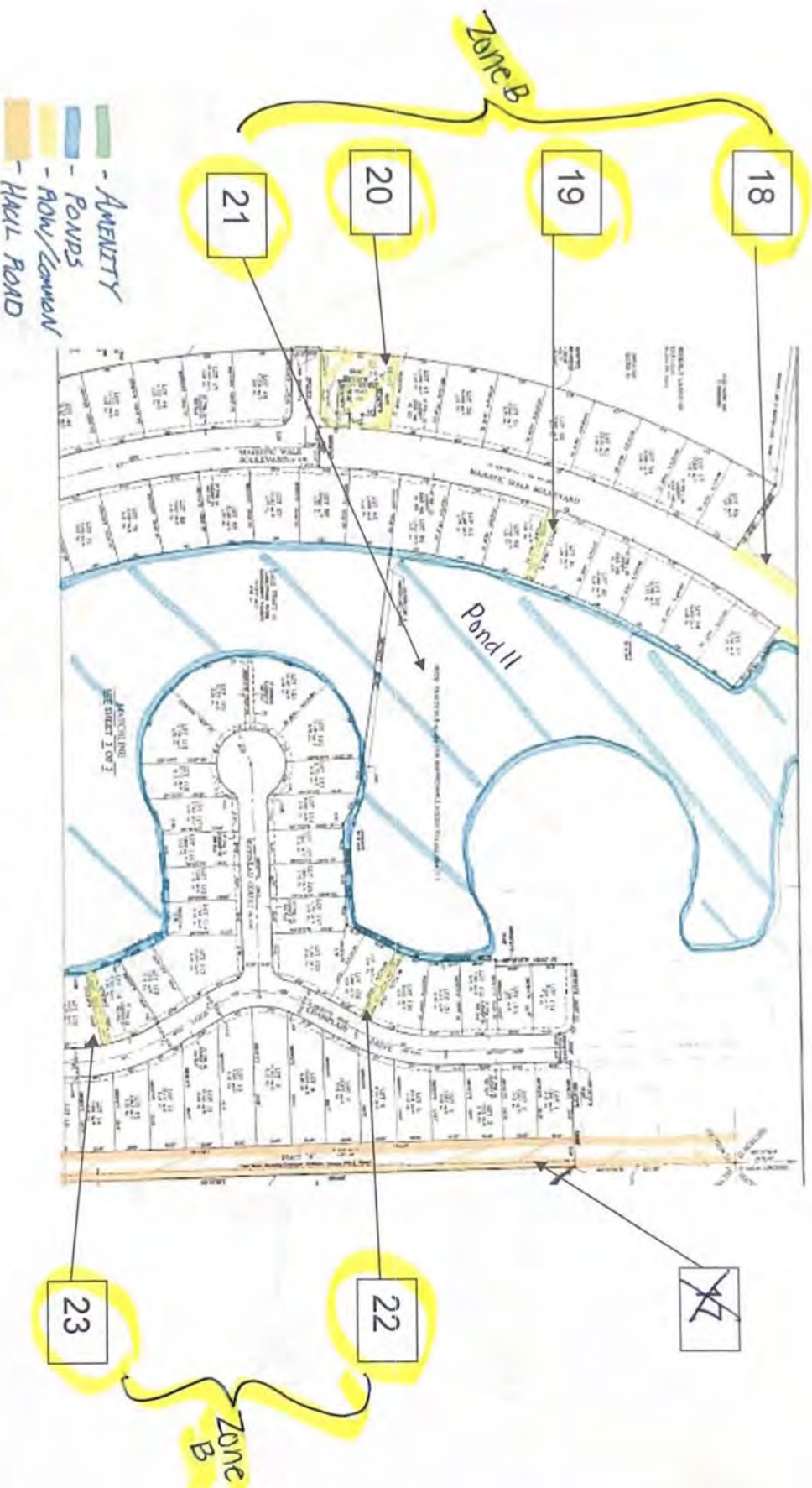
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Landscape Map Page Number
Exhibit B

7

Zone B

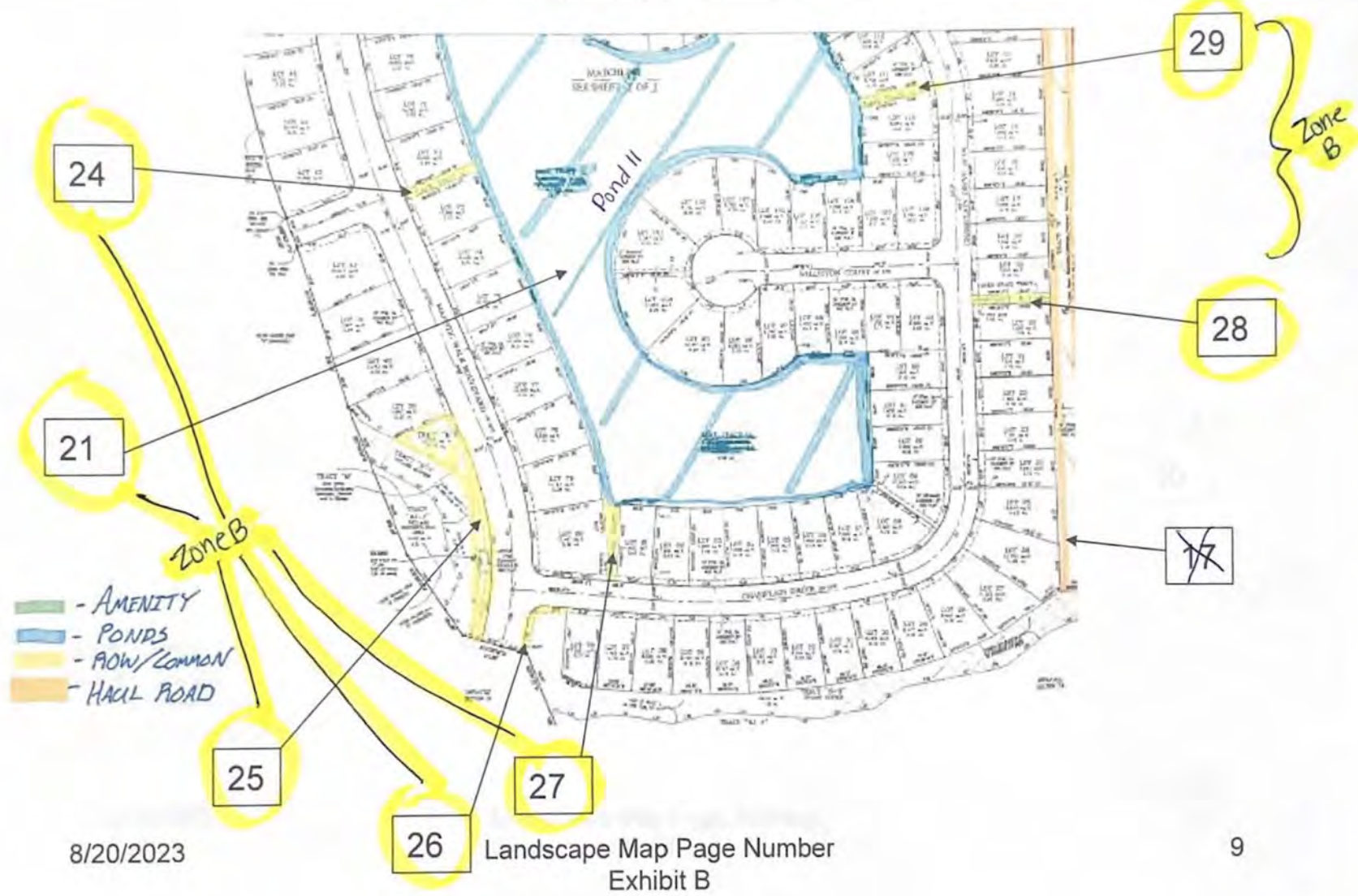
Amelia Walk Phase 2



8/20/2023

Landscape Map Page Number
Exhibit B

Amelia Walk Phase 2



Zone B

Amelia Walk Phase 3

- AMENITY
- PONDS
- ROW/LOWEN
- WALL ROAD



Pond 2
30

8/20/2023

Landscape Map Page Number
Exhibit B

Zone B

Amelia Walk Phase 3



8/20/2023

Landscape Map Page Number
Exhibit B

11

Operational Performance

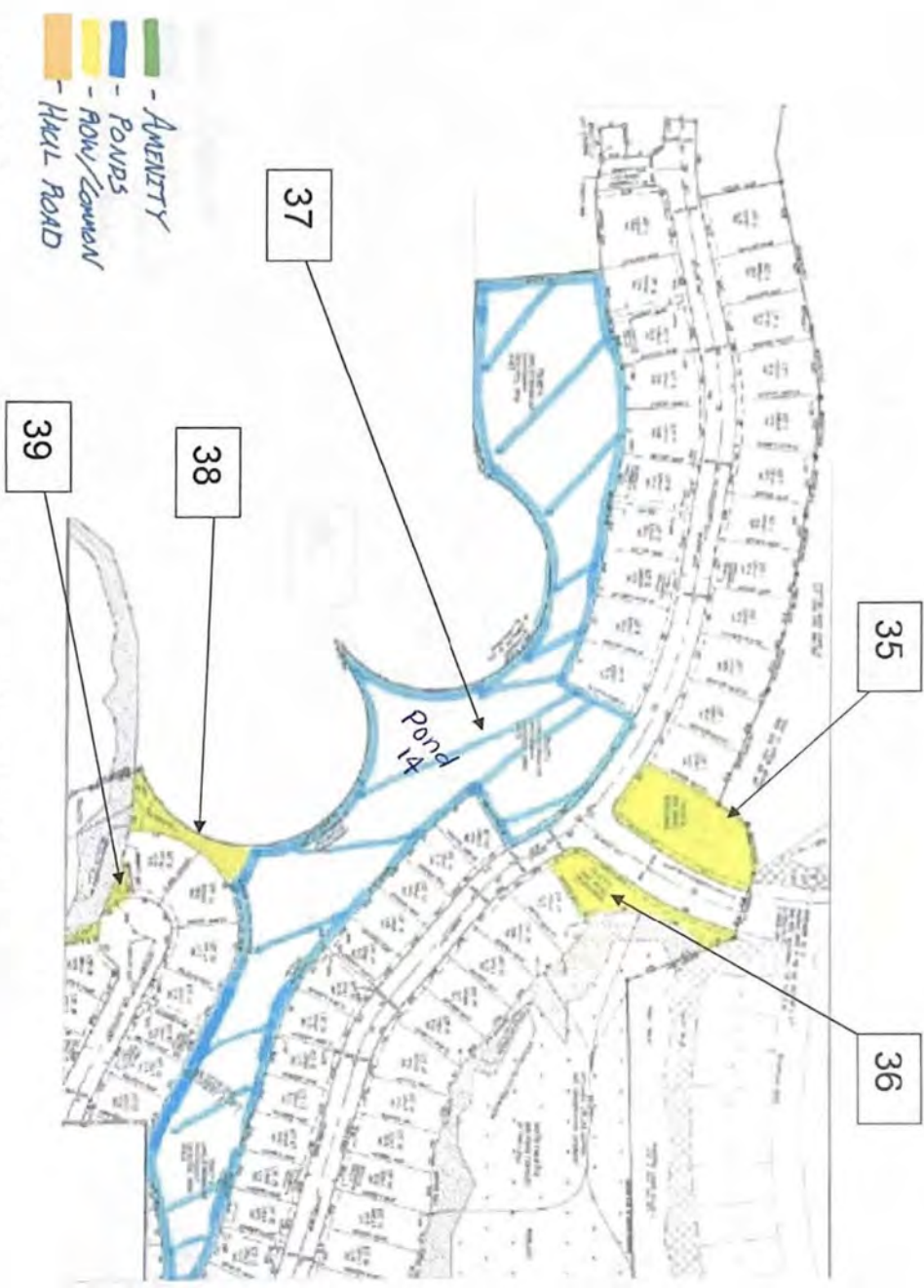
AMELIA WALK CDD LANDSCAPE MAINTENANCE MAP ZONE C:



Service Areas are Highlighted as Shown

Zone C

Amelia Walk Phase 4



8/20/2023

Landscape Map Page Number
Exhibit B

Zone C

Amelia Walk Phase 4

- AMENITY
- POUNDS
- ROW/COMMON
- HWY. ROAD



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Landscape Map Page Number
Exhibit B

Zone C

Amelia Walk Phase 4



- AMENITY
- POND
- ROW/CEMENT
- HALL ROAD

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Landscape Map Page Number
Exhibit B

Zone c

Amelia Walk Phase 4



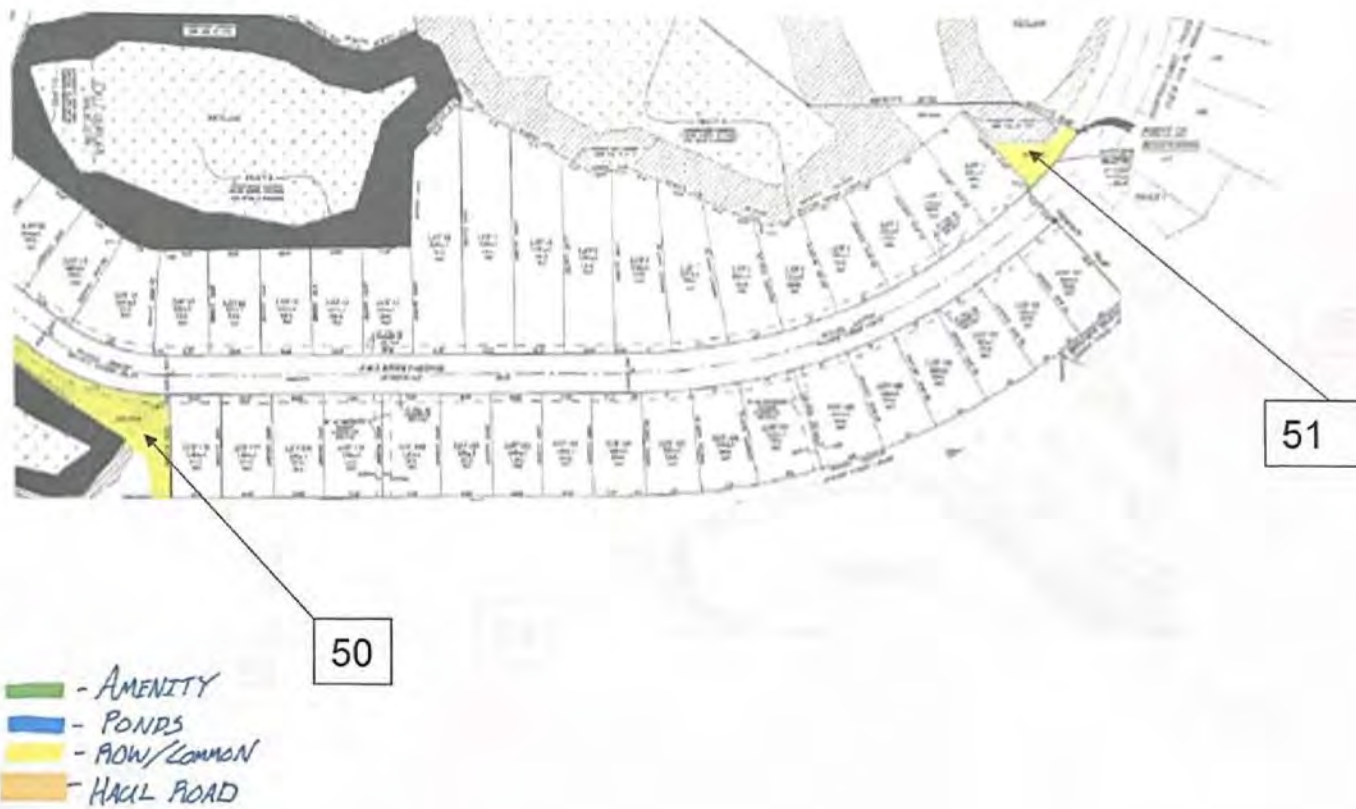
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Landscape Map Page Number
Exhibit B

15

Zone C

Amelia Walk Phase 5



8/20/2023

Landscape Map Page Number
Exhibit B

16

Zone C

Amelia Walk Phase 5



- AMENITY
- POND
- ROW/COMMON
- HIGH ROAD

Landscape Map Page Number
Exhibit B

Zone C

Amelia Walk Phase 5

59



60

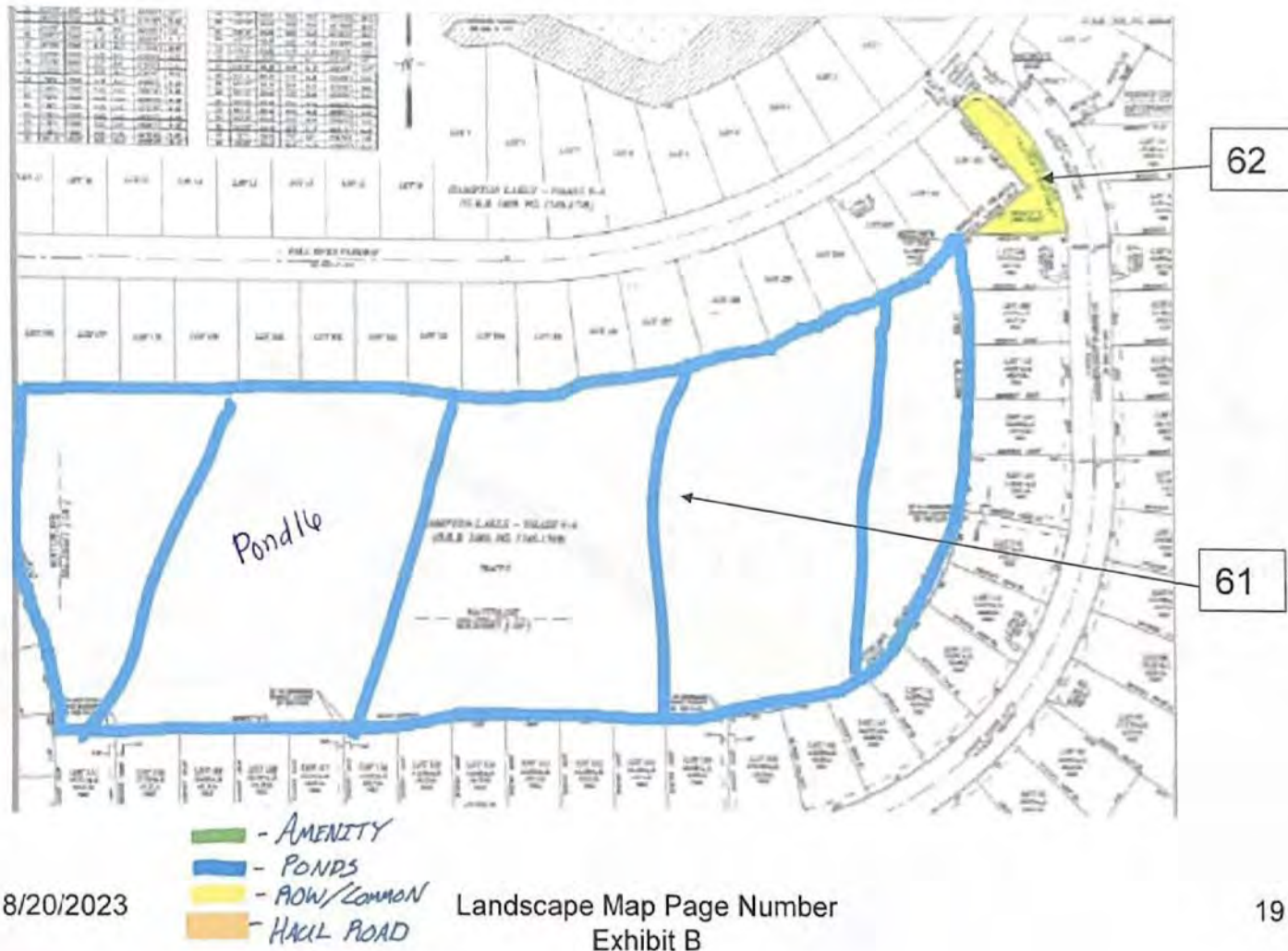
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Exhibit B

Zone C

Amelia Walk Phase 5



Zone C

Amelia Walk Phase 5

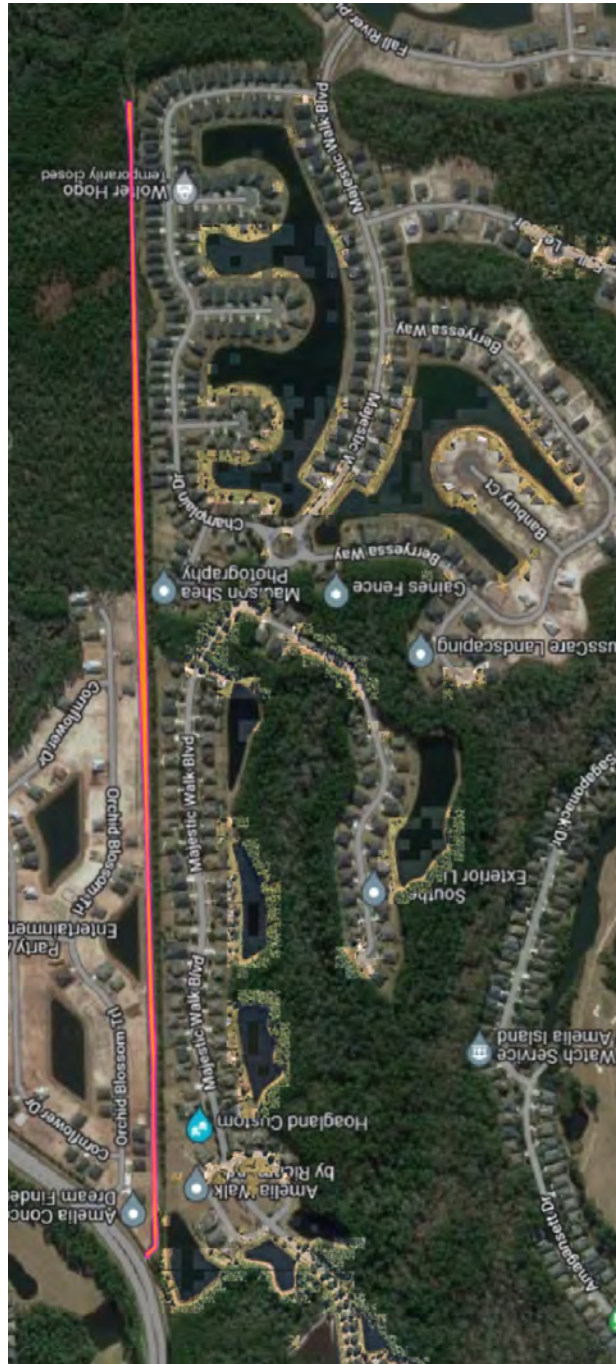


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Landscape Map Page Number
Exhibit B

Operational Performance

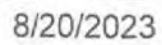
AMELIA WALK CDD LANDSCAPE MAINTENANCE MAP ZONE D:



Service Areas are Highlighted as Shown

Amelia Walk Phase 1

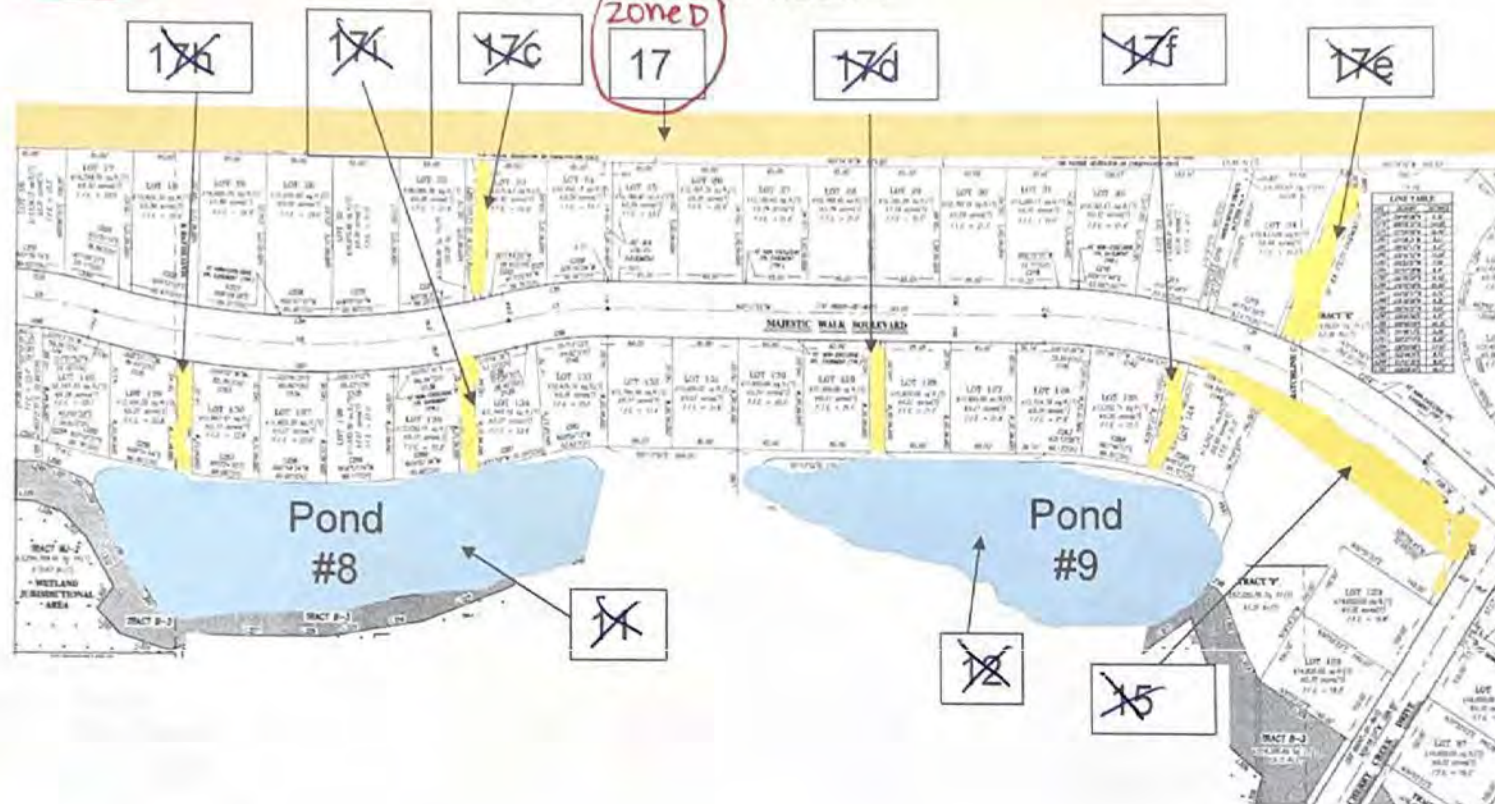
17



3

Zone D orange trail only

Amelia Walk Phase 1



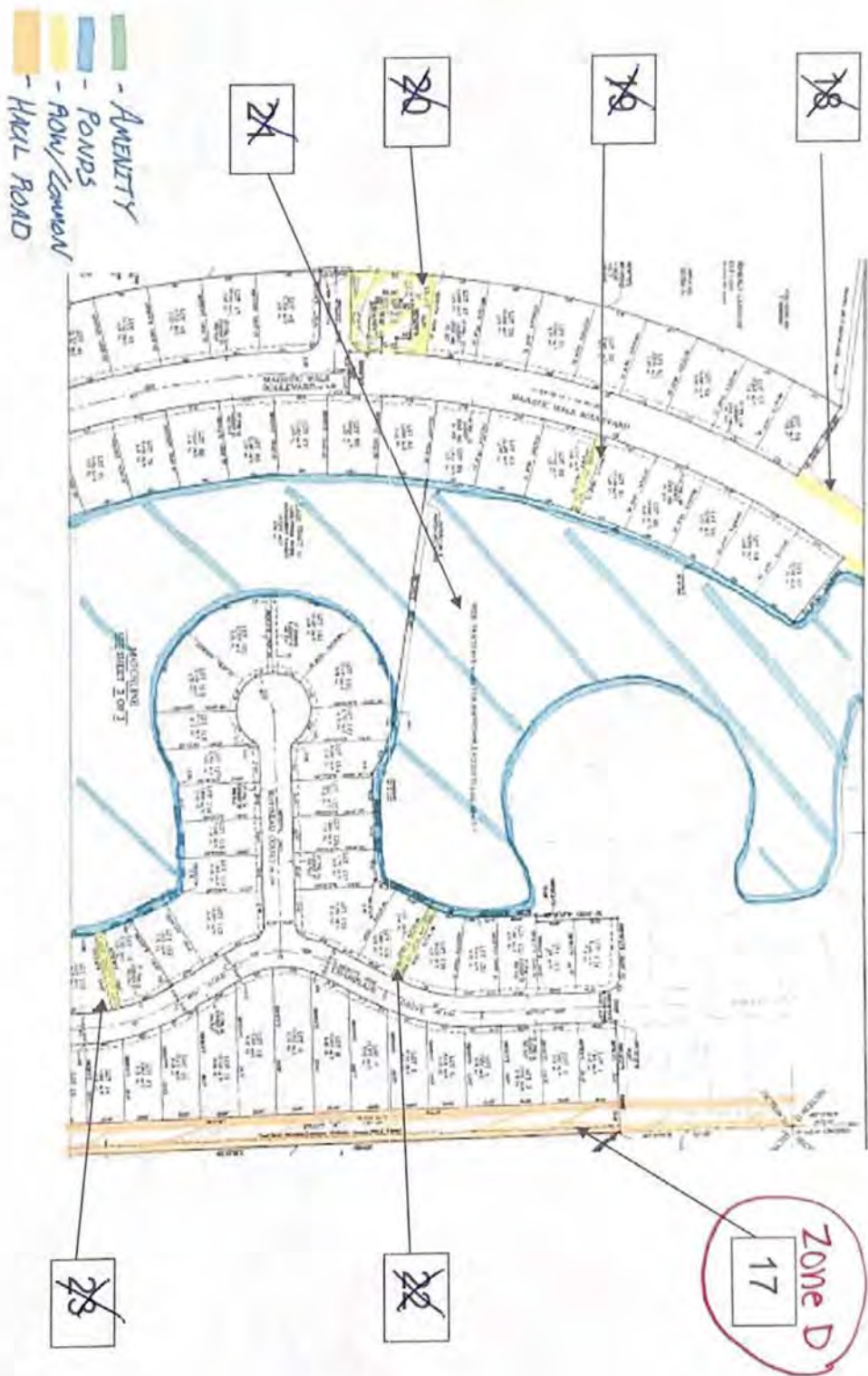
- AMENITY
- PONDS
- ROW/Common
- HAUL ROAD

8/20/2023

Landscape Map Page Number
Exhibit B

Zone D Orange trail only

Amelia Walk Phase 2

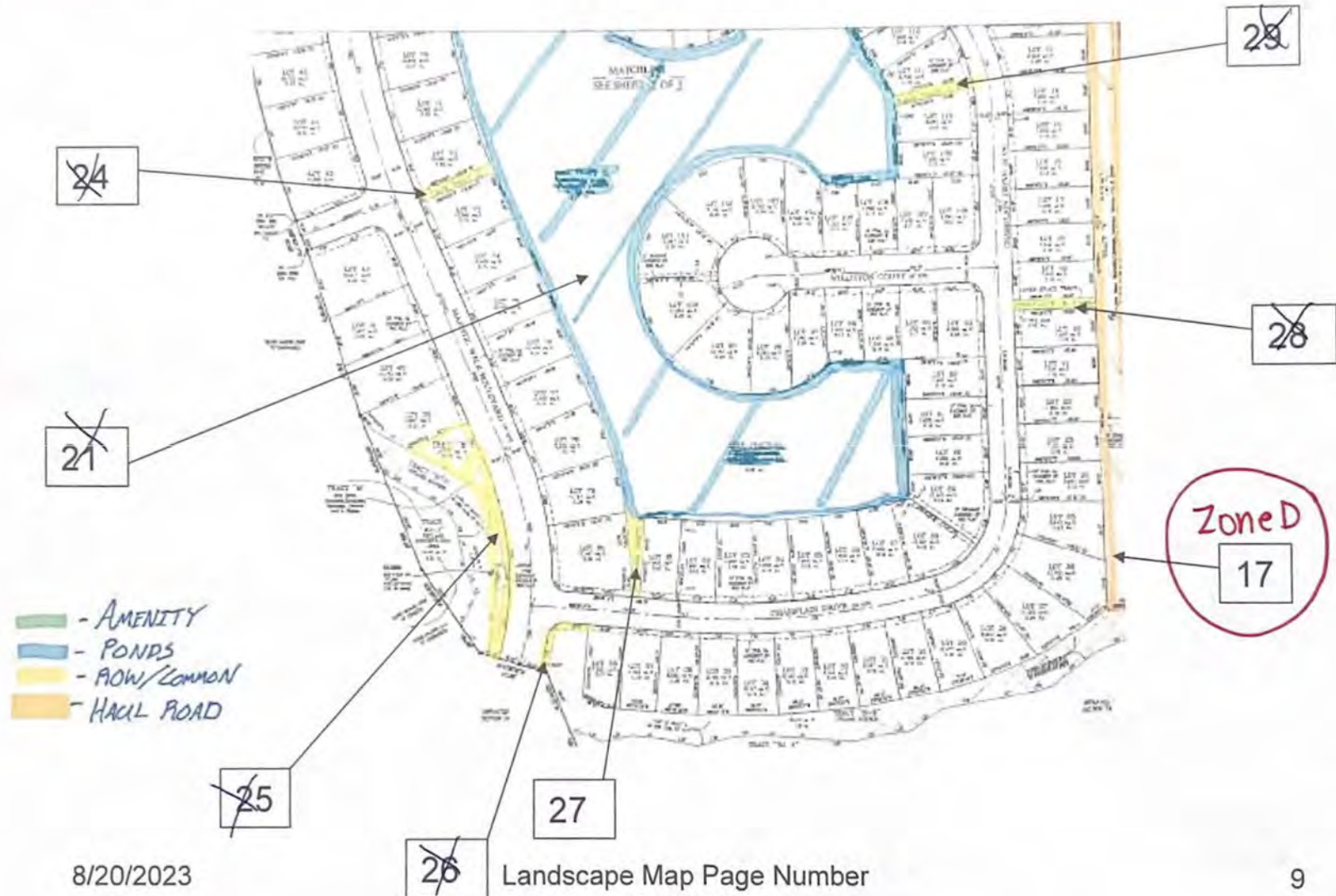


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Landscape Map Page Number
Exhibit B

Zone D orange trail only

Amelia Walk Phase 2



COST PROPOSAL PRICING



FULL-SERVICE LANDSCAPE MAINTENANCE PROPOSAL

LANDSCAPING MAINTENANCE | IRRIGATION | FERTILIZATION | SEASONAL
COLOR | MULCH/PINESTRAW | PALM TREE PRUNING



IF SELECTED FOR
ALL 4 ZONES



**WILL REPLACE SOD
AT THE CLUBHOUSE**

*This certificate for Amelia Walk to be used
toward the replacement of dead / dying sod
around the clubhouse.*



**Replacement areas shown above. Sod to be installed once contract
period begins, if selected as your landscaping partner for all 4 zones.**

EXHIBIT C
Amelia Walk CDD



Landscape Maintenance Services

Pricing

Official Proposal Summary Form

		Year 1	Year 2	Year 3	Year 4	Total 4 Years
Lawn Care Maintenance Zone A						
1	Annual Lawn Care	\$ 115,044.00	\$ 115,044.00	\$ 117,344.88	\$ 119,691.78	\$ 467,124.66
2	Mulch/Pine Straw Install - Per Single Install	\$ 13,524.00	\$ 13,524.00	\$ 13,794.48	\$ 14,070.37	\$ 54,912.85
3	Annual Color - Three (3) Rotations	\$ 10,536.00	\$ 10,536.00	\$ 10,746.72	\$ 10,961.65	\$ 42,780.37
	Sub Total (items 1-3)	\$ 139,104.00	\$ 139,104.00	\$ 141,886.08	\$ 144,723.80	\$ 564,817.88
Lawn Care Maintenance Zone B						
4	Annual Lawn Care	\$ 100,560.00	\$ 100,560.00	\$ 102,571.20	\$ 104,622.62	\$ 408,313.82
5	Mulch/Pine Straw Install - Per Single Install	\$ 14,532.00	\$ 14,532.00	\$ 14,822.64	\$ 15,119.09	\$ 59,005.73
6	Annual Color - Three (3) Rotations	\$ 3,156.00	\$ 3,156.00	\$ 3,219.12	\$ 3,283.50	\$ 12,814.62
	Sub Total (items 4-6)	\$ 118,248.00	\$ 118,248.00	\$ 120,612.96	\$ 123,025.22	\$ 480,134.18
Lawn Care Maintenance Zone C						
7	Annual Lawn Care	\$ 85,116.00	\$ 85,116.00	\$ 86,818.32	\$ 88,554.69	\$ 345,605.01
8	Mulch/Pine Straw Install - Per Single Install	\$ 3,708.00	\$ 3,708.00	\$ 3,782.16	\$ 3,857.80	\$ 15,055.96
9	Annual Color - Three (3) Rotations	\$ 1,578.00	\$ 1,578.00	\$ 1,609.56	\$ 1,641.75	\$ 6,407.31
	Sub Total (items 7-9)	\$ 90,402.00	\$ 90,402.00	\$ 92,210.04	\$ 94,054.24	\$ 367,068.28
Irrigation Systems Maintenance						
10	Zone A	\$ 10,200.00	\$ 10,200.00	\$ 10,404.00	\$ 10,612.08	\$ 41,416.08
11	Zone B	\$ 4,433.00	\$ 4,433.00	\$ 4,521.66	\$ 4,612.09	\$ 17,999.75
12	Zone C	\$ 6,684.00	\$ 6,684.00	\$ 6,817.68	\$ 6,954.03	\$ 27,139.71
	Sub Total (items 10-12)	\$ 21,317.00	\$ 21,317.00	\$ 21,743.34	\$ 22,178.21	\$ 86,555.55
Fertilization, Weed and Pest Control Maintenance						
13	Zone A	\$ 26,743.00	\$ 26,743.00	\$ 27,277.86	\$ 27,823.42	\$ 108,587.28
14	Zone B	\$ 12,131.00	\$ 12,131.00	\$ 12,373.62	\$ 12,621.09	\$ 49,256.71
15	Zone C	\$ 17,103.00	\$ 17,103.00	\$ 17,445.06	\$ 17,793.96	\$ 69,445.02
	Sub Total (items 13-15)	\$ 55,977.00	\$ 55,977.00	\$ 57,096.54	\$ 58,238.47	\$ 227,289.01
Haul Service Road / Amelia Walk Trails						
16	Zone D	\$ 10,944.00	\$ 10,944.00	\$ 11,162.88	\$ 11,386.14	\$ 44,437.02
	Total (Items 1-16)	\$ 435,992.00	\$ 435,992.00	\$ 444,711.84	\$ 453,606.08	\$ 1,770,301.92
Conditions						
	- The above pricing will be used as the final contract amounts at the time of executing the agreement. Unless otherwise stated, the apricing provided herein will be used for the entire contract term. If you would like to propose increased pricing fo rrenewasl, plase attach addition sheets. - The Pricing provied herin is valid for 90 days from receipt of proposal form. - Failure to complete this form may results in disqualification form consideration.					

Amelia Walk Fee Schedule

#	Item	Performance	Price	Additional Note?
	CONTRACT MAINTENANCE			
	Monthly Common Area Maintenance	Per Contract	\$25,972	If awarded all 4 Zones
	Total Yearly Common Area Maintenance	Per Contract	\$311,644.00	If awarded all 4 Zones
	LABOR			
	# of Crew Members During Growing Season	Per Contract	#6	
	# of Crew Members during non-growing season	Per Contract	#4	
	Total # of Turf Cuts per year	Per Contract	#42	
	# Irrigation Tech Labor Rate – Per Hr.	As Needed/Requested	\$75.00	
	SOD / SEED			
	St. Augustine – Sq. Ft.	As Needed/Requested.	\$1.70 installed	
	Bahia – Sq. Ft.	As Needed/Requested	\$1.39 installed	
	Zoysia– Sq. Ft.	As Needed/Requested	\$1.75 installed	
	Bermuda – Sq. Ft.	As Needed/Requested	\$1.03 installed	
	Winter Rye – Sq. Ft.	As Needed/Requested	\$0.64 installed	
	Dead Sod Removal – Hr. Rate	As Needed/Requested	\$55/hour	Includes disposal
	Sod Install – Hr. Rate	As Needed/Requested	Included above	
	Soil Test – Total Cost	As Needed/Requested	\$200.00	
	Aeration Sq. Ft.	As Needed/Requested	\$0.025	
	MULCH / PINE STRAW			
	Pine Straw Phase 1 -5 <u>865</u> Bales	1x per yr. per K	\$6,144.96 Total	Our Measurements show you need 1,250 Total Bales = \$8,880
	Pine Straw – Per Bale	As Needed/Requested	\$7.11	
	Pine Bark - Phase 1 -5 <u>160</u> CY _____	1x per yr. per K	\$11,888 Total	Our Measurements show you need 308 Total Cubic Yards = \$22,884
	Pine Bark – Per CY	As Needed/Request	\$74.30	
	Removal of aged mulch _____ CY	As Needed/Requested	\$60/yd	
	Playground Mulch <u>46</u> CY _____	As Needed/Requested	\$70/yd / \$3,220	
	ANNUALS			
	Annual Flowers	3x per yr. Per Contract	\$15,270	If awarded all 4 Zones
	Annual Flowers – Per Rotation	As Needed/Requested	\$4,564	If awarded all 4 Zones
	Annual Flowers in 4” pots per Tray	As Needed/Requested	\$45.90	18 flowers per tray
	Annual Flower		\$2.55 each installed	
	SHRUBS / PLANTS			
	1 Gallon Shrubs	As Needed/Requested	\$9.56 installed	
	3 Gallon Shrubs	As Needed/Requested	17.69 installed	
	Knockout Roses	As Needed/Requested	\$20.00	

FERTILIZATION				
	Turf – 6x per yr. (irrigated areas)	Per Contract	\$54,131	
	Shrubs – 4x per yr.	4x per yr. Per Contract	\$3,692	
	Trees	Separate Proposal	As needed	
ORNAMENTAL GRASS				
	Native Grasses	As Needed/Requested	Included	
	Cutting back – Full Cut Back	1x per yr Per Contract	Included	
	Cutting back – Per Hr.	As Needed/Requested	\$55/hr	
TREES				
	Ligustrum Tree – 7-8'	As Needed/Requested	\$335.00	
	Magnolia Tree – 65 gal	As Needed/Requested	\$760.00	
	Magnolia Tree – 100 gal	As Needed/Requested	\$1,150.00	
	Live Oak – 100 gal 3 ½"-4" cal.	As Needed/Requested	\$520.00	
	Live Oak – 200 gal 5-6" cal.	As Needed/Requested	\$1,500.00	
	Crape Myrtle – 65 gal. multi-stem	As Needed/Requested	\$460.00	
	Crape Myrtle – 100 gal multi-stem	As Needed/Requested	\$800.00	
	Nelly Stevens Holly – 30 gal	As Needed/Requested	\$210.00	
	Maple Tree – 11/2"-2" 30 gal	As Needed/Requested	\$180.00	
	Elm Tree – 30 gal.	As Needed/Requested	\$180.00	
	Medjool Palm – 15' CT	As Needed/Requested	\$9,450.00	
	Evergreen Tree – 30 gal	As Needed/Requested	\$160.00	
	Cost to prune all live oak street trees	As Needed/Requested	TBD, as required	
	Cost to Prune All Palm Trees	As Needed/Requested	\$65.00 each	
IRRIGATION				
	Hunter/Rainbird Controller 2 wire	Requested	\$700.00	
	Hunter /Rainbird valves 2" ICB	As Needed/Requested	\$50.00	
	6" rotor - each	As Needed/Requested	\$18.00	
	12" rotor - each	As Needed/Requested	\$40.00	
	Spray nozzle - each	As Needed/Requested	\$7.50	
	6" pop up PRS 30 spray - each	As Needed/Requested	\$10.00	
	12" pop up PRS 30 spray - each	As Needed/Requested	\$15.00	
	VP-10 - each	As Needed/Requested	\$20.00	
	VP-12 - each	As Needed/Requested	\$40.00	
	2 wire for system per LF	As Needed/Requested	\$0.85	
	ICB decoder – each station	As Needed/Requested	\$175.00	
	Wire splice 3M DBY	As Needed/Requested	\$8.00/20 ft	
	6" PR – Sch. 160 – per LF	As Needed/Requested	\$18.00	
	4" PR – Sch. 160 – per LF	As Needed/Requested	\$7.00	
	3" PR – Sch. 160 – per LF	As Needed/Requested	\$6.00	
	2" PR – Sch. 160 – per LF	As Needed/Requested	\$2.00	
	1-1/2" PR – Sch. 160 – per LF	As Needed/Requested	\$1.25	
	1-1/4" PR – Sch. 160 – Per LF	As Needed/Requested	\$1.25	
	1" CL – 200, per LF	As Needed/Requested	\$0.80	
	¾" CL – 220, per LF	As Needed/Requested	\$0.60	
	Hunter/Rainbird ET Drip hose	As Needed/Requested	\$100 / 250 ft	
	½" Flex PVC, per LF	As Needed/Requested	\$1.25	
	4" Slip-Fix Repair Coupling - EA	As Needed/Requested	\$110.00	

	3" Slip-Fix Repair Coupling - EA	As Needed/Requested	\$60.00	
	2-1/2" Slip-Fix Repair Coupling - EA	As Needed/Requested	\$50.00	
	2" Slip-Fix Repair Coupling - EA	As Needed/Requested	\$30.00	
	1-1/2" Slip-Fix Repair Coupling - EA	As Needed/Requested	\$20.00	
	1-1/4" Slip-Fix Repair Coupling - EA	As Needed/Requested	\$20.00	
	1" Slip-Fix Repair Coupling - EA	As Needed/Requested	\$10.00	
*	Watering of parks and lift stations	As Needed/Requested	TBD, as needed	
	PEST CONTROL			
	Turf, Insect and Herbicide Treatment (6)	Per Contract	Included in Fertilization	
*	Fire Ant Control – Full Treatment	Per Contract	\$8,000.00	
	Fire Ant Control – Spot Treatment	As Needed/Requested	\$402.50/acre	
#	Notes/Recommendations			
	All Services that fall outside the scope of the annual landscape maintenance agreement will be discussed with Manager and a separate proposal will be provided to encompass all costs associated with project.			
	\$3000.00 annual landscape replacement to be added as a separate line item			
	* Denotes Item Not Part of Monthly Maintenance Fee.			



Landscape Maintenance Proposal

Property Name: Amelia Walk CDD

October 20, 2023

Address: Amelia Walk CDD, Fernandina Beach, FL
32034

Client Contact: Kelly Mullins
ameliawalkmanager@gmsnf.com

Proposal #: ZONE A: # 58035

SPECIFIC CONDITIONS

- See attached landscape specifications and RFP provided by the client.
- See attached aerial maps to define service area.
- Pricing is valid up to 60 days from proposal date.
- Mulch, Pinestraw, Seasonal Color and Palm Tree Pruning are not included in base maintenance package. Pricing provided as an additional service to select:

LANDSCAPE DETAILS

- Perimeter wood lines and native buffers not included.
- Trimming to water line included as required in RFP. Littoral shelf not included.
- Ornamental grasses will be allowed to naturalize. No hard pruning. Ornamental grasses will be shaped and cleaned from dead growth as needed.
- Turf care program is included for quality turf and irrigated areas only.

Base Maintenance Package	Monthly Fee	Annual Fee
Landscape Management Program	\$9,587.00	\$115,044.00

Additional Ancillary Services	Quantity	Occurences	Per Service Fee	Annual Fee
Hardwood Mulching (CY)	131	1	\$9,732.00	\$9,732.00
Pine Straw Mulching (Bales)	534	1	\$3,792.00	\$3,792.00
Seasonal Color Install (EA)	1,405	3	\$3,512.00	\$10,536.00
Palm Tree Pruning (EA)	4	1	\$252.00	\$252.00



Landscape Maintenance Proposal

Property Name: Amelia Walk CDD

October 20, 2023

Address: Amelia Walk CDD, Fernandina Beach, FL
32034

Client Contact: Kelly Mullins
ameliawalkmanager@gmsnf.com

Proposal #: ZONE B: # 58037

SPECIFIC CONDITIONS

- See attached landscape specifications and RFP provided by the client.
- See attached aerial maps to define service area.
- Pricing is valid up to 60 days from proposal date.
- Mulch, Pinestraw, Seasonal Color and Palm Tree Pruning are not included in base maintenance package. Pricing provided as an additional service to select:

LANDSCAPE DETAILS

- Perimeter wood lines and native buffers not included.
- Trimming to water line included as required in RFP. Littoral shelf not included.
- Ornamental grasses will be allowed to naturalize. No hard pruning. Ornamental grasses will be shaped and cleaned from dead growth as needed.
- Turf care program is included for quality turf and irrigated areas only.

Base Maintenance Package	Monthly Fee	Annual Fee
Landscape Management Program	\$8,380.00	\$100,560.00

Additional Ancillary Services	Quantity	Occurrences	Per Service Fee	Annual Fee
Hardwood Mulching (CY)	141	1	\$10,476.00	\$10,476.00
Pine Straw Mulching (Bales)	571	1	\$4,056.00	\$4,056.00
Seasonal Color Install (EA)	420	3	\$1,052.00	\$3,156.00
Palm Tree Pruning (EA)	17	1	\$1,044.00	\$1,044.00



Landscape Maintenance Proposal

Property Name: Amelia Walk CDD

October 20, 2023

Address: Amelia Walk CDD, Fernandina Beach, FL
32034

Client Contact: Kelly Mullins
ameliawalkmanager@gmsnf.com

Proposal #: ZONE C: # 58038

SPECIFIC CONDITIONS

- See attached landscape specifications and RFP provided by the client.
- See attached aerial maps to define service area.
- Pricing is valid up to 60 days from proposal date.
- Mulch, Pinestraw, Seasonal Color and Palm Tree Pruning are not included in base maintenance package. Pricing provided as an additional service to select:

LANDSCAPE DETAILS

- Perimeter wood lines and native buffers not included.
- Trimming to water line included as required in RFP. Littoral shelf not included.
- Ornamental grasses will be allowed to naturalize. No hard pruning. Ornamental grasses will be shaped and cleaned from dead growth as needed.
- Turf care program is included for quality turf and irrigated areas only.

Base Maintenance Package	Monthly Fee	Annual Fee
Landscape Management Program	\$7,093.00	\$85,116.00

Additional Ancillary Services	Quantity	Occurrences	Per Service Fee	Annual Fee
Hardwood Mulching (CY)	36	1	\$2,676.00	\$2,676.00
Pine Straw Mulching (Bales)	145	1	\$1,032.00	\$1,032.00
Seasonal Color Install	210	3	\$526.00	\$1,578.00
Palm Tree Pruning (EA)	2	1	\$132.00	\$132.00



Landscape Maintenance Proposal

Property Name: Amelia Walk CDD

October 20, 2023

Address: Amelia Walk CDD, Fernandina Beach, FL
32034

Client Contact: Kelly Mullins
ameliawalkmanager@gmsnf.com

Proposal #: ZONE D: # 58039

SPECIFIC CONDITIONS

- See attached landscape specifications and RFP provided by the client.
- See attached aerial maps to define service area.
- Pricing is valid up to 60 days from proposal date.
- Mulch, Pinestraw, Seasonal Color and Palm Tree Pruning are not included in base maintenance package. Pricing provided as an additional service to select:

LANDSCAPE DETAILS

- Perimeter wood lines and native buffers not included.
- Trimming to water line included as required in RFP. Littoral shelf not included.
- Ornamental grasses will be allowed to naturalize. No hard pruning. Ornamental grasses will be shaped and cleaned from dead growth as needed.
- Turf care program is included for quality turf and irrigated areas only.

Base Maintenance Package	Monthly Fee	Annual Fee
Landscape Management Program	\$912.00	\$10,944.00

Additional Ancillary Services	Quantity	Occurrences	Per Service Fee	Annual Fee
Hardwood Mulching (Sub)	0		\$0.00	\$0.00
Pine Straw Mulching (Sub)	0		\$0.00	\$0.00
Seasonal Color Install	0		\$0.00	\$0.00
Palm Tree Pruning (Sub) - 10' - 20'	0		\$0.00	\$0.00

PROPOSAL FORMS



LANDSCAPE MAINTENANCE PROPOSAL



**AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES**

PROPOSAL COVER SHEET

NAME OF PROPOSER COMPANY: The Greenery, Inc. | Martex Services

NAME OF PERSON COMPLETING THIS BID: Stacy Montoya, Business Developer

EMAIL: stacymontoya@thegreeneryinc.com

In accordance with the Request for Proposals for Landscape and Irrigation Maintenance, the person completing this proposal on behalf of Proposer agrees to provide all services as described in the detailed Scope and/or Specifications if awarded a contract hereunder. All proposals shall be in accordance with the Project Manual.

Minimum Qualifications: The Proposer has satisfied the following minimum qualifications (initial each):

- x (1) authorized to do business in Florida, and
 x (2) holds all required state and federal licenses, in good standing.

Receipt of Addenda: The Proposer certifies that the Proposer has received the following addenda (list below):

ADDENDA NO.	DATE

No Addenda Received as of Propopsal Submission

AFFIDAVIT REGARDING PROPOSAL

STATE OF Florida
COUNTY OF Nassau

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

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of Branch Manager for The Greenery, Inc. | Martex (“Proposer”), and am authorized to make this Affidavit Regarding Proposal on behalf of Proposer.

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

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

4. The Proposer agrees through submission of the Proposal to honor all pricing information for ninety (90) days from the opening of the proposals, and if awarded the contract on the basis of this Proposal to enter into and execute the contract in the form included in the Project Manual.

5. By signing below, the Proposer acknowledges that there are no protest rights associated with this proposal process.

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

[signature on following page]

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

Dated this 16th day of October, 2023.

Proposer: The Greenery, Inc. / Martex Services

By: [Signature]

Title: Branch Manager

STATE OF Florida

COUNTY OF Nassau

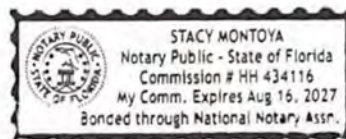
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 16th day of October, 2023, by Keith King of The Greenery, Inc., who is personally known to me or who has produced as identification, and did [] or did not [] take the oath.

[Signature]
Notary Public, State of Florida

Print Name: Stacy Montoya

Commission No.: HH 434116

My Commission Expires: August 16, 2027



PROPOSAL FORM
PART I – GENERAL INFORMATION

- *Proposer General Information:*

Proposer Name The Greenery, Inc. | Martex Services

Street Address 1417 Avery Road

P. O. Box (if any) N/A

City Fernandina Beach State FL Zip Code 32034

Telephone 904-627-5838 Fax no. N/A

1st Contact Name Stacy Montoya Title Business Developer

2nd Contact Name Melissa Brock Title Dir. of Business Dev.

Parent Company Name (if any) The Greenery, Inc.

Street Address 93 Arrow Road

P. O. Box (if any) 6569

City Hilton Head State SC Zip Code 29938

Telephone 843-247-6026 Fax no. N/A

1st Contact Name Stacy Montoya Title Business Developer

2nd Contact Name Melissa Brock Title Dir. of Business Dev.

- *Company Standing:*

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

In what State was the Proposer organized? SC Date 1973

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

If no, please explain N/A

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

If no, please explain N/A

- *What are the Proposer's current insurance limits? (Please attach a current certificate of insurance and review the enclosed form of contract for requested insurance limits for this project)*

General Liability	<u>\$ 2,000,000</u>
Automobile Liability	<u>\$ 2,000,000</u>
Workers Compensation	<u>\$ 1,000,000</u>
Expiration Date	<u>10/01/2024</u>

- *Licensure* – Please list all applicable state and federal licenses, and state whether such

Florida DBPR Registration, Florida Certified Pest Control License, Green Industry Best Management Certification (licenses and certifications shown in proposal, as well.

PROPOSAL FORM
PART II – PERSONNEL AND EQUIPMENT

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

Street Address 1417 Avery Road

P. O. Box (if any) N/A

City Fernandina Beach State FL Zip Code 32034

Telephone 904-627-5838 Fax no. N/A

1st Contact Name Stacy Montoya Title Business Developer

2nd Contact Name Melissa Brock Title Dir. of Business Dev.

- *Proposed Staffing Levels - Landscape and irrigation maintenance staff will include the following:*

<u>1</u>	Supervisors, who will be onsite <u>3+</u> days per week;
<u>2+</u>	Technical personnel, who will be onsite <u>1+</u> days per <u>week</u> ; and
<u>5+</u>	Laborers, who will be onsite <u>3+</u> days per week.

- *Officers and Supervisory Personnel – Please complete the pages that follow at the end of this Part regarding the Proposer's Officers and Supervisory Personnel, and attach resumes for any individuals listed.*
- *Technical Personnel – Does the Proposer currently employ any other technical personnel who have expertise in pesticide application, herbicide application, arboriculture, horticulture, or other relevant fields of expertise? Yes x No If yes, please provide the following information for each person (attach additional sheets if necessary):*

Name: Corey Guerrant

Position / Certifications: Plant Health Services Manager / Spray Tech Operator

Duties / Responsibilities: Oversee and implement turf and ornamental programs

% of Time to Be Dedicated to This Project: 10 %

Please describe the person's role in other projects on behalf of the Proposer:

Project Name/Location: Preserve at Summer Beach

Contact: Patty Stewart Contact Phone: 813-309-5363

Project Type/Description: Master planned all inclusive community

Duties / Responsibilities: Full scale landscape maintenance

Dollar Amount of Contract: Available upon request.

Proposer's Scope of Services for Project: Comprehensive landscape maintenance including turf and shrub/ornamental fertilization program, tree care, mowing, edging, trimming and (exterior) pest control applications.

Dates Serviced: 5+ years

- *Equipment – Please complete the pages that follow at the end of this Part regarding the Proposer's Equipment that will be used in connection with this project.*
- *Subcontractors - If any of the work is proposed to be performed by subcontractors, provide a list of all subcontractors that will be hired by the Proposer to perform certain services described in the scope of services. For each subcontractor provide the following:*
 - a. A description of the services the subcontractors will be performing for the Proposer.*
 - b. A description of the subcontractor's qualifications for the services they will be performing for the Proposer.*

OFFICERS

PROPOSER: The Greenery, Inc. | Martex Services

DATE: October 20, 2023

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

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
Keith King	Branch Manager	Oversee operations for North Florida	Amelia Island, FL
Daryl Hendricks, COO	Regional Manager	Oversee Florida Branches	Hilton Head, SC / Miami, FL
Zachary Higginbotham	Customer Relationship Manager	Client relations - single point of contact	Jacksonville, FL
Allen Flannery	Customer Relationship Manager	Client relations - single point of contact	Yulee, FL
FOR PARENT COMPANY (if applicable)			
Lee Edwards	President	Oversee all company	Hilton Head, SC
Daryl Hendricks	COO	Oversee company Operations	Hilton Head, SC / Miami, FL
Ben Campsey	CFO	Oversee Financial Operations	Hilton Head, SC

**SUPERVISORY PERSONNEL
WHO WILL BE INVOLVED WITH THE WORK**

PROPOSER: The Greenery, Inc. | Martex Services

DATE: October 20, 2023

INDIVIDUAL'S NAME	PRESENT TITLE	JOB RESPONSIBILITIES	OFFICE LOCATION	% OF TIME TO BE DEDICATED TO THIS PROJECT / # OF DAYS ON-SITE PER WEEK	YEARS OF EXPERIENCE IN PRESENT POSITION	TOTAL YEARS OF RELATED EXPERIENCE
Keith King	Branch Manager	Oversee North Florida	Fernandina Beach	5	2	40
Daryl Hendricks	COO & Acting Regional Mgr	Oversee company Operations & FL Branches	Fernandina Beach	5	4	33
Allen Flannery	Client Relationship Manager	Client relations - single point of contact	Fernandina Beach	35	17	16
Corey Guerrant	Plant Health Services Manager	Oversee Turf & Ornamental Programs	Fernandina Beach	10	12	13

COMPANY OWNED MAJOR EQUIPMENT
TO BE USED IN CONNECTION WITH THE WORK

PROPOSER: [The Greenery, Inc.](#) | [Martex Services](#)

DATE: October 20, 2023

QUANTITY	DESCRIPTION*	# OF PROJECTS DEDICATED TO	STORAGE AND WORK SITE LOCATIONS
1	2022 Ford F-150XI	1	Jacksonville, FL.
1	18' Enclosed trailer	1	Jacksonville, FL.
1	72" Riding Mower	1	Jacksonville, FL.
1	60" Riding Mower	1	Jacksonville, FL.
1	48" stand on mower	1	Jacksonville, FL.
3	Edgers	2	Jacksonville, FL.
3	Line Trimmers	2	Jacksonville, FL.
3	Backpack Blowers	2	Jacksonville, FL.
3	Hedge Trimmers	2	Jacksonville, FL.
1	Street Blower	2	Jacksonville, FL.
1	f-250 Spray Truck	4	Jacksonville, FL.

PROPOSAL FORM

PART III – EXPERIENCE

- *Has the Proposer performed work for a community development district previously?*
 Yes X No *If yes, please provide the following information for each project (attach additional sheets if necessary):*

Project Name/Location: Amelia National Community Development District - Fernandina Beach, FL

Contact: Dee Belet Contact Phone: 904-483-2987

Project Type/Description: Community development district.

Dollar Amount of Contract: Available upon request.

Scope of Services for Project: _____

Full service landscape and irrigation maintenance including turf and shrub program ,
mulching, enhancements, and seasonal color rotation.

Dates Serviced: 5+ years.

- *List the Proposer's total annual dollar value of landscape and irrigation services work completed for each of the last three (3) years:*

2022 = 12 Million

2021 = 10 Million

2020 = 8 Million

- Please provide the following information for at least 3 References. Attach additional sheets if necessary.

Project #1 Name/Location: North Hampton Association - Fernandina Beach, FL

Contact: Dee Belet Contact Phone: 904-483-2987

Your Company's Scope of Services (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): _____

Full service landscape and irrigation maintenance including turf and shrub program, mowing, trimming, edging, enhancements, mulching, pest control and annual rotation.

Is this a current contract? Yes x No ____

Project #2 Name/Location: Cumberland Harbour Property Owners Association - St. Mary's, GA

Contact: Matthew Reid Contact Phone: 912-576-5602

Your Company's Scope of Services (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): _____

Full service landscape and irrigation maintenance including turf and shrub program, mowing, edging, trimming, mulching, enhancements, pest control and annual rotation.

Is this a current contract? Yes x No ____

Project #3 Name/Location: East Nassau Stewardship District | Wildlight CDD

Contact: Amy Norsworthy Contact Phone: 407-973-4411

Your Company's Scope of Services (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): _____

Full service landscape maintenance including irrigation, weed control, fertilization for turf and shrubs, mowing, trimming, edging, and pest control.

Is this a current contract? Yes x No ____

- *Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past five years? Yes X No*

If yes, please describe each violation, fine, and resolution _____

Mower fatality in litigation with OSHA.

What is the Proposer's current worker compensation rating? .85

Has the Proposer experienced any worker injuries resulting in a worker losing more than ten (10) working days as a result of the injury in the past five years? Yes x No

If yes, please describe each incident _____

Mower fatality in litigation with OSHA.

- *Is the Proposer or any of its affiliates are presently barred or suspended from proposing or contracting on any state, local, or federal contracts?*
 Yes No ☒ If yes, please provide:

The names of the entities	N/A
---------------------------	-----

The state(s) where barred or suspended N/A

The period(s) of debarment or suspension N/A

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

N/A

- *List any and all governmental enforcement actions (e.g., any action taken to impose fines or penalties, licensure issues, permit violations, consent orders, etc.) taken against the Proposer or its principals, or relating to the work of the Proposer or its principals, in the last five (5) years. Please describe the nature of the action, the Proposer's role in the action, and the status and/or resolution of the action.*

N/A

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

N/A

EMERGENCY CLEAN-UP SERVICES

In the event of a declared emergency or disaster, the following services shall be provided on a time and materials basis, at the rates (which include all costs including but not limited to overhead and profit) set forth below (attach additional pages as needed), after authorization from the District:

A. Debris removal personnel unit costs:

<u>Supervisor Labor</u>	\$ <u>85</u>	per Hour
<u>General Labor</u>	\$ <u>55</u>	per Hour
<u>Supervisor /</u>	<u>100 /</u>	
<u>General OT</u>	\$ <u>75</u>	per Hour

B. Debris removal equipment unit costs:

<u>Dump Truck</u>	\$ <u>95</u>	per Hour
<u>Bobcat/</u>		
<u>Skidsteer</u>	\$ <u>195</u>	per Hour
	<u>100</u>	
<u>Chipper</u>	\$ _____	per Hour

C. Other emergency/disaster related unit costs:

<u>Tree Crane/Removal</u>	\$ <u>150</u>	per Hour
<u>Mini-Loader</u>	\$ <u>150</u>	per Hour
<u>Street Sweeper</u>	<u>155</u>	
	\$ _____	per Hour

Costs for equipment and personnel are only payable for when the equipment and personnel are operating. No stand-by time is eligible for payment. Disaster recovery assistance services shall not exceed 70 hours for each declared emergency or disaster unless otherwise authorized by the District. Contractor shall maintain and supply District all necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state or federal agencies. The District reserves the right to contract with an outside vendor for any or all emergency clean-up services.

ADDITIONAL INFO



LANDSCAPE MAINTENANCE PROPOSAL

UTILIZE OUR DESIGN & INSTALLATION SERVICE



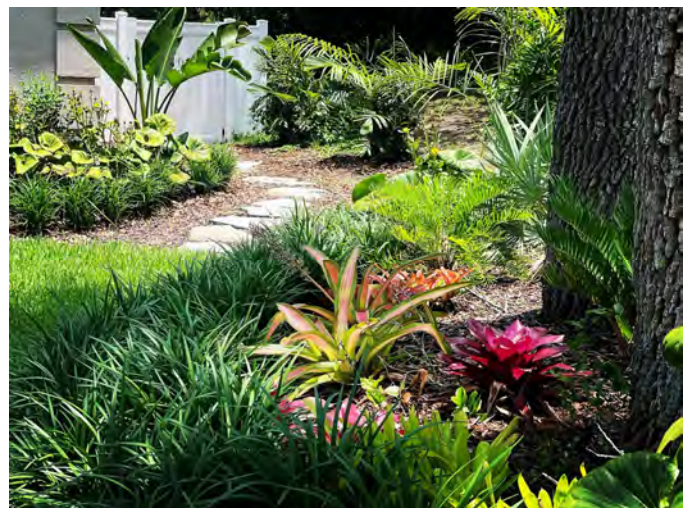
MAKE THE FRONT ENTRANCE MORE WELCOMING

- Our team can assist with the design and installation of new plantings around the front entrance.
- We recommend a more updated and colorful planting palette, along with the seasonal rotation of flowers to bring even more of a pop of color to the front.
- Pricing proposals can be presented if maintenance services are selected.



CURRENT FRONT ENTRANCE

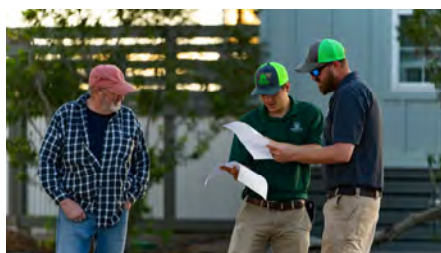
EXAMPLES OF HOW TO INTEGRATE COLOR INTO BOTH PLANTINGS/SHRUBS & SEASON FLOWERS



UTILIZE OUR BEST PRACTICES

Mowing, Trimming, and Weeding

- Whenever possible use mechanical methods of vegetation removal (e.g., mowing with tractor-type or push mowers, hand cutting with gas or electric powered weed trimmers) rather than applying herbicides.
- Use hand weeding where practical.
- Performing mowing at optimal times.
- Mowing should not be performed if significant rain events are predicted.
- Mulching mowers may be recommended for certain flat areas. Other techniques may be employed to minimize mowing such as selective vegetative planting using low maintenance grasses and shrubs.
- Collect pruning waste, tree trimmings, and weeds. Chip if necessary, and compost or dispose of at a landfill.
- Consider elements such as their effect on drainage and erosion, hardiness, maintenance requirements, and possible conflicts between preserving vegetation and the resulting maintenance needs.
- Retain and/or plant selected native vegetation whose features are determined to be beneficial, where feasible. Native vegetation usually requires less maintenance (e.g., irrigation, fertilizer) than planting new vegetation.
- Consider using low water use groundcovers when planting or replanting.



Irrigation Management

- Follow the St. Johns River Water Management District Best Practices.
- Understand that a water-efficient landscaping helps save water resources.
- Where practical, use automatic timers to minimize runoff.
- Consider the use of mechanisms that reduce water flow to sprinkler heads if broken.
- Ensure that there is no excessive runoff from the landscaped areas.
- Apply water at rates that do not exceed the infiltration rate of the soil.

Waste Management

- Utilize plant growth regulators (PGR's) when applicable to reduce the amount of plant growth material.
- Compost leaves, sticks, or other collected vegetation or dispose of at a permitted landfill.
- Reduce the use of high nitrogen fertilizers that produce excess growth requiring more frequent mowing or trimming.
- Avoid landscape wastes in and around storm drain inlets by either using bagging equipment or by manually picking up the material.



BEST PRACTICES CONTINUED

Fertilizer and Pesticide Management

- Utilize a comprehensive management system that incorporates integrated pest management (IPM) techniques.
- Calibrate fertilizer and pesticide application equipment to avoid excessive application.
- Sweep pavement and sidewalk if fertilizer is spilled on these surfaces before applying irrigation water.
- Follow all federal, state, and local laws and regulations governing the use, storage, and disposal of fertilizers and pesticides and training of applicators and pest control advisors.
- Triple rinse containers, and use rinse water as product. Dispose of unused pesticide as hazardous waste.
- Periodically test soils for determining proper fertilizer use.
- Pesticide application must be under the supervision of a qualified pesticide applicator.
- Use pesticides only if there is an actual pest problem (not on a regular preventative schedule).
- Do not use pesticides if rain is expected.
- Apply pesticides only when wind speeds are low (less than 5 mph).
- Do not mix or prepare pesticides for application near storm drains.
- Prepare the minimum amount of pesticide needed for the job and use the lowest rate that will effectively control the pest.
- Employ techniques to minimize off-target application (e.g. spray drift) of pesticides, including consideration of alternative application techniques.
- Dispose of empty pesticide containers according to the instructions on the container label.
- Educate and train employees on use of pesticides and in pesticide application techniques to prevent pollution.

Inspection

- Inspect irrigation system periodically to ensure that the right amount of water is being applied and that excessive runoff is not occurring.
- Minimize excess watering, and repair leaks in the irrigation system as soon as they are observed.
- Inspect property for pest and plant health on a consistent basis.
- Inspect all equipment and vehicles daily.

Training

- Educate and train employees on job site safety, such as use of protective personal gear, traffic, equipment use, heat management and chemical application techniques.
- Educate and train employees on use of pesticides and in pesticide application techniques to prevent pollution.
- Annually train employees within departments responsible for pesticide application on the appropriate portions of the latest IPM techniques.
- Use a training log or similar method to document training.



BEST PRACTICES CONTINUED

QUALITY ASSURANCE PROGRAM

Quality Control

We maintain a comprehensive quality control process to continually maintain safety and curb appeal and prevent expensive plant replacements. Regular inspections are performed to identify any areas that need improvement whether an adjustment to the routine maintenance. Opportunities to authorize extra work for added value are also suggested.

We assemble a landscaping quality control plan based on your contract specifications and personalize it with your scope of work information. If our customer has specific contract QA/QC requirements, we'll review them and incorporate them into our overall plan.

Best in Class Practices

We utilize time tested and proven reliable landscape management practices and combine them with a leading-edge scientific approach. This combination makes us extremely efficient and cost effective and allows us to deliver value driven, high quality landscape services that maintain quality as our core competency. The Greenery shares best practices throughout our organization, continually striving to further improve our value driven processes, thus enabling us to deliver the best practices to our clients to produce quality results.

Operational Best Practices

Implement an integrated pest management (IPM) program. IPM is a sustainable approach to managing pests by combining biological, cultural, physical, and chemical tools. Choose low water using flowers, trees, shrubs, and groundcover. Conduct appropriate maintenance (i.e. properly timed fertilizing, weeding, pest control, and pruning) to help preserve the landscape's water efficiency. Grass cycling is the natural recycling of grass by leaving the clippings on the lawn when mowing. Grass clippings decompose quickly and release valuable nutrients back into the lawn. Educate and train employees on use of pesticides and in pesticide application techniques to prevent pollution. Pesticide application must be under the supervision of a qualified pesticide applicator.



WHY CHOOSE THE GREENERY?

... Because what matters to you,
is everything to us.

100% EMPLOYEE OWNED

results in great service to our customers

HIGH RANKING SAFETY STANDARDS

BEAUTIFUL, QUALITY LANDSCAPE SERVICES

COMPETITIVE PRICING

CUSTOMIZED COMMUNICATIONS

on-site meetings, emails, phone calls, texts

— **WHATEVER IT TAKES**

CUSTOMER SATISFACTION

having YOU as a highly satisfied customer

— striving to **EXCEED YOUR EXPECTATIONS**



ENHANCING PEOPLES LIVES THROUGH BEAUTIFUL LANDSCAPING



E.



VICTORY
LAWN & LANDSCAPE

MAINTENANCE AGREEMENT

This Lawn Care/Landscaping Contract (the “Contract”) is made as of this 20 day of October, 2023, by and between Victory Lawn & Landscape, who desires to provide Lawn Care/Landscaping services to Amelia Walk Community Development District (Owner) desires to obtain such services from Victory Lawn & Landscape.

WITNESSETH:

In consideration for the mutual promises set forth below, the parties agree as follows:

1) Scope of Work

Victory Lawn & Landscape will provide all equipment, and labor for the Lawn Care/Landscaping of Amelia Walk CDD located at: 85287 Majestic Walk Blvd, Fernandina Beach, FL 32034 herein referred to as "Worksite".

Victory Lawn & Landscape will provide the following services:

- Maintenance Program - 52 weeks per year:
 - ☐ Lawn Mowing & Edging
 - ☐ Clippings Pick-up and Haul Off
 - ☐ Sidewalk/ Driveway Blow Off
 - ☐ Shrub Trimming
 - ☐ Weeding of beds by manual or chemical applicationTotal = \$110,940.00 annually; \$9,245.00 per month

- Irrigation System Checks to be Performed Monthly:
 - ☐ Inspect each zone for proper coverage
 - ☐ Seasonally adjust clock
 - ☐ Minor adjustments to heads (Any additional repairs will be prepared/ submitted as an estimate to customer based on time and materials)Total = \$14,820.00 annually; \$1,235.00 per month

- Fertilization, Weed and Pest Control:
 - ☐ 8 applications per year
 - ☐ Proper ratios of fertilizer throughout the year
 - ☐ Insecticides are used to control all types of turf damaging insects
 - ☐ The use of post and pre-emergent herbicides are used to help control broadleaf weeds
 - ☐ Sedge control is used when temperature allows
 - ☐ Fungicides are used at time of serviceTotal = \$43,899.96 per year; \$3,658.33 per month

2) Contract Price

The owner shall pay Victory Lawn & Landscape the sum of **\$169,659.96 annually; \$14,138.33 per month** for the labor to be performed under the Contract, subject to any additions and/or deduction is made pursuant to authorized change orders.

At customer request other services can be provided but are **not** included in monthly contract rates.

- Mulch/ Pine Straw – Installation of 135 yards of Pine Bark Minis and 1,700 bales of Long Needle Pine Straw 1x per year in Spring.
Total = \$23,075.00 annually
- Annuals – Installation of 1,278 flowers 4x per year in Spring, Summer, Fall and Winter. Price reflects 3 rotations at \$2.65 per flower. Fourth rotation is complementary.
Total = \$10,160.10 annually
- Palm Tree Trimming – Trimming of 4 Palms at pool 1x per year in Summer.
Total = \$340.00 annually

Additional services quoted upon request:

- Landscape Design & Install
- Pressure Washing
- Tree Canopy Lifting

3) Terms

The parties agree the work will start on November 1, 2023 and shall be performed weekly under this Contract. Contract will automatically renew annually on its anniversary date. If either party becomes dissatisfied with the contract and its performance, the contract can be terminated by serving a thirty (30) day written notice to the other party.

Schuyler Bell
Victory Lawn & Landscape Owner

Date

Amelia Walk CDD Representative

Date

SEVENTH ORDER OF BUSINESS

RESOLUTION 2024-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT AMENDING THE FISCAL YEAR 2022/2023 GENERAL FUND BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of the District (“Board”) previously adopted a final General Fund Budget (“Budget”) for the Fiscal Year beginning October 1, 2022, and ending September 30, 2023 (“Fiscal Year 2022/2023”); and

WHEREAS, the Board desires to amend the Fiscal Year 2022/2023 Budget to reflect changes to budgeted revenues and expenses approved during Fiscal Year 2022/2023; and

WHEREAS, pursuant to Chapters 189 and 190, *Florida Statutes*, the Board is authorized to amend the Fiscal Year 2022/2023 Budget within sixty (60) days following the end of the Fiscal Year 2022/2023; and

WHEREAS, the Board finds that it is in the best interest of the District and its landowners to amend the Fiscal Year 2022/2023 Budget to reflect the actual appropriations.

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

SECTION 1. BUDGET AMENDMENT.

- a. The Board has reviewed the proposed amended Budget, copies of which are on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The amended Budget attached hereto as **Exhibit A** and incorporated herein by reference as further amended by the Board is hereby adopted in accordance with the provisions of Sections 190.008(2)(a) and 189.016(6), *Florida Statutes*; provided, however, that the comparative figures contained in the amended Budget as adopted by the Board (together, “Adopted Annual Budget”) may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for Fiscal Year 2022/2023.
- c. The Adopted Annual Budget shall be maintained in the office of the District Manager and the District Records Office and identified as “The Adopted Budget for the Amelia Walk Community Development District for the Fiscal Year Ending September 30, 2023, as amended and adopted by the Board of Supervisors effective November 14, 2023.”

SECTION 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the District, the fiscal year beginning October 1, 2022, and ending September 30, 2023, the sums set forth below, to be raised by special assessments or otherwise, which sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ 853,315
DEBT SERVICE FUND (SERIES 2012A-1)	\$ 192,258
DEBT SERVICE FUND (SERIES 2016A-2)	\$ 366,655
DEBT SERVICE FUND (SERIES 2018A-3)	\$ 775,498
DEBT SERVICE FUND (SERIES 2018-3B)	\$ 925,924
TOTAL ALL FUNDS	\$ 3,113,650

SECTION 3. CONFLICTS. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect as of November 14, 2023.

PASSED AND ADOPTED this November 14, 2023.

ATTEST:

**AMELIA WALK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Amended General Fund Budget FY 2022/2023

EXHIBIT A
AMENDED FISCAL YEAR 2022/2023 GENERAL FUND BUDGET

Amelia Walk
Community Development District
Budget Amendment

FY 2023

General Fund

<u>Category</u>	<u>Current Budget</u>	<u>Proposed (Increase/ Decrease)</u>	<u>Amended Budget</u>
<u>Revenues</u>			
Carryforward Surplus	\$0	\$47,862	\$47,862
Total Revenues		<u>\$47,862</u>	
<u>Expenditures</u>			
<u>Field:</u>			
Security	\$8,500	\$4,887	\$13,387
Refuse	\$9,264	\$3,400	\$12,664
Repairs & Maintenance	\$20,000	\$31,931	\$51,931
Pool Maintenance	\$15,000	<u>\$7,644</u>	\$22,644
Total Expenditures		<u>\$47,862</u>	

EIGHTH ORDER OF BUSINESS











Erosion of Pond Bank Phase 4 (Pond 14)





Amelia Walk Phase 3

Amelia Walk Phase 2

Phase 4B

Phase 4A

Phase 5A

Phase 5B

Amelia Walk Phase 4 & 5





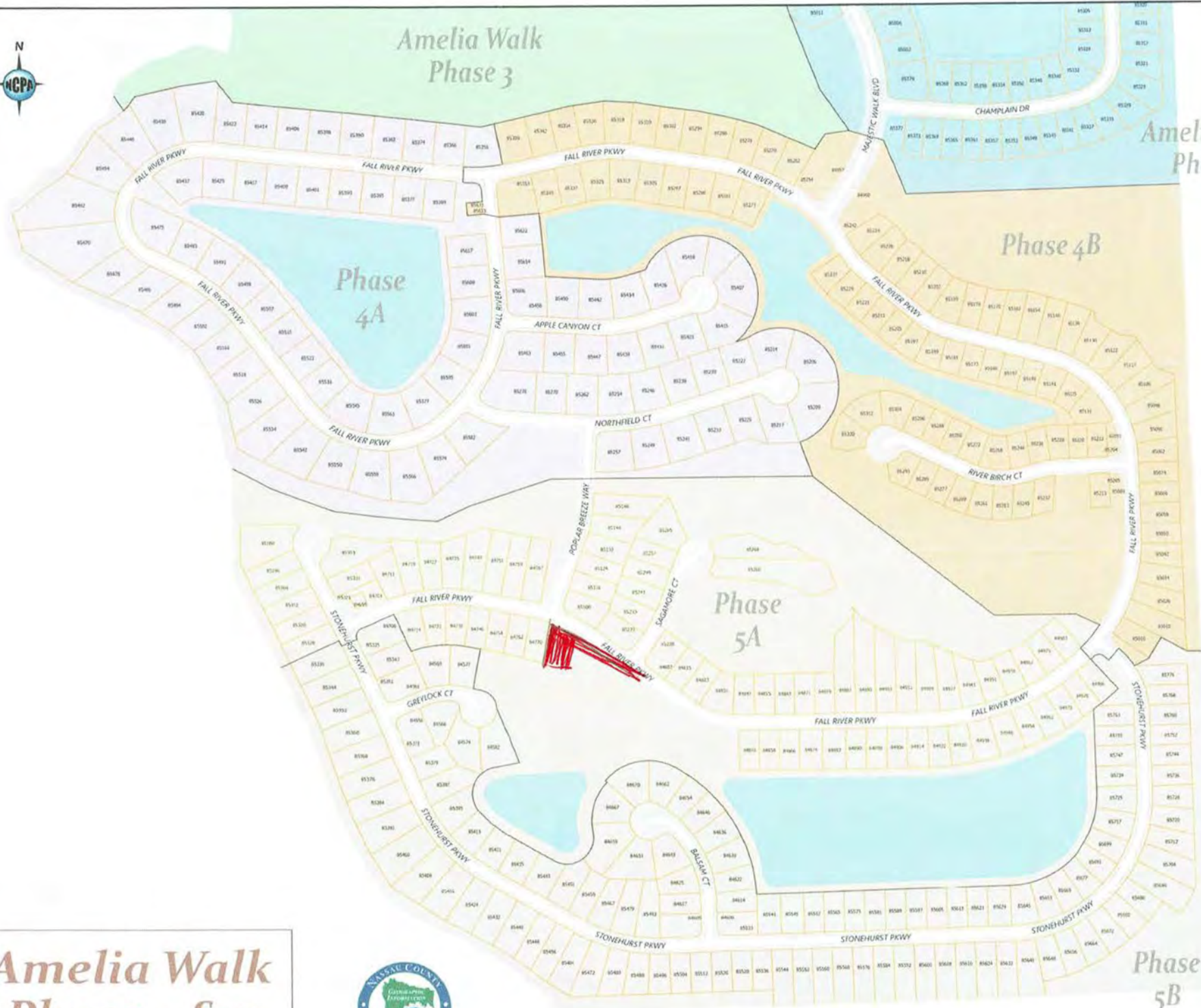






Amelia Walk Phase 3

Amelia Walk Phase 2



Amelia Walk Phase 4 & 5





needs rock

Rebar
Dirt
Concrete





Sidewalk
sand
rebar



Amelia Walk
Phase 3

Amelia Walk
Phase 2

Phase 4B

Phase
4A

Phase
5A

Phase
5B

Amelia Walk
Phase 4 & 5





G - Apple Canyon col-de-sac



Needs irrigation, sod, shrubs, muhly grasses & 3 trees



Amelia Walk Phase 3

Amelia Walk Phase 2

Phase 4B

Phase 4A

Phase 5A

Phase 5B

Amelia Walk Phase 4 & 5



D - Greylock Court



Needs irrigation, sod, shrubs, muhly grasses, crape myrtles & mowing



Amelia Walk
Phase 3

Amelia Walk
Phase 2

Phase 4B

Phase
4A

Phase
5A

Phase
5B

Amelia Walk
Phase 4 & 5



A - Northfield & Poplar Breeze



A1
Left side



A1
Left side



A2
right side

Needs irrigation, sod, shrubs, muhly grasses, crape myrtles & bench



Amelia Walk Phase 3

Amelia Walk Phase 2

Phase 4B

Phase 4A

Phase 5A

Phase 5B

Amelia Walk Phase 4 & 5



F - River Burch & Fall River



Needs irrigation, sod, shrubs & muhly grasses



Amelia Walk Phase 3

Amelia Walk Phase 2

Phase 4A

Phase 4B

Phase 5A

Phase 5B

Amelia Walk Phase 4 & 5



B & C - Stonehurst & Fall River



B
Left side



C
Left side

Needs irrigation, sod, shrubs, muhly grasses, crape myrtles & bench



Amelia Walk Phase 3

Amelia Walk Phase 2

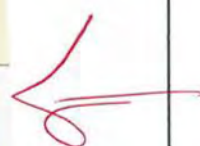
Phase 4B

Phase 4A

Phase 5A

Phase 5B

Amelia Walk Phase 4 & 5



E - Stonehurst Cul-De-Sac



Needs irrigation & sod



Amelia Walk
Phase 3

Amelia Walk
Phase 2

Phase 4B

Phase
4A

Phase
5A

Phase
5B

Amelia Walk
Phase 4 & 5



NINTH ORDER OF BUSINESS

RESOLUTION 2024-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT ADOPTING POLICIES FOR PATRON CLUBS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District wishes to facilitate enjoyment of the District’s amenity facilities by setting out terms for use of the District’s facilities by Patron Clubs, as defined at **Exhibit A**; and

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

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

SECTION 1. The Policies attached hereto as **Exhibit A** are hereby adopted pursuant to this Resolution as necessary for the conduct of District business. The Policies shall remain in full force and effect until such time as the Board may amend or replace them.

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

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

PASSED AND ADOPTED this 14th day of November, 2023.

ATTEST:

**AMELIA WALK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Patron Club Policies

EXHIBIT A

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT
Patron Club Policies

PURPOSE: The Amelia Walk Community Development District (the “**District**”) permits Patron Clubs (“**Clubs**”) in order to promote recreation and provide opportunities for socializing to benefit the residents and paid annual users (together, “**Patrons**”) of the District. Patron Clubs are restricted to District Patrons and their guests. Patron Clubs may meet in the District’s facilities, when available and as described herein.

STARTING A CLUB:

Each Club must have a Club leader, who must be a resident or paid annual user. The Club leader is responsible for the following:

1. Create a concept for a Club.
2. Apply to the District for use of the District’s facilities, as provided for herein.
3. Be responsible for Club activities and content for Club meetings.
4. Abide by the rules and policies set forth by the District.
5. Report Club attendance to the District upon request.
6. Provide reasonable information on Clubs, including membership and activities, upon request by the District.

CLUB POLICIES:

1. All records and activities of all Clubs may be considered public records and may be subject to public disclosure upon request. This includes Club membership rolls. Clubs must provide reasonable information, including membership and activities, upon request by the District.
2. Clubs must be open to all Patrons and their guests. Guest attendance is subject to the rules and policies set forth in the *Policies Regarding the Use of the District’s Amenity Center*.
3. Each Club must have a co-leader and/or someone designed to take the primary leader’s place or serve as next-in-line for decisions if the leader is unavailable or leaves the role.
4. No person shall be compensated, in any manner, for their involvement or leadership of a Club or for any other reason.
5. Clubs may not represent that they are endorsed or sponsored by the District.
6. No fees may be charged except for nominal amounts to cover incidental Club expenditures.
7. All activities of the Club must be legal and in accordance with the District’s Policies. Failure to abide by any District rules or policies may result in suspension of amenity privileges, dissolution of the Club, or other District action.
8. Note that the District does not endorse or express an opinion on any Club or any activities

within or opinions expressed by a Club. No Club is considered an agent or arm of the District in any way whatsoever.

9. Authorized Patron Clubs may use the District's facilities in accordance with the District's Policies upon submission of a Club Facility Use Application. Facility use will be determined on a first come, first served basis. The District Amenity Manager has the authority to reschedule any Club facility use if there is a paid facility rental or District event.

[Reminder of Page Intentionally Left Blank]

Type of Use	Document Needed	Fee Required	Guest Policy	Reserved Space?	Fee Permitted for Activities?
General Patron Use	Access Card Forms	No	Subject to Amenity Policies	No	No
Patron Clubs	Facility Use Application	No	Subject to Amenity Policies	Yes	No
Patron Rental	Rental Application	Yes – rental fee under Amenity Rules	Unlimited guests allowed	Yes	No
Vendor/Instructor	Vendor Agreement	No – percentage of revenues may be required subject to Board direction	Subject to Board direction	Subject to Board direction	Yes

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT
Patron Clubs – Application

Patron Clubs are an enhancement to the Patrons of the Amelia Walk Community Development District (“**District**”). Clubs at the District are designed to help residents and paid annual users (together, “**Patron(s)**”, which shall have the same meaning as the term “Patron(s)” as defined in the District’s *Policies Regarding the Use of the District’s Amenity Center*) to pursue common interests in hobby, recreational, social, service and cultural endeavors, while building community spirit and expanding horizons. All Clubs are required to complete the following form in order to use District facilities.

Starting a Club is a three-step process:

- A. Complete the form below and return it to the Amenity Manager’s Office, as noted below.
- B. The District will review the form for completeness and compliance and for availability of District facilities, if applicable.
- C. The District will communicate either approval or the reason for denial and next steps.

1. Club name: _____

2. Club leader/main contact:

Name: _____

Address : _____

Phone Number: _____

Email address: _____

3. Please tell us about your Club. For example, what kind of activities/functions does your Club plan to host? (Please attach additional pages as necessary.)

4. Please mark which categories are applicable to the Club or Interest Group:

- | | | | |
|--|---|---|------------------------------------|
| <input type="checkbox"/> Arts & Crafts | <input type="checkbox"/> Community | <input type="checkbox"/> Culture | <input type="checkbox"/> Education |
| <input type="checkbox"/> Social | <input type="checkbox"/> Recreation & Leisure | <input type="checkbox"/> Sports & Athletics | <input type="checkbox"/> Other |

PRIVACY NOTICE: Under Florida’s Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, *Florida Statutes*, please notify the District Manager.

NOTE TO STAFF: THIS FORM MAY CONTAIN CONFIDENTIAL INFORMATION. DO NOT DISCLOSE ITS CONTENTS WITHOUT FIRST CONSULTING THE DISTRICT MANAGER.

5. Please list the contact information of at least one other District Patron (Club member) who may be an alternate leader in your absence or departure.

Name: _____

Address: _____

Phone Number: _____ Email Address: _____

Name: _____

Address: _____

Phone Number: _____ Email Address: _____

6. Did you read and understand the rules applying to your Club, including the District's adopted Amenity Policies, and hereby certify on behalf of yourself and the members of the Club that the Club will follow and abide by such rules and Amenity Policies?

☐ Yes ☐ No

[Please proceed to following page]

PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, *Florida Statutes*, please notify the District Manager.

NOTE TO STAFF: THIS FORM MAY CONTAIN CONFIDENTIAL INFORMATION. DO NOT DISCLOSE ITS CONTENTS WITHOUT FIRST CONSULTING THE DISTRICT MANAGER.

Authority and Disclaimer

The Amelia Walk Community Development District (“**District**”) reserves the right to grant or reasonably deny a request for a Club. The Club Leader, as well as Club events, activities, programs, etc., should reflect the spirit and values of the District at all times and adhere to adopted District policies and rules. The District reserves the right to cancel a Club at any time, for reasons including but not limited to: inactivity by the leader and/or lack of participation by members, Club Leader(s) lack of standing with the District, unreasonable actions of the club leader, violation of policies or rules, action arising from member(s) concerns, etc. All Clubs and their respective members are solely responsible for funding Club activities, complying with all applicable laws, rules, and regulations, and for ensuring the safety of members and others participating in Club activities or using the facilities. The District reserves the right, without further approval or compensation, to include Club activities, photographs of activities and members, etc., for marketing, promotional and educational purposes.

The Club, its leader and its members hereby agree to defend, indemnify and hold harmless the District and its respective officers, agents, employees and contractors, and the officers, directors, supervisors, employees, agents, representatives, successors and assigns of each of the foregoing entities from any and all liability, claims, actions, suits or demands by any person, corporation, governmental body or other entity, including all principals, employees, agents and representatives of the club, for any claims, injuries, death, theft and real or personal property damage of any nature arising out of, or in connection with, the Club’s use of the District’s facilities, services, funds or property whatsoever, including all of its members, guests and invitees, and including litigation or any appellate proceedings with respect thereto. The Club, its leader and its members, its guests and invitees agree that nothing herein shall constitute or be construed as a waiver of the District’s limitations on liability contained in section 768.28, *Florida Statutes*, or any other statute or law.

The undersigned hereby agrees to these policies and acknowledges the disclaimer set forth above:

Signature: _____ Address: _____

Print Name: _____ Phone #: _____

Please return application to:

Amelia Walk Community Development District
c/o Kelly Mullins
85287 Majestic Walk Boulevard
Fernandina Beach, Florida 32034
ameliawalkmanager@gmsnf.com

For District Use Only:

Approval Granted: ☐ YES, date: _____ ☐ NO

FACILITY USE APPLICATION: AUTHORIZED CLUBS

Name of Applicant: _____

Name of Authorized Club: _____

Applicant's Street Address: _____

Phone: _____ Email: _____

Intended Use: _____ Estimated Attendance: _____

Facility Requested: ☐ Gathering Room ☐ Covered Pavilion (Tennis Court/Multipurpose Field)

Requested Days/Dates/Times (4-hour max, inclusive of set-up and clean-up times)

Facility	Date	Start Time	End Time	CDD Approval (GM initials)

I agree to indemnify and hold harmless the Amelia Walk Community Development District (“**District**”) and its Supervisors, officers, directors, consultants and staff from any and all liability, claims, actions, suits, or demands by any person, corporation, or other entity, for liability, claims, actions, suits, or demands by any person, corporation, or other entity for injuries, death, property damage of any nature arising out of or in connection with the use of the Facilities or surrounding areas. Nothing herein shall constitute or be construed as a waiver of the Districts’ sovereign immunity granted pursuant to Section 768.28, Fla. Stat. or other law.

Disregard for any District rules or policies will result in expulsion from the Facilities and/or loss of amenity privileges in accordance with the applicable disciplinary policy.

I have read, understand, and agree to abide by all policies and rules of the District. Failure to adhere to the applicable policies and rules may result in the suspension or termination of any privileges to use the District’s amenity facilities (“**Facilities**”). I also understand that I am financially responsible for any damages caused by me, my family members, and my guests. If requested, I will obtain an event insurance policy naming the District and its agents, supervisors, officers, directors, employees, and staff as additional insured. Only Patrons (as that term is defined in the District’s Policies) may submit a Facility Use Application. That Patron reserving the rental area shall be considered the Responsible Party for the event, and must be present for the duration of the event for which the reservation is made.

Signature of Applicant _____ Date _____

RIGHTS OF AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT:

- ☐ The District reserves the right to deny any Application based on safety, site capacity, scheduling considerations, potential for community disturbances, or other issues impacting the community;
- ☐ The District reserves the right to determine if the Facilities can be rented for a specified event;
- ☐ The District has full authority to enforce the safety and well-being of all attendees and may end an event and close the Facilities if necessary; and
- ☐ The District may suspend privileges for unbecoming behavior such as foul or abusive language, vandalism, fighting, damage to the rental space, and/or failing to follow any rule regulating the Facilities.

[continued on following page]

RESPONSIBILITIES OF THE APPLICANT:

- ☐ Applicant must be present throughout the entire duration of the scheduled event;
- ☐ Applicant shall ensure all guests understand and abide by the terms and conditions of the District's rules and policies.
- ☐ Applicant shall ensure that only District residents, paid annual users, and their guests participate in the Club activities. Guest attendance is governed by the District's amenity policies.
- ☐ Applicant is responsible for properly cleaning Facilities after each use. Such cleaning shall include, but is not limited to, trash removal, furniture cleaning, sweeping and mopping of floors (as necessary), removal of decorations, picking up litter in restrooms, ensuring all lights are turned off, and to ensure all appliances are cleaned and turned off.

PROHIBITIONS: All use of the Facilities is subject to the District's rules and policies. Among other rules and policies, the following are prohibited:

- ☐ Alcohol
- ☐ Pets;
- ☐ Smoking;
- ☐ Excessively loud music;
- ☐ Bon fires;
- ☐ Damp, wet, dirty, sweaty, or muddy swim attire, clothing or shoes;
- ☐ Sparklers and fireworks;
- ☐ Gambling or other illegal activity
- ☐ The use of paint, glitter, confetti, dye, or the use of nails, screws, or staples;
- ☐ Glass of any sort around the pool deck; and
- ☐ The use of propane.

TENTH ORDER OF BUSINESS

Amelia Walk CDD
Proposals for Board Consideration
November 14, 2023

Storm Drain Cleaning

Shenandoah	Will furnish a crew and all necessary equipment to clean all storm drains on property	\$ 9,650.00
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All Weather Contractors	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
-------------------------	--	-------------

Wind River Environmental	Full clean out of 7-10 drains per day at day rate	\$3895 per day
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Playground Mulch

BrightView	Certified playground mulch installed (15 cy)	\$2,701.54
------------	--	------------

Palm Root Drenching

BrightView	Fertilizer, Insecticide, Fungicide	\$492.00
------------	------------------------------------	----------

Pave Empty Pool Space

BrightView	Pavers and Installation	\$ 1,242.30
------------	-------------------------	-------------

Pavers for Flagpole Area

BrightView	Provide and install pavers to create a circle and walking path around flagpole	\$ 4,859.70
------------	--	-------------

Salomon General Service Corp	Provide and install pavers to create a circle and walking path around flagpole, add 3 benches	\$ 5,300.00
------------------------------	---	-------------

A.

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
Estimated Total:			\$9,650.00

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

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

ameliawalkmanager@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. Energy recovery fuel charge Vac truck 17.5% (Standard rate \$4200-\$4500 for Full Day VAC Con with disposal & fuel charge included. ½ Day VAC Con Rate is \$2790).	\$3895
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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/). The specific policy can be referenced at 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

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Jacksonville FL 32221



224 N.E. 16th 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 responsibility 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 resolve 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 Normandy Blvd
Jacksonville FL 32221



224 N.E. 16th 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

B.

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	Amelia Walk Playground		
Project Description	Install playground mulch		

Scope of Work

QTY	UoM/Size	Material/Description
1.00	LUMP SUM	Enhancement Crew - mobilization and delivery of mulch
15.00	EACH	Certified playground mulch installed (15 cy)

For Internal use only

SO# 8258028
JOB# 346108420
Service Line 160

Total Price \$2,701.54

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014
Enhancement Manager
Certified Arborist #FL-6354A
Certified Pest Control Operator JF95758

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President

11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014

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 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 **Property Manager**

Kelly Mullins **October 17, 2023**
Printed Name _____ Date _____

BrightView Landscape Services, Inc. "Contractor"
Enhancement Manager

Signature _____ Title _____
Jen Mabus **October 17, 2023**
Printed Name _____ Date _____

Job #: **346108420**

SO #: **8258028** Proposed Price: **\$2,701.54**

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 Amelia Walk CDD: Palm root drenching

Project Description Amelia Walk CDD: Palm root drenching

Scope of Work

QTY	UoM/Size	Material/Description
1.00	LUMP SUM	Fertilizer, Insecticide Fungicide
4.00	HOUR	Spray tech labor

For internal use only

SO# 8277331
JOB# 346108420
Service Line 807350004

Total Price \$492.00

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014

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.
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Customer

	Property Manager
Signature _____	Title _____
Kelly Mullins	November 08, 2023
Printed Name _____	Date _____

BrightView Landscape Services, Inc. "Contractor"	
	Account Manager
Signature _____	Title _____
Jordan G Creel	November 08, 2023
Printed Name _____	Date _____

Job #:	346108420		
SO #:	8277331	Proposed Price:	\$492.00

D.

Proposal for Extra Work at Amelia Walk CDD

Property Name Amelia Walk CDD
Property Address 85287 Majestic Walk Run
 Fernandina Beach, FL 32034

Contact Kelly Mullins
To Amelia Walk CDD
Billing Address 5385 N Nob Hill Road
 Sunrise, FL 33351-4761

Project Name Paving empty space by pool

Project Description Paving empty space by pool

Scope of Work

Price does not include removing light. Light should be removed prior to installation of pavers.

QTY	UoM/Size	Material/Description
1.00	LUMP SUM	Labor and materials for paver installation
1.00	EACH	Irrigation retro fitting

Images

Pics



For internal use only

SO# 8277586
JOB# 346108420
Service Line 130

Total Price \$1,242.30

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014

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Customer

Property Manager

Signature

Title

Kelly Mullins

November 09, 2023

Printed Name

Date

BrightView Landscape Services, Inc. "Contractor"

Account Manager

Signature

Title

Jordan G Creel

November 09, 2023

Printed Name

Date

Job #: 346108420

SO #: 8277586

Proposed Price: \$1,242.30

E.

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 Creation of paved flag pole circle and walking path

Project Description Creation of paved flag pole circle and walking path

Scope of Work

Quote is for a 12ft. diameter paved circle around the flagpole with a 10ft. long walking path that is 4ft. wide. Does not include cost of moving lights, which is recommended.

QTY	UoM/Size	Material/Description
1.00	LUMP SUM	Labor and materials for creation of paved flag pole circle and walking path
1.00	EACH	Irrigation retro fitting

For internal use only

SO# 8277578
JOB# 346108420
Service Line 130

Total Price \$4,859.70

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11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014

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Kelly Mullins	November 09, 2023
Printed Name	Date

BrightView Landscape Services, Inc. "Contractor"	
Account Manager	
Signature	Title
Jordan G Creel	November 09, 2023
Printed Name	Date

Job #:	346108420		
SO #:	8277578	Proposed Price:	\$4,859.70

SALOMON GENERAL SERVICE CORP

INVOICE

Salomon Hernandez
904-335-6159/ 904-556-0209
salomongeneralservicecorp@gmail.com
728 South 10 Street Fernandina Beach, FL 32034

Bill To

Kelly Mullins
904-225-3147

Invoice #21162

Issued 11/01/2023

Description	QTY	Price, USD	Amount, USD
A. Walkway and pavers platform 305 sq ft= 3 Cubes of mega glacier old town	1	\$3,000.00	\$3,000.00
B. 3 bench's and retaining wall 2 cubes of TREMRON stone gate	1	\$2,300.00	\$2,300.00
		Subtotal	\$5,300.00
		Total	\$5,300.00

Notes & Payment instructions

DUE TO RAPIDLY INCREASING PRIVE OF MATERIAL. THIS ESTIMATE IS GOOD FOR 10 DAYS BEYOND THE ABOVE ESTIMATE INCLUDES ALL COMMUNITY AND COUTY FEES, INSURANCE AND FULL 3 YEARS WARRANTY. 50% DEPOSIT DUE ON ACCEPTANCE. PROJECT TO COMMENCE IN LIEU OF TIME FRAME PREFEREY BY CUSTOMER. SALOMON GENERAL SERVICE CORP TO ACCEPT ALL RESPONSIBILITY OF STATE COUNTRY AND LOCAL COMPLIANCE AND IS COVERED BY A \$1M LIABILITY INSURANCE POLICY TO BE FILED

ELEVENTH ORDER OF BUSINESS

A.

Quality Site Assessment

Prepared for: **Amelia Walk CDD**

General Information

DATE: Tuesday, Oct 31, 2023

NEXT QSA DATE: Monday, Jan 29, 2024

CLIENT ATTENDEES: Kelly Mullins

BRIGHTVIEW ATTENDEES: Jordan Creel

Customer Focus Areas

Quality you can count on.

7

Seven
Standards of
Excellence

1



Site Cleanliness

2



Weed Free

3



Green Turf

4



Crisp Edges

5



Spectacular Flowers

6



Uniformly Mulched Beds

7



Neatly Pruned Trees & Shrubs

QUALITY SITE ASSESSMENT

Amelia Walk CDD

Maintenance Items



- 1** Weed control needed on center island near spice run
- 2** Weed control needed behind flowers at entrance
- 3** Amenity center island looks good. Needs pine cones cleared
- 4** Grasses will be cut back with winter tasks

QUALITY SITE ASSESSMENT

Amelia Walk CDD

Maintenance Items



- 5** Need to make sure all easements are cut
- 6** Weed control needed in juniper beds
- 7** Need to better define all grass beds
- 8** Weed control and possible pine straw application needed at Fall River and majestic walk

QUALITY SITE ASSESSMENT

Amelia Walk CDD

Maintenance Items



9 Area has been mowed and maintained

Recommendations for Property Enhancements



- 1** Grass not doing well in shaded areas along entrance. Opportunity for replacement plan
- 2** Grass by playground not doing great. Potential for new sod or a new plan for this area
- 3** Grass by playground not doing great. Potential for new sod or a new plan for this area
- 4** Need to cut out / replace dying juniper

Recommendations for Property Enhancements



- 5** Opportunity to continue the flowers throughout the property
- 6** Opportunity for common area sod to improve curb appeal

QUALITY SITE ASSESSMENT

Amelia Walk CDD

Notes to Owner / Client



- 1** Well maintained by ponds at residential entrance
- 2** Flowers at entrance look amazing
- 3** Middle island at entrance is well maintained
- 4** Well defined edge on sidewalks

QUALITY SITE ASSESSMENT

Amelia Walk CDD

Notes to Owner / Client



5 Example of a well defined and edged bed

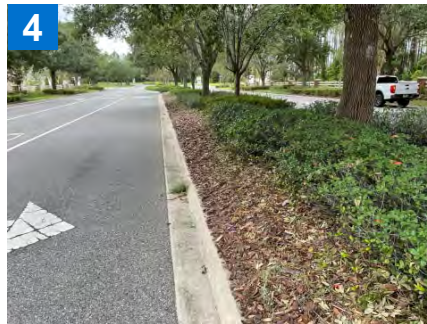
6 Haul rd completed this month

7 Lift stations well maintained

QUALITY SITE ASSESSMENT

Amelia Walk CDD

Completed Items



- 1** Remove dead plant material along sidewalk at entry from Amelia Concourse
- 2** Prune dead out of Juniper
- 3** Remove overgrown annuals
- 4** edge and remove excess mulch along curbs of entry islands

QUALITY SITE ASSESSMENT

Amelia Walk CDD

Completed Items



5 Prune shrubs on side of clubhouse

6 Prune dead out of Juniper at pool entrance

7 Prune Juniper off of curbs

8 Remove bed weeds at round-about intersection

QUALITY SITE ASSESSMENT

Amelia Walk CDD

Completed Items



9 Keep grasses pruned and clear of sidewalks

10 spray crack weeds on Cherry Creek

D.

11/14/2023

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

November 14, 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
 - Breakfast with Santa
- 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 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 - October

Total Monthly Usage* (Based on Door and Gate Entrances) – 1,560 patrons

Average Daily Usage – 50 patrons

Total Gym Usage – 880 patrons

Total Social Room Usage – 260 patrons

Tennis/Pickleball Courts - 240

Social Room Rentals - 4

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



Completed Projects

Before

After



- Six large advertising signs have been taken down. The community has a much cleaner, open appearance.
- New flowers have been planted in the community.

Completed Projects

Before

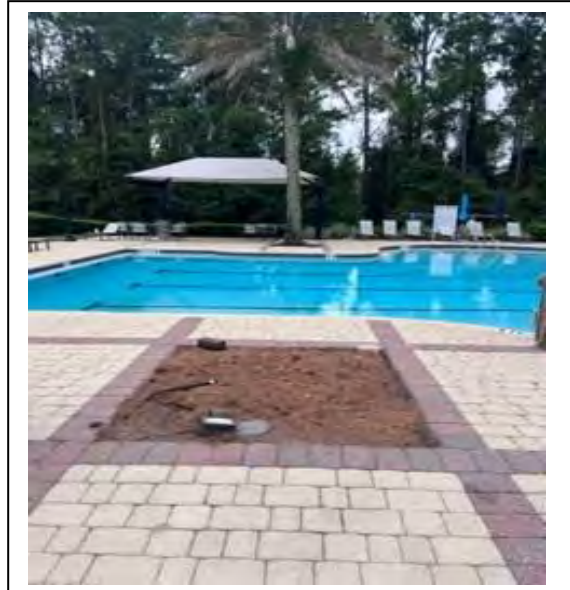


After



- Entrance signs, monument signs and trellises have all been repaired or rebuilt if necessary and painted.
- New signs have been installed at Champlain and Berryessa.

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.

In Progress Projects/Action Items

- **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. Signs installed by the developer have been taken down by CDD staff. Richmond American signs have also been taken down. The only signs remaining are Riverside signs.
- **Doors at Amenity Center** – New glass inserts for five doors was approved and has been ordered. The doors are also being painted.
- **Flagpole for Amenity Center** – The flagpole has been installed, as well as the lighting. We are gathering proposals for the landscaping around the flagpole.
- **Haul Road Improvements** – We have “No Motorized Vehicles” signs and posts to be placed along the haul road. PVC pipe needs removed along road. We need a proposal for a gate at the Phase 4/Phase 5 entrance. Install bollards at Amelia Concourse entrance. Black landscape fabric fencing behind phases 2 and 4 needs removed.
- **Landscaping improvements in pool area** – Need plan for area where palm tree was cut down. Need to obtain proposals for lawn curbing to hold in existing pine bark/mulch, possibly replace pine bark with brown mulch
- **Palm trees in pool area** – Trees need to be on a routine maintenance program. This has been discussed with BrightView.
- **Phase 5 Road** – Road dips around JEA manhole covers. The one near 84983 and 84986 Stonehurst Pkwy. needs inspected.
- **Potholes in phases 4 and 5** – Potholes at 84807, 84946 and 85523 Fall River Parkway need inspected.
- **Cement on area of Fall River Pkwy.** – Cement has been dropped by a builder and hardened near 84946 and 84951 Fall River Pkwy.
- **Parking Issue on Roundabout on Majestic Walk Blvd.** – Obtaining quotes for decorative boulders.
- **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, but a part for the light had to be ordered so the light is still out. Fountain 3 is also out and scheduled to be fixed by Sitex. The motor has been sent out for repairs.
- **Solar heating for pool** – The Solar Trek proposal was approved. The proposed agreement has been signed. Solar Trek is working on obtaining the permit.
- **Storage Building** – Working to get the permit approved by the county and then a delivery date will be determined.
- **Tower at Main Entrance** – Need to obtain proposals for painting and repairs to the tower.
- **Amenity Center Office Window** – Window seal needs repaired.

Conclusion

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

Respectfully,

Kelly Mullins





November Newsletter

[View as Webpage](#)



**“Gratitude helps us to see what is there instead of what isn’t.”
-Annette Bridges-**

I hope everyone is enjoying the beautiful fall season. We had a busy October at the Amenity Center with our Fall Festival. If you missed it, don't worry, we have some fun events coming up in December.

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

*Your Amenity & Operations Manager,
Kelly Mullins*

Just a Reminder

For safety purposes, if you are having a private event or hosting a club or group event at the amenity center, please do not leave the main entry door open. Please designate someone to let guests in the main door. Also, please remember that unless it is a private paid rental, guests in all areas of the amenity center are limited to five (5) guests per household.

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. At this time, the Amenity Center reservations are being used for viewing purposes only.

Amenity Center November Calendar



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

Upcoming Food Trucks:

November 7th: Saffron
November 14th: El Agave Azul
November 21st: Bearded Chef
November 28th: Jag Boilers

Rotary Clubs of Nassau Food Drive

A collection box will be at the Amenity Center from November 5 through November 11, 2023. Please help restock the Barnabus Center Food Pantry by dropping off healthy, nonperishable food items.

CRP/AED Training Class

Jim Bollenbacher, a member of the Nassau County Medical Reserve Corps (MRC) and Amelia Walk resident, will be providing free CPR/AED training to Amelia Walk residents.

Hands-Only CPR Training
Date: Saturday, November 11, 2023
Time: 9:00am
Location: Amelia Walk Clubhouse



Saturday, December 9, 2023
10 a.m. - 12 p.m.

Join Santa and Mrs. Claus for breakfast!
Donuts, fruit, juice and coffee will be served.
Bring your phones and cameras for photos.

EXERCISE CLASS



November Classes Schedule

Zumba

Mondays and Wednesdays at 9am

Zumba Toning

Fridays at 9am

\$5 per class

No classes Nov. 1 and Nov. 3

Slow Flow Yoga

Tuesdays and Thursdays at 8:45am

Chair Yoga

Tuesdays at 4pm

\$10 per class

Local Information

Chuck's Traffic Tips



A new Florida law that took effect on October 1st now requires teenagers to have a learner's permit or driver's license in order to legally operate a golf cart.



As of October 1, 2023, children under the age of 18 are now required to have a driver's license or learner's permit to get behind the wheel of a golf cart in Florida. The law was created to improve golf cart safety and cut down on the number of golf cart injuries involving children.



CDD Information

The next Amelia Walk CDD meeting will be held Tuesday, November 14th, at 2:00p.m. at the Amelia Walk Amenity Center.

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

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



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

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

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

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FIFTEENTH ORDER OF BUSINESS

A.

Amelia Walk
Community Development District

Unaudited Financial Reporting
October 31, 2023



Amelia Walk
Community Development District
Combined Balance Sheet
October 31, 2023

	General Fund	Debt Service Fund	Capital Projects Fund	Totals Governmental Funds
Assets:				
<u>Cash:</u>				
Operating Account	\$ 77,805	\$ -	\$ -	\$ 77,805
Capital Projects Account	\$ -	\$ -	\$ 160,932	\$ 160,932
Accounts Receivable				
Due from Capital Projects	\$ 3,781	\$ -	\$ -	\$ 3,781
Due from Debt Service	\$ 13,469	\$ -	\$ -	\$ 13,469
Due from Future Bond Issue	\$ 2,196	\$ -	\$ -	\$ 2,196
Electric Deposits	\$ 515	\$ -	\$ -	\$ 515
<u>Investments:</u>	\$ -			
US Bank Custody	\$ 63,051	\$ -	\$ -	\$ 63,051
<u>Series 2012</u>				
Reserve	\$ -	\$ 60,861	\$ -	\$ 60,861
Revenue	\$ -	\$ 87,615	\$ -	\$ 87,615
<u>Series 2016</u>				
Reserve	\$ -	\$ 183,875	\$ -	\$ 183,875
Revenue	\$ -	\$ 173,437	\$ -	\$ 173,437
Construction	\$ -	\$ -	\$ 1,449	\$ 1,449
<u>Series 2018</u>				
Reserve	\$ -	\$ 341,414	\$ -	\$ 341,414
Revenue	\$ -	\$ 363,986	\$ -	\$ 363,986
Prepayment	\$ -	\$ 86,580	\$ -	\$ 86,580
Construction	\$ -	\$ -	\$ 871	\$ 871
<u>Series 2018-3B</u>				
Reserve	\$ -	\$ 559,650	\$ -	\$ 559,650
Revenue	\$ -	\$ 427,268	\$ -	\$ 427,268
Prepayment	\$ -	\$ 160,239	\$ -	\$ 160,239
Construction	\$ -	\$ -	\$ 1,999	\$ 1,999
Total Assets	\$ 160,817	\$ 2,444,925	\$ 165,251	\$ 2,770,993
Liabilities:				
Accounts Payable	\$ 34,973	\$ -	\$ -	\$ 34,973
Deferred Revenue	\$ 4,000	\$ -	\$ -	\$ 4,000
Deposit-Office Lease	\$ 200	\$ -	\$ -	\$ 200
Due to General Fund	\$ -	\$ 13,469	\$ 3,781	\$ 17,249
Total Liabilities	\$ 39,173	\$ 13,469	\$ 3,781	\$ 56,422
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 515	\$ -	\$ -	\$ 515
Restricted for:				
Debt Service - Series 2012	\$ -	\$ 147,308	\$ -	\$ 147,308
Debt Service - Series 2016	\$ -	\$ 355,380	\$ -	\$ 355,380
Debt Service - Series 2018	\$ -	\$ 787,266	\$ -	\$ 787,266
Debt Service - Series 2018-3B	\$ -	\$ 1,141,502	\$ -	\$ 1,141,502
Capital Projects - Series 2016	\$ -	\$ -	\$ 1,449	\$ 1,449
Capital Projects - Series 2018	\$ -	\$ -	\$ 871	\$ 871
Capital Projects - Series 2018-3B	\$ -	\$ -	\$ 1,999	\$ 1,999
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 157,152	\$ 157,152
Unassigned	\$ 121,129	\$ -	\$ -	\$ 121,129
Total Fund Balances	\$ 121,644	\$ 2,431,456	\$ 161,470	\$ 2,714,570
Total Liabilities & Fund Balance	\$ 160,817	\$ 2,444,925	\$ 165,251	\$ 2,770,993

Amelia Walk
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 10/31/23	Thru 10/31/23	Variance

Revenues:

Assessments - Tax Roll	\$ 855,786	\$ 71,315	\$ -	\$ (71,315)
Interlocal Agreement	\$ 27,076	\$ 2,256	\$ 2,256	\$ (0)
Interest Income	\$ 3,825	\$ 319	\$ -	\$ (319)
Other Income-Clubhouse	\$ 500	\$ 42	\$ 647	\$ 605
Other Income-Comcast	\$ 10,614	\$ 885	\$ -	\$ (885)
Total Revenues	\$ 897,801	\$ 74,817	\$ 2,903	\$ (71,913)

Expenditures:

General & Administrative:

Supervisor Fees	\$ 12,000	\$ 1,000	\$ 800	\$ 200
FICA Expense	\$ 842	\$ 70	\$ 61	\$ 9
Engineering Fees	\$ 10,000	\$ 833	\$ -	\$ 833
Assessment Roll Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Dissemination	\$ 3,500	\$ 292	\$ 292	\$ (0)
Dissemination-Amortization Schedules	\$ 1,200	\$ 100	\$ -	\$ 100
Trustee Fees	\$ 14,000	\$ 1,167	\$ -	\$ 1,167
Arbitrage	\$ 2,400	\$ 200	\$ -	\$ 200
Attorney Fees	\$ 50,000	\$ 4,167	\$ -	\$ 4,167
Annual Audit	\$ 4,000	\$ 333	\$ -	\$ 333
Management Fees	\$ 53,582	\$ 4,465	\$ 4,465	\$ (0)
Information Technology	\$ 800	\$ 67	\$ 67	\$ (0)
Website Maintenance	\$ 400	\$ 33	\$ 33	\$ 0
Travel & Per Diem	\$ 500	\$ 42	\$ -	\$ 42
Telephone	\$ 700	\$ 58	\$ 86	\$ (28)
Postage	\$ 500	\$ 42	\$ 50	\$ (8)
Printing	\$ 1,000	\$ 83	\$ 98	\$ (14)
Insurance	\$ 11,429	\$ 11,429	\$ 10,286	\$ 1,143
Legal Advertising	\$ 5,500	\$ 458	\$ 2,018	\$ (1,560)
Other Current Charges	\$ 500	\$ 42	\$ -	\$ 42
Office Supplies	\$ 100	\$ 8	\$ 0	\$ 8
Dues, Licenses & Subscriptions	\$ 175	\$ 15	\$ 175	\$ (160)
Total General & Administrative	\$ 178,127	\$ 29,904	\$ 23,431	\$ 6,473

Amelia Walk
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2023

	Adopted Budget	Prorated Budget Thru 10/31/23	Actual Thru 10/31/23	Variance
<u>Operations & Maintenance</u>				
Contract Services				
Landscaping & Fertilization Maintenance	\$ 175,000	\$ 14,583	\$ 12,002	\$ 2,581
Fountain Maintenance	\$ 2,400	\$ 200	\$ -	\$ 200
Lake Maintenance	\$ 28,620	\$ 2,385	\$ 2,325	\$ 60
Security	\$ 8,684	\$ 724	\$ 1,636	\$ (912)
Refuse	\$ 12,000	\$ 1,000	\$ 1,438	\$ (438)
Management Company	\$ 15,876	\$ 1,323	\$ 1,323	\$ -
Subtotal Contract Services	\$ 242,580	\$ 20,215	\$ 18,724	\$ 1,491
Repairs and Maintenance				
Repairs & Maintenance	\$ 30,000	\$ 2,500	\$ 3,373	\$ (873)
Landscaping Extras (Flowers & Mulch)	\$ 18,309	\$ 1,526	\$ 6,328	\$ (4,802)
Irrigation Repairs	\$ 8,000	\$ 667	\$ -	\$ 667
Speed Control	\$ 12,000	\$ 1,000	\$ -	\$ 1,000
Subtotal Repairs and Maintenance	\$ 68,309	\$ 5,692	\$ 9,701	\$ (4,008)
				\$ -
Utilities				
Electric	\$ 27,438	\$ 2,287	\$ 2,355	\$ (68)
Streetlighting	\$ 37,220	\$ 3,102	\$ 3,222	\$ (121)
Water & Wastewater	\$ 80,000	\$ 6,667	\$ 4,258	\$ 2,409
Subtotal Utilities	\$ 144,658	\$ 12,055	\$ 9,835	\$ 2,220
				\$ -
Amenity Center				
Insurance	\$ 33,824	\$ 33,824	\$ 33,596	\$ 228
Pool Maintenance	\$ 15,000	\$ 1,250	\$ 2,855	\$ (1,605)
Pool Permit	\$ 300	\$ 25	\$ -	\$ 25
Amenity Management	\$ 78,000	\$ 6,500	\$ 6,500	\$ -
Cable TV/Internet/Telephone	\$ 6,000	\$ 500	\$ 459	\$ 41
Janitorial Service	\$ 12,004	\$ 1,000	\$ 1,000	\$ (0)
Special Events	\$ 10,000	\$ 833	\$ 777	\$ 56
Decorations-Holiday	\$ 4,000	\$ 333	\$ -	\$ 333
Facility Maintenance (including Fitness Equip)	\$ 5,000	\$ 417	\$ -	\$ 417
Lease	\$ -	\$ -	\$ -	\$ -
Subtotal Amenity Center	\$ 164,127	\$ 44,682	\$ 45,188	\$ (506)
Reserves				
Capital Reserves (Transfer out to CRF)	\$ 100,000	\$ 8,333	\$ -	\$ 8,333
Subtotal Reserves	\$ 100,000	\$ 8,333	\$ -	\$ 8,333
				\$ -
Total Operations & Maintenance	\$ 719,675	\$ 90,978	\$ 83,447	\$ 7,530
Total Expenditures	\$ 897,801	\$ 120,881	\$ 106,878	\$ 14,003
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (103,975)	
Net Change in Fund Balance	\$ -		\$ (103,975)	
Fund Balance - Beginning			\$ 225,619	
Fund Balance - Ending			\$ 121,644	

Amelia Walk
Community Development District
Debt Service Fund Series 2012
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2023

	Adopted Budget	Prorated Budget Thru 10/31/23	Actual Thru 10/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 113,025	\$ 9,419	\$ -	\$ (9,419)
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 113,025	\$ 9,419	\$ -	\$ (9,419)
Expenditures:				
Interest - 11/1	\$ 29,700	\$ 2,475	\$ -	\$ 2,475
Principal - 5/1	\$ 55,000	\$ 4,583	\$ -	\$ 4,583
Interest - 5/1	\$ 29,700	\$ 2,475	\$ -	\$ 2,475
Total Expenditures	\$ 114,400	\$ 9,533	\$ -	\$ 9,533
Excess (Deficiency) of Revenues over Expenditures	\$ (1,375)		\$ -	
Net Change in Fund Balance	\$ (1,375)		\$ -	
Fund Balance - Beginning	\$ 86,446		\$ 147,308	
Fund Balance - Ending	\$ 85,071		\$ 147,308	

Amelia Walk
Community Development District
Debt Service Fund Series 2016
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2023

	Adopted Budget	Prorated Budget Thru 10/31/23	Actual Thru 10/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 183,575	\$ 15,298	\$ -	\$ (15,298)
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 183,575	\$ 15,298	\$ -	\$ (15,298)
Expenditures:				
Interest - 11/1	\$ 68,525	\$ 5,710	\$ -	\$ 5,710
Principal - 11/1	\$ 45,000	\$ 3,750	\$ -	\$ 3,750
Interest - 5/1	\$ 67,288	\$ 5,607	\$ -	\$ 5,607
Total Expenditures	\$ 180,813	\$ 15,068	\$ -	\$ 15,068
Excess (Deficiency) of Revenues over Expenditures	\$ 2,763		\$ -	
Net Change in Fund Balance	\$ 2,763		\$ -	
Fund Balance - Beginning	\$ 163,334		\$ 355,380	
Fund Balance - Ending	\$ 166,097		\$ 355,380	

Amelia Walk
Community Development District
Debt Service Fund Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2023

	Adopted Budget	Prorated Budget Thru 10/31/23	Actual Thru 10/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 455,219	\$ 37,935	\$ -	\$ (37,935)
Assessments - Prepayments		\$ -	\$ 24,969	\$ 24,969
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 455,219	\$ 37,935	\$ 24,969	\$ (12,966)
Expenditures:				
Interest - 11/1	\$ 164,353	\$ 13,696	\$ -	\$ 13,696
Principal - 11/1	\$ 125,000	\$ 10,417	\$ -	\$ 10,417
Interest - 5/1	\$ 161,853	\$ 13,488	\$ -	\$ 13,488
Total Expenditures	\$ 451,206	\$ 37,601	\$ -	\$ 37,601
Excess (Deficiency) of Revenues over Expenditures	\$ 4,013		\$ 24,969	
Net Change in Fund Balance	\$ 4,013		\$ 24,969	
Fund Balance - Beginning	\$ 352,589		\$ 762,297	
Fund Balance - Ending	\$ 356,601		\$ 787,266	

Amelia Walk
Community Development District
Debt Service Fund Series 2018-3B
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2023

	Adopted Budget	Prorated Budget Thru 10/31/23	Actual Thru 10/31/23	Variance
Revenues:				
Assessments - Tax Roll	\$ 532,363	\$ 44,364	\$ -	\$ (44,364)
Assessments - Prepayments		\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ 532,363	\$ 44,364	\$ -	\$ (44,364)
Expenditures:				
Interest - 11/1	\$ 196,769	\$ 16,397	\$ -	\$ 16,397
Principal - 11/1	\$ 140,000	\$ 11,667	\$ -	\$ 11,667
Interest - 5/1	\$ 193,706	\$ 16,142	\$ -	\$ 16,142
Total Expenditures	\$ 530,475	\$ 44,206	\$ -	\$ 44,206
Excess (Deficiency) of Revenues over Expenditures	\$ 1,888		\$ -	
Net Change in Fund Balance	\$ 1,888		\$ -	
Fund Balance - Beginning	\$ 407,100		\$ 1,141,502	
Fund Balance - Ending	\$ 408,987		\$ 1,141,502	

Amelia Walk
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2023

	Adopted Budget	Prorated Budget Thru 10/31/23	Actual Thru 10/31/23	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ 1,088	\$ 1,088
Total Revenues	\$ -	\$ -	\$ 1,088	\$ 1,088
Expenditures:				
Capital Outlay	\$ 100,000	\$ 14,286	\$ 51,436	\$ (37,150)
Total Expenditures	\$ 100,000	\$ 14,286	\$ 51,436	\$ (37,150)
Excess (Deficiency) of Revenues over Expenditures	\$ (100,000)		\$ (50,348)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 100,000	\$ 14,286	\$ -	\$ (14,286)
Total Other Financing Sources (Uses)	\$ 100,000	\$ 14,286	\$ -	\$ (14,286)
Net Change in Fund Balance	\$ -		\$ (50,348)	
Fund Balance - Beginning			\$ 207,500	
Fund Balance - Ending			\$ 157,152	

Amelia Walk
Community Development District
Capital Projects Fund Series 2016
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2023

	Adopted Budget	Prorated Budget Thru 10/31/23	Actual Thru 10/31/23	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ -	
Net Change in Fund Balance	\$ -		\$ -	
Fund Balance - Beginning			\$ 1,449	
Fund Balance - Ending			\$ 1,449	

Amelia Walk
Community Development District
Capital Projects Fund Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2023

	Adopted Budget	Prorated Budget Thru 10/31/23	Actual Thru 10/31/23	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ -	
Net Change in Fund Balance	\$ -		\$ -	
Fund Balance - Beginning			\$ 871	
Fund Balance - Ending			\$ 871	

Amelia Walk
Community Development District
Capital Projects Fund Series 2018-3B
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending October 31, 2023

	Adopted Budget	Prorated Budget Thru 10/31/23	Actual Thru 10/31/23	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ -	
Net Change in Fund Balance	\$ -		\$ -	
Fund Balance - Beginning			\$ 1,999	
Fund Balance - Ending			\$ 1,999	

Amelia Walk
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Revenues:</u>													
Assessments - Tax Roll	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Interlocal Agreement	\$ 2,256	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,256
Interest Income	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Other Income-Clubhouse	\$ 647	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	647
Other Income-Comcast	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Revenues	\$ 2,903	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,903
<u>Expenditures:</u>													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	800
FICA Expense	\$ 61	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	61
Engineering Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Assessment Roll Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,000
Dissemination	\$ 292	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	292
Dissemination-Amortization Schedules	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Attorney Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Management Fees	\$ 4,465	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,465
Information Technology	\$ 67	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	67
Website Maintenance	\$ 33	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	33
Travel & Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Telephone	\$ 86	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	86
Postage	\$ 50	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	50
Printing	\$ 98	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	98
Insurance	\$ 10,286	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	10,286
Legal Advertising	\$ 2,018	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,018
Other Current Charges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Office Supplies	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total General & Administrative	\$ 23,431	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	23,431

Amelia Walk
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Contract Services													
Landscaping & Fertilization Maintenance	\$ 12,002	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	12,002
Fountain Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Lake Maintenance	\$ 2,325	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,325
Security	\$ 1,636	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,636
Refuse	\$ 1,438	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,438
Management Company	\$ 1,323	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,323
Subtotal Contract Services	\$ 18,724	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	18,724
Repairs and Maintenance													
Repairs & Maintenance	\$ 3,373	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,373
Landscaping Extras (Flowers & Mulch)	\$ 6,328	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,328
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Speed Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Repairs and Maintenance	\$ 9,701	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,701
Utilities													
Electric	\$ 2,355	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,355
Streetlighting	\$ 3,222	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,222
Water & Wastewater	\$ 4,258	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,258
Subtotal Utilities	\$ 9,835	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,835
Amenity Center													
Insurance	\$ 33,596	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	33,596
Pool Maintenance	\$ 2,855	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,855
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity Management	\$ 6,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,500
Cable TV/Internet/Telephone	\$ 459	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	459
Janitorial Service	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,000
Special Events	\$ 777	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	777
Decorations-Holiday	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Facility Maintenance (including Fitness Equip)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Amenity Center	\$ 45,188	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	45,188
Total Operations & Maintenance	\$ 83,447	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	83,447
Total Expenditures	\$ 106,878	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	106,878
Excess (Deficiency) of Revenues over Expenditures	\$ (103,975)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(103,975)
Net Change in Fund Balance	\$ (103,975)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(103,975)

Amelia Walk
Community Development District
Long Term Debt Report

Series 2012A-1, Special Assessment Bonds		
Interest Rate;	5.50%	
Maturity Date:	5/1/37	
Reserve Fund Definition:	50% Max Annual Debt Service	
Reserve Fund Requirement:	\$56,512.50	
Reserve Fund Balance:	\$60,861.21	
Bonds outstanding - 9/30/2023		\$1,070,000.00
Less:	May 1, 2024 (Mandatory)	\$0.00
Current Bonds Outstanding		\$1,070,000.00

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	\$430,000.00
Interest Rate;	6.00%	
Maturity Date:	11/1/47	\$1,890,000.00
Reserve Fund Definition:	Maximum Annual Debt Assessment	
Reserve Fund Requirement:	\$183,575.00	
Reserve Fund Balance:	\$183,875.00	
Less:	November 1, 2023 (Mandatory)	\$0.00
Current Bonds Outstanding		\$2,320,000.00

Series 2018A-3, Special Assessment Bond		
Interest Rate;	4.00%	
Maturity Date:	11/1/24	\$255,000.00
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 Definition:	75% Maximum Annual Debt Assessment	
Reserve Fund Requirement:	\$341,414.06	
Reserve Fund Balance:	\$341,414.07	
Less:	November 1, 2023 (Mandatory)	\$0.00
Current Bonds Outstanding		\$6,310,000.00

Series 2018A Area B, Special Assessment Bond		
Interest Rate;	4.375%	
Maturity Date:	11/1/24	\$280,000.00
Interest Rate;	4.75%	
Maturity Date:	11/1/29	\$820,000.00
Interest Rate;	5.25%	
Maturity Date:	11/1/39	\$2,405,000.00
Interest Rate;	5.375%	
Maturity Date:	11/1/49	\$4,020,000.00
Reserve Fund Definition:	100% Maximum Annual Debt Assessment	
Reserve Fund Requirement:	\$532,362.50	
Reserve Fund Balance:	\$559,650.00	
Less:	November 1, 2023 (Mandatory)	\$0.00
Current Bonds Outstanding		\$7,525,000.00

Total Current Bonds Outstanding		\$17,225,000.00
--	--	------------------------

B.

Amelia Walk
Community Development District

Check Run Summary

October 24, 2023

Date	Check Numbers	Amount
10/26/23	3848-3863	\$113,952.03
11/6/23	3864-3871	\$13,079.39
Total		\$127,031.42

AP300R
*** CHECK NOS. 003848-050000

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

RUN 11/07/23

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
10/26/23	00265	10/13/23 84424	202310 300-13100-10000		*	30,480.00	
		REPAIRS-10/23 SIDEWALK					
		10/13/23 84424	202310 320-53800-60000		*	30,480.00	
		REPAIRS-10/23 SIDEWALK					
		10/13/23 84424	202310 300-20700-10000		*	30,480.00-	
		REPAIRS-10/23 SIDEWALK					
				ALL WEATHER CONTRACTORS			30,480.00 003848
10/26/23	00276	10/01/23 8605380	202310 320-57200-46200		*	12,002.00	
		MAINT-10/23					
		10/18/23 8641605	202310 320-57200-46201		*	4,677.74	
		SVC-10/23 FALL COLOR ROTA					
				BRIGHTVIEW LANDSCAPE SERVICES			16,679.74 003849
10/26/23	00286	10/26/23 10212023	202310 320-57200-49400		*	300.00	
		FALL FESTIVAL MUSIC 10/23					
				CONTRACT MANAGEMENT SERVICES OF			300.00 003850
10/26/23	00175	9/29/23 25	202309 310-51300-31200		*	750.00	
		AMORTIZATION SCHEDULE					
				DISCLOSURE SERVICES LLC			750.00 003851
10/26/23	00021	10/09/23 102023	202310 320-57200-43000		*	2,354.89	
		SVCS-10/23					
		10/09/23 1023	202310 320-57200-43001		*	3,222.23	
		SVCS-10/23					
				FPL			5,577.12 003852
10/26/23	00258	10/17/23 6605308	202310 320-57200-46500		*	676.12	
		SUPPLIES					
				HAWKINS, INC.			676.12 003853
10/26/23	00287	8/21/23 1608	202308 300-13100-10000		*	11,850.00	
		REPAIRS-08/23					
		8/21/23 1608	202308 320-53800-60000		*	11,850.00	
		REPAIRS-08/23					
		8/21/23 1608	202308 300-20700-10000		*	11,850.00-	
		REPAIRS-08/23					
		10/20/23 1609	202309 300-13100-10000		*	16,100.00	
		REPAIRS-09/23					
		10/20/23 1609	202309 320-53800-60000		*	16,100.00	
		REPAIRS-09/23					
		10/20/23 1609	202309 300-20700-10000		*	16,100.00-	
		REPAIRS-09/23					
				HUGUS INC			27,950.00 003854

AWLK -AMELIA WALK - SHENNING

AP300R
*** CHECK NOS. 003848-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 11/07/23
AMELIA WALK - GENERAL FUND
BANK A AMELIA WALK

PAGE 17

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
10/26/23	00269	10/19/23 23-00190	202310 310-51300-48000	LEGAL AD#23-00190N	*	2,018.00	
				JACKSONVILLE DAILY RECORD			2,018.00 003855
10/26/23	00288	9/21/23 160553-D	202309 320-57200-62000	50%DEPOSIT	*	812.88	
				LEE & CATES GLASS			812.88 003856
10/26/23	00259	10/12/23 3028367	202310 320-57200-62000	SVCS-10/23	*	145.00	
		10/13/23 3028334	202310 320-57200-62000	SVCS-10/23	*	2,663.00	
		10/13/23 3028418	202310 320-57200-62000	SVCS-10/23	*	565.00	
				PEACOCK ELECTRIC INC			3,373.00 003857
10/26/23	00055	10/18/23 1166	202309 320-57200-62000	REPAIRS/MAINT-09/23	*	705.52	
				RIVERSIDE MANAGEMENT SERVICES, INC.			705.52 003858
10/26/23	00289	10/24/23 1023219-	202310 300-13100-10000	SOLAR SYSTEM-POOL HEATING	*	16,875.00	
		10/24/23 1023219-	202310 320-53800-60000	SOLAR SYSTEM-POOL HEATING	*	16,875.00	
		10/24/23 1023219-	202310 300-20700-10000	SOLAR SYSTEM-POOL HEATING	*	16,875.00-	
				SOLAR TREK INC			16,875.00 003859
10/26/23	00284	10/19/23 14415632	202310 300-13100-10000	ROAD PLATE	*	300.00	
		10/19/23 14415632	202310 320-53800-60000	ROAD PLATE	*	300.00	
		10/19/23 14415632	202310 300-20700-10000	ROAD PLATE	*	300.00-	
				SUNBELT RENTALS INC			300.00 003860
10/26/23	00247	10/03/23 5702	202310 320-57200-46201	SVCS-10/23	*	1,200.00	
				THE TREE SURGEONS			1,200.00 003861
10/26/23	00187	6/19/23 58300	202306 320-57200-46201	REPLACE 1 LIVE OAK	*	3,346.18	
				TRIM ALL LAWN SERVICE, INC.			3,346.18 003862
10/26/23	00279	10/03/23 7533-092	202309 320-57200-52000	PURCHASES-09/23	*	259.24	

AWLK -AMELIA WALK - SHENNING

AP300R
*** CHECK NOS. 003848-050000

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

RUN 11/07/23

PAGE 18

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		10/03/23	7533-092 202309 320-57200-62000 PURCHASES-09/23		*	136.86	
		10/03/23	7533-092 202309 320-57200-49400 PURCHASES-09/23		*	275.89	
		10/03/23	7533-092 202309 320-57200-52005 PURCHASES-09/23		*	906.44	
		10/03/23	7533-092 202309 300-13100-10000 PURCHASES-09/23		*	1,330.04	
		10/03/23	7533-092 202309 320-53800-60000 PURCHASES-09/23		*	1,330.04	
		10/03/23	7533-092 202309 300-20700-10000 PURCHASES-09/23		*	1,330.04-	
				WELLS FARGO-ACH			2,908.47 003863
11/06/23	00172	10/31/23	1350358 202310 300-13100-10000 INSTALLATION		*	3,780.50	
		10/31/23	1350358 202310 320-53800-60000 INSTALLATION		*	3,780.50	
		10/31/23	1350358 202310 300-20700-10000 INSTALLATION		*	3,780.50-	
		10/31/23	1350360 202310 320-57200-34500 ACCESS CONTROL		*	108.80	
		10/31/23	1350444 202310 320-57200-34501 ACCESS CONTROL-VIDEO		*	30.00	
				BATES SECURITY LLC			3,919.30 003864
11/06/23	00277	10/25/23	1155 202311 320-57200-46400 NOV 2023 POOL MAINTENANCE		*	1,300.00	
				CBUSS ENTERPRISES			1,300.00 003865
11/06/23	00156	10/21/23	84957417 202311 320-57200-41050 SERVICE THRU 11/24/2023		*	459.44	
				COMCAST (AUTO PAY)			459.44 003866
11/06/23	00003	10/24/23	82956144 202310 310-51300-42000 DELIVERIES THRU 10/24/23		*	19.93	
				FEDEX			19.93 003867
11/06/23	00258	10/31/23	6617200 202310 320-57200-46500 AZONE 1 LB BULK		*	447.00	
				HAWKINS, INC.			447.00 003868
11/06/23	00036	10/30/23	31240504 202310 320-57200-43100 SERVICE THRU 10/25/2023		*	4,257.72	
				JEA			4,257.72 003869
				AWLK -AMELIA WALK - SHENNING			

AP300R
*** CHECK NOS. 003848-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 11/07/23
AMELIA WALK - GENERAL FUND
BANK A AMELIA WALK

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CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
11/06/23	00220	11/01/23 PSI02644	202311 310-51300-60200		*	2,325.00	
		NOV 2023 LAKE MAINTENANCE		SOLITUDE LAKE MANAGEMENT			2,325.00 003870
11/06/23	00212	11/01/23 102953	202311 320-57200-34000		*	351.00	
		REPLACE RIGHT CRANK ARM		SOUTHEASTFITNESS REPAIR			351.00 003871
TOTAL FOR BANK A						127,031.42	
TOTAL FOR REGISTER						127,031.42	

AWLK -AMELIA WALK - SHENNING

1702 Lindsey Rd.
Jacksonville, FL 32221
Office 904-781-7060
Fax 904-781-7051

INVOICE

DATE	INVOICE NO.
10/13/2023	84424

To: **Amelia Walk CDD**
9655 Florida Mining Blvd
Bldg 300, Suite 305
Riverside Management Services
Jacksonville, FL 32257

Work Performed At
Amelia Walk CDD Repairs Spruce Run Drive Fernandina Bch, FL 32034

JOB NO.	PO NO.	PM/Estimator	Terms
10-23-074		Scott Haines	Net 30

Item	Description:	Amount
	<p>Sidewalk Repairs - Contract</p> <p>925 sq ft total at both sides of Spruce Run Drive 2 lin ft curbing -corner of Spruce Run Drive and Yulee Cote Cir 42 sq ft concrete ramp-corner of Spruce Run Drive and Majestic Walk Blvd -includes wet stamp ada stamp 4 lin ft curb and grind 44 lin ft concrete -corner of Spruce Run and Barkstone Court 551 sq ft and grind 30 lin ft -Amelia Walk Amenities Center</p> <p>Additional Repairs - Change Order 1</p> <p>Spruce Run Drive additional 30 SF and 16lf (grinding) Amenities center additional 50 sf and 10lf (grinding)</p> <p>001.300.13100.10000 \$30,480.00 005.320.53800.60000 \$30,480.00 005.300.20700.10000 (\$30,480.00)</p>	<p>27,970.00</p> <p>2,510.00</p>
	<p>Approved Kelly Mullins, Amenity & Operations Manager Governmental Management Services for Amelia Walk CDD Date: 10-26-23 Acct. # 1-320-57200-60000</p>	

ALL WORK WAS INSPECTED AND PERFORMED IN A PROFESSIONAL MANNER.

All material is guaranteed to be as specified, and the above work was completed in a substantial workmanlike manner. This is a full invoice due and payable by above due date in accordance with our agreement. Late charges will be assessed thereafter due date listed above at a rate of 1.5% per month. All disputes are to be submitted in writing by mail, fax or e-mail within 30 days from invoice date. You further agree to waive any right to jury trial in any action relating to these services or the payment thereof.

Total	30,480.00
Retainage	- 0.00
SubTotal	30,480.00
Balance Paid	0.00
Balance Due	30,480.00



1702 Lindsey Road
Jacksonville, Fl. 32221
PH (904) 781-7060 Fax (904) 781-7051
CGC1523954 CMC1250093 CFC1428601 GS21F0141Y

WAIVER AND RELEASE OF LIEN UPON FINAL PAYMENT

The undersigned lienor, in consideration of the sum \$ 30,480.00, the FINAL PAYMENT, hereby waives and releases its lien and right to claim a lien for labor, services, or materials furnished to Amelia Walk CDD/Riverside Management Services at the following property:

Job Address: Amelia Walk CDD Spruce Run Drive Fernandina Beach, FL 32034
Project: Sidewalk Repairs AWC 10-23-074 Invoice 84424

This waiver and release does not cover any retention or labor, services, or materials furnished after the date specified.

This waiver and release effective this 13th day of October, 2023

Lienor's Company: All Weather Contractors, Inc.
Address: 1702 Lindsey Road
Jacksonville, Florida 32221

By:

A handwritten signature in black ink, appearing to read "Chris S. Bryan", written over a horizontal line.

Printed Name: Christopher S. Bryan, its Chief Operating Officer

Sworn to (or affirmed) and subscribed before me this 13th day of October 2023
by Christopher S. Bryan, in his capacity as Chief Operating Officer who (X) is personally known to
me or () has produced _____ as identification.



Dawn M. Gavette
Notary Public
State of Florida
Comm# GG984063
Expires 5/4/2024

A handwritten signature in blue ink, appearing to read "Dawn M. Gavette", written over a horizontal line.

Printed/Typed Name: Dawn M Gavette
Notary Public: State of Florida
Commission Number: GG984063



INVOICE

Amelia Walk CDD
5385 N Nob Hill Road
Sunrise FL 33351-4761

Customer #: 25249515
Invoice #: 8605380
Invoice Date: 10/1/2023
Cust PO #:

Job Number	Description	Amount
346108420	Amelia Walk CDD Exterior Maintenance For October	12,002.00
Approved Kelly Mullins, Amenity & Operations Manager Governmental Management Services for Amelia Walk CDD Date: 10-25-23 Acct. # 1-320-57200-46200		
Total invoice amount		12,002.00
Tax amount		
Balance due		12,002.00

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 904-292-0716

Please detach stub and remit with your payment

Did you know that BrightView now offers auto ACH as a payment method? Discover the convenience and safety of automatic ACH bill payment for your recurring billing. Please contact autopay@brightview.com or your branch point of contact for more information on how to sign up on Auto Pay.

Payment Stub

Customer Account#: 25249515
Invoice #: 8605380
Invoice Date: 10/1/2023

Amount Due: \$12,002.00

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

BrightView

Landscape Services

INVOICE

Sold To: 25249515
Amelia Walk CDD
5385 N Nob Hill Road
Sunrise FL 33351-4761

Customer #: 25249515
Invoice #: 8641605
Invoice Date: 10/18/2023
Sales Order: 8245911
Cust PO #:

Project Name: Fall Color Rotation - 4 inch annuals and annual potting mix

Project Description: Install annual potting to the beds and install fall color

Job Number	Description	Amount
346108420	Amelia Walk CDD 4" Annual installed Bulk Potting Soil (Picked-Up)CY - Amendment Installed <div>Approved Kelly Mullins, Amenity & Operations Manager Governmental Management Services for Amelia Walk CDD Date: 10-25-23 Acct. # 1-320-57200-46201</div>	4,677.74
Total Invoice Amount		4,677.74
Taxable Amount		
Tax Amount		
Balance Due		4,677.74

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 904 292-0716

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 25249515
Invoice #: 8641605
Invoice Date: 10/18/2023

Amount Due: \$ 4,677.74

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 Fall Color Rotation - 4 inch annuals and annual potting mix

Project Description Install annual potting to the beds and install fall color

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
6.00	CUBIC YARD	Bulk Potting Soil (Picked Up) CY - Amendment Installed	\$165.65	\$993.88
1,638.00	EACH	4" Annual installed	\$2.25	\$3,683.86

For internal use only

SO# 8245911
JOB# 346108420
Service Line 130

Total Price \$4,677.74

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
11530 Davis Creek Court, Jacksonville, FL 32256 ph (904) 292-0716 fax (904) 292-1014
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 the 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 block 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	Property Manager
Kelly Mullins		October 05, 2023
Printed Name	Date	

BrightView Landscape Services, Inc. "Contractor"

Signature	Title	Enhancement Manager
Jen Mabus		October 05, 2023
Printed Name	Date	

Job #: 346108420

SO #: 8245911

Proposed Price: \$4,677.74

Invoice

Contract Management Services of Florida Inc.
6978 NW 81st Terrace
Parkland, Florida 33067

Provide live music at Amelia Walk Fall Festival on October 21, 2023 (3hrs)

Amount Due \$300.00

001.320.57200.49400

1005 Bradford Way
Kingston, TN 37763

Date	Invoice #
9/29/2023	25

Bill To
Amelia Walk CDD c/o GMS, LLC

Terms	Due Date
Net 30	10/29/2023

[illegible]

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

Amelia Walk CDD

FPL Electric

October-23

73913-05054	85057 MAJESTIC WALK BLVD.#LS	\$	280.43
76801-07336	85359 MAJESTIC WALK BLVD.	\$	36.49
79966-25336	85287 MAJESTIC WALK BLVD. CLUB	\$	1,086.77
90653-46331	85257 MAJESTIC WALK BLVD. FTN	\$	597.55
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	\$	275.68

\$	2,354.89
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V#21

001.320.57200.43000

78458-32232	000 AMELIA CONCOURSE
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\$	3,222.23
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V#21

001.320.57200.43001



Electric Bill Statement

For: Sep 8, 2023 to Oct 9, 2023 (31 days)

Statement Date: Oct 9, 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

\$275.68

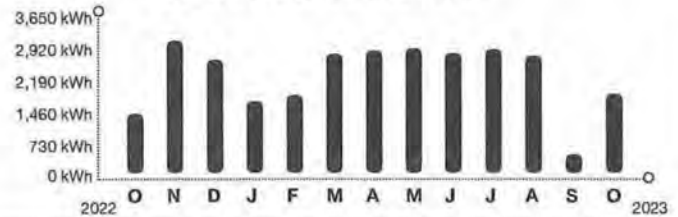
TOTAL AMOUNT YOU OWE

Oct 30, 2023

NEW CHARGES DUE BY

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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	67.32
Payments received	-67.32
Balance before new charges	0.00
Total new charges	275.68
Total amount you owe	\$275.68

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after December 27, 2023 is considered LATE; a late payment charge of 1% will apply.

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1-800-226-3545

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Hearing/Speech Impaired:

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



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



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MIAMI FL 33188-0001



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for ways to pay.

64677-16194

ACCOUNT NUMBER

\$275.68

TOTAL AMOUNT YOU OWE

Oct 30, 2023

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:
Amelia Walk Cdd

Account Number:
64677-16194

FPL.com Page 2

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BILL DETAILS

Amount of your last bill	67.32
Payment received - Thank you	-67.32
Balance before new charges	\$0.00
New Charges	
Rate: RS-1 RESIDENTIAL SERVICE	
Base charge:	\$9.48
Non-fuel:	\$194.17
<small>(First 1000 kWh at \$0.094630)</small>	
<small>(Over 1000 kWh at \$0.104550)</small>	
Fuel:	\$64.94
<small>(First 1000 kWh at \$0.028390)</small>	
<small>(Over 1000 kWh at \$0.038390)</small>	
Electric service amount	268.59
Gross receipts tax (State tax)	6.89
Taxes and charges	6.89
Regulatory fee (State fee)	0.20
Total new charges	\$275.68
Total amount you owe	\$275.68

METER SUMMARY

Meter reading - Meter ACD5703. Next meter reading Nov 7, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	41170		39218		1952

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 9, 2023	Sep 8, 2023	Oct 7, 2022
kWh Used	1952	456	1464
Service days	31	31	29
kWh/day	63	15	50
Amount	\$275.68	\$67.32	\$181.91

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: Sep 8, 2023 to Oct 9, 2023 (31 days)

Statement Date: Oct 9, 2023

Account Number: 81986-72449

Service Address:

85633 FALL RIVER PKWY # IRR
FERNANDINA BEACH, FL 32034

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

CURRENT BILL

-\$194.56

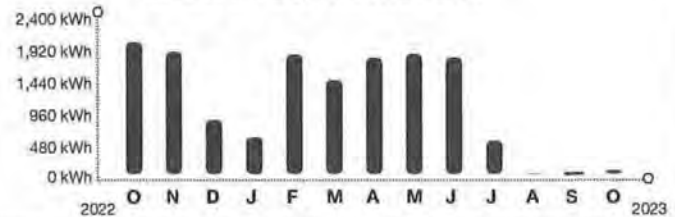
TOTAL AMOUNT YOU OWE

DO NOT PAY

NEW CHARGES DUE BY

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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill -223.29

Balance before new charges -223.29

Total new charges 28.73

Total amount you owe -\$194.56

Credit amount - DO NOT PAY

(See page 2 for bill details.)

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



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81986-72449

ACCOUNT NUMBER

-\$194.56

TOTAL AMOUNT YOU OWE

Credit amount-
DO NOT PAY

NEW CHARGES DUE BY

\$

Credit amount-
DO NOT PAY

AMOUNT ENCLOSED



Customer Name:
Amelia Walk Cdd

Account Number:
81986-72449

FPL.com Page 2

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BILL DETAILS

Amount of your last bill	-223.29
Balance before new charges	-\$223.29
New Charges	
Rate: RS-1 RESIDENTIAL SERVICE	
Base charge:	\$9.48
Minimum base bill charge:	\$11.49
Non-fuel: (First 1000 kWh at \$0.094630) (Over 1000 kWh at \$0.104550)	\$5.40
Fuel: (First 1000 kWh at \$0.028390) (Over 1000 kWh at \$0.038390)	\$1.62
Electric service amount	27.99
Gross receipts tax (State tax)	0.72
Taxes and charges	0.72
Regulatory fee (State fee)	0.02
Total new charges	\$28.73
Total amount you owe	-\$194.56

Credit amount - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD0023. Next meter reading Nov 7, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	24703		24646		57

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 9, 2023	Sep 8, 2023	Oct 7, 2022
kWh Used	57	0	2150
Service days	31	31	29
kWh/day	2	0	74
Amount	\$28.73	\$25.66	\$272.43

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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**Electric Bill Statement**

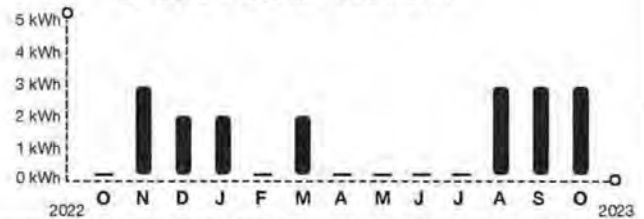
For: Sep 19, 2023 to Oct 19, 2023 (30 days)

Statement Date: Oct 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

Nov 9, 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 January 08, 2024 is considered LATE; a late payment charge of 1% will apply.

OCT 23 2023

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#1864143LQ778881#
AMELIA WALK CDD
C/O GMS-SF-LLC
5385 N NOB HILL RD
SUNRISE FL 33351-4761

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14381-88177

ACCOUNT NUMBER

\$25.83

TOTAL AMOUNT YOU OWE

Nov 9, 2023

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:
AMELIA WALK CDD

Account Number:
14381-88177

FPL.com Page 2

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BILL DETAILS

Amount of your last bill	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 Nov 17, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	00199		00196		3

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 19, 2023	Sep 19, 2023	Oct 19, 2022
kWh Used	3	3	0
Service days	30	32	30
kWh/day	0	0	0
Amount	\$25.83	\$25.83	\$25.66

KEEP IN MIND

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**Electric Bill Statement**

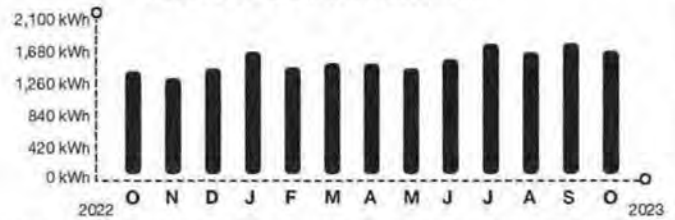
For: Sep 19, 2023 to Oct 19, 2023 (30 days)

Statement Date: Oct 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****\$280.43**

TOTAL AMOUNT YOU OWE

Nov 9, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**KEEP IN MIND**

- Payment received after January 08, 2024 is considered LATE; a late payment charge of 1% will apply.

BILL SUMMARY

Amount of your last bill	313.82
Payments received	-313.82
Balance before new charges	0.00
Total new charges	280.43
Total amount you owe	\$280.43

(See page 2 for bill details.)

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73913-05054

ACCOUNT NUMBER

\$280.43

TOTAL AMOUNT YOU OWE

Nov 9, 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	313.82
Payment received - Thank you	-313.82
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge:	\$29.98
Non-fuel: (\$0.034670 per kWh)	\$61.16
Fuel: (\$0.031510 per kWh)	\$55.58
Demand: (\$12.65 per KW)	\$128.50

Electric service amount 273.22

Gross receipts tax (State tax) 7.01

Taxes and charges 7.01

Regulatory fee (State fee) 0.20

Total new charges \$280.43

Total amount you owe \$280.43

METER SUMMARY

Meter reading - Meter KN20453. Next meter reading Nov 17, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	92360		90596		1764
Demand KW	10.36				10

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 19, 2023	Sep 19, 2023	Oct 19, 2022
kWh Used	1764	1873	1472
Service days	30	32	30
kWh/day	58	58	49
Amount	\$280.43	\$313.82	\$248.58

KEEP IN MIND

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Easy way to save lives

As you set clocks back on Nov. 5 to end daylight saving time, change smoke alarm batteries to save lives.

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**Electric Bill Statement**

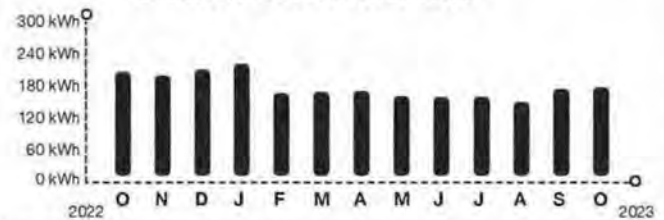
For: Sep 19, 2023 to Oct 19, 2023 (30 days)

Statement Date: Oct 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****\$36.49**

TOTAL AMOUNT YOU OWE

Nov 9, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**KEEP IN MIND**

- Payment received after January 08, 2024 is considered LATE; a late payment charge of 1% will apply.

BILL SUMMARY

Amount of your last bill	36.10
Payments received	-36.10
Balance before new charges	0.00
Total new charges	36.49
Total amount you owe	\$36.49

(See page 2 for bill details.)

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OCT 23 2023

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76801-07336

ACCOUNT NUMBER

\$36.49

TOTAL AMOUNT YOU OWE

Nov 9, 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	36.10
Payment received - Thank you	-36.10
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) \$17.17

Fuel: (\$0.031510 per kWh) \$5.70

Electric service amount 35.55

Gross receipts tax (State tax) 0.91

Taxes and charges 0.91

Regulatory fee (State fee) 0.03

Total new charges \$36.49

Total amount you owe \$36.49

METER SUMMARY

Meter reading - Meter ACD4413. Next meter reading Nov 17, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	24115		23934		181

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 19, 2023	Sep 19, 2023	Oct 19, 2022
kWh Used	181	178	212
Service days	30	32	30
kWh/day	6	6	7
Amount	\$36.49	\$36.10	\$36.81

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**Electric Bill Statement**

For: Sep 19, 2023 to Oct 19, 2023 (30 days)

Statement Date: Oct 19, 2023

Account Number: 78458-32232

Service Address:

100 MAJESTIC WALK BLVD # SL
FERNANDINA BEACH, FL 32034

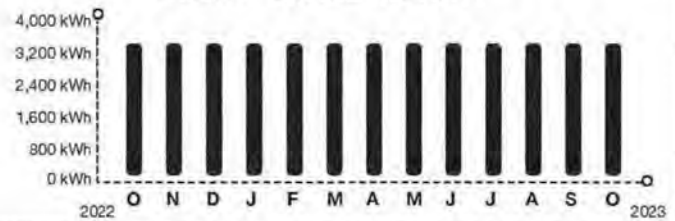
AMELIA WALK CDD,
Here's what you owe for this billing period.

CURRENT BILL**\$3,222.23**

TOTAL AMOUNT YOU OWE

Nov 9, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**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	\$3,222.23

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after January 08, 2024 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.

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OCT 23 2023

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78458-32232

ACCOUNT NUMBER

\$3,222.23

TOTAL AMOUNT YOU OWE

Nov 9, 2023

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:
AMELIA WALK CDD

Account Number:
78458-32232

FPL.com Page 2

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BILL DETAILS

Amount of your last bill	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
Total amount you owe	\$3,222.23

** 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 Nov 17, 2023.

Usage Type

Total kWh used

Usage

3598

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 19, 2023	Sep 19, 2023	Oct 19, 2022
kWh Used	3598	3598	3598
Service days	30	32	30
kWh/day	120	112	120
Amount	\$3,222.23	\$3,222.23	\$2,609.60

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Customer Name:
AMELIA WALK CDD

Account Number:
78458-32232

FPL.com Page 1

0009 0018 450005 ESLA

For: 09-19-2023 to 10-19-2023 (30 days)

kWh/Day: 120

Service Address:

100 MAJESTIC WALK BLVD # SL
FERNANDINA BEACH, FL 32034

Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
C861207	74	6746	F	57		1,482	
Energy					0.800000		45.60
Non-energy							
Fixtures					9.580000		546.06
Maintenance					1.450000		82.65
F861207	74	6746	F	16		416	
Energy					0.800000		12.80
Non-energy							
Fixtures					7.500000		120.00
Maintenance					1.450000		23.20
F861227	73	6000	F	68		1,700	
Energy					0.800000		54.40
Non-energy							
Fixtures					7.500000		510.00
Maintenance					1.450000		98.60
PMF0001				141			
Non-energy							
Fixtures					9.610000		1,355.01
UCNP				4,102			
Non-energy							
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 450005 ESLA

For: 09-19-2023 to 10-19-2023 (30 days)

kWh/Day: 120

Service Address:

100 MAJESTIC WALK BLVD # SL
FERNANDINA BEACH, FL 32034

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
Energy sub total							112.80
Non-energy sub total							2,935.08
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
Electric service amount							3,212.78
Gross receipts tax (State tax)							7.13
Regulatory fee (State fee)							2.32
Total						3,598	3,222.23

* 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: Sep 19, 2023 to Oct 19, 2023 (30 days)

Statement Date: Oct 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

\$1,086.77

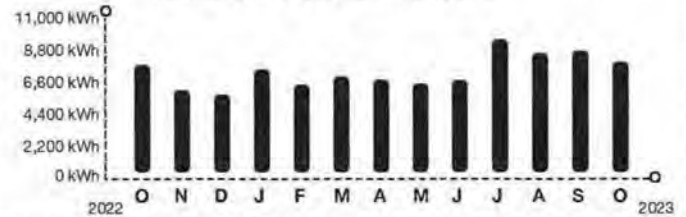
TOTAL AMOUNT YOU OWE

Nov 9, 2023

NEW CHARGES DUE BY

Pay \$876.47 instead
of \$1,086.77 by your
due date. Enroll in
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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	1,196.72
Payments received	-1,196.72
Balance before new charges	0.00
Total new charges	1,086.77
Total amount you owe	\$1,086.77

(See page 2 for bill details.)

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OCT 23 2023

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79966-25336
ACCOUNT NUMBER

\$1,086.77
TOTAL AMOUNT YOU OWE

Nov 9, 2023
NEW CHARGES DUE BY

\$
AMOUNT ENCLOSED





Customer Name:
AMELIA WALK CDD

Account Number:
79966-25336

FPL.com Page 2

0012 0018 450005

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BILL DETAILS

Amount of your last bill	1,196.72
Payment received - Thank you	-1,196.72
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) \$785.21

Fuel: (\$0.031510 per kWh) \$260.93

Electric service amount 1,058.82

Gross receipts tax (State tax) 27.17

Taxes and charges 27.17

Regulatory fee (State fee) 0.78

Total new charges \$1,086.77

Total amount you owe \$1,086.77

METER SUMMARY

Meter reading - Meter KLL2800, Next meter reading Nov 17, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	28667		20386		8281

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 19, 2023	Sep 19, 2023	Oct 19, 2022
kWh Used	8281	9129	8068
Service days	30	32	30
kWh/day	276	285	268
Amount	\$1,086.77	\$1,196.72	\$806.68

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**Electric Bill Statement****For:** Sep 19, 2023 to Oct 19, 2023 (30 days)**Statement Date:** Oct 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

Nov 9, 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
Total amount you owe	\$26.48

(See page 2 for bill details.)

KEEP IN MIND

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84322-19536

ACCOUNT NUMBER

\$26.48

TOTAL AMOUNT YOU OWE

Nov 9, 2023

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED





Customer Name:
Amelia Walk Cdd

Account Number:
84322-19536

FPL.com Page 2

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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 Nov 17, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	00189		00174		15

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 19, 2023	Sep 19, 2023	Oct 19, 2022
kWh Used	15	15	13
Service days	30	32	30
kWh/day	1	0	0
Amount	\$26.48	\$26.48	\$26.21

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Electric Bill Statement

For: Sep 19, 2023 to Oct 19, 2023 (30 days)

Statement Date: Oct 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

Nov 9, 2023

NEW CHARGES DUE BY

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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
Total amount you owe	\$25.66

(See page 2 for bill details.)

KEEP IN MIND

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86669-98532

ACCOUNT NUMBER

\$25.66

TOTAL AMOUNT YOU OWE

Nov 9, 2023

NEW CHARGES DUE BY

\$

AMOUNT ENCLOSED



Customer Name:
Amelia Walk Cdd

Account Number:
86669-98532

FPL.com Page 2

0016 0018 450005

E001

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 Nov 17, 2023.

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

ENERGY USAGE COMPARISON

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

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Electric Bill Statement

For: Sep 19, 2023 to Oct 19, 2023 (30 days)

Statement Date: Oct 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

\$597.55

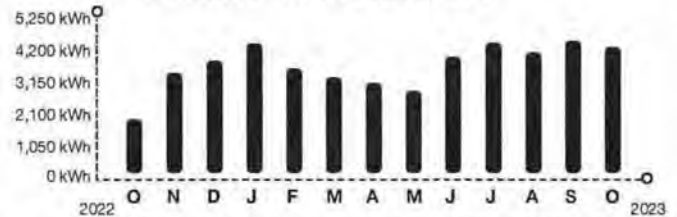
TOTAL AMOUNT YOU OWE

Nov 9, 2023

NEW CHARGES DUE BY

Pay \$520.37 instead
of \$597.55 by your
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ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	627.35
Payments received	-627.35
Balance before new charges	0.00
Total new charges	597.55
Total amount you owe	\$597.55

(See page 2 for bill details.)

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90653-46331
ACCOUNT NUMBER

\$597.55
TOTAL AMOUNT YOU OWE

Nov 9, 2023
NEW CHARGES DUE BY

\$
AMOUNT ENCLOSED





Customer Name:
AMELIA WALK CDD

Account Number:
90653-46331

FPL.com Page 2

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BILL DETAILS

Amount of your last bill	627.35
Payment received - Thank you	-627.35
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) \$427.45

Fuel: (\$0.031510 per kWh) \$142.05

Electric service amount 582.18

Gross receipts tax (State tax) 14.94

Taxes and charges 14.94

Regulatory fee (State fee) 0.43

Total new charges \$597.55

Total amount you owe \$597.55

METER SUMMARY

Meter reading - Meter ACD7475. Next meter reading Nov 17, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	01830		97322		4508

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 19, 2023	Sep 19, 2023	Oct 19, 2022
kWh Used	4508	4738	1927
Service days	30	32	30
kWh/day	150	148	64
Amount	\$597.55	\$627.35	\$235.47

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Original



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

INVOICE

Total Invoice	\$676.12
Invoice Number	6605308
Invoice Date	10/17/23
Sales Order Number/Type	4376937 SO
Branch Plant	74
Shipment Number	5182424

Sold To: 480209
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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 #
11/16/23	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	170.0000	GA	\$2.9000	GA	1,643.9 LB	\$493.00
		1 LB BLK (Mini-Bulk)		170.0000	GA			1,643.9 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00
2.000	42871	Sulfuric Acid 38-40%	N	2.0000	DD	\$70.5600	DD	324.0 LB	\$141.12
		15 GA DD		2.0000	DD			344.0 GW	
2.001	699922	15 GA Blu/Black Deldrum	N	2.0000	DD	\$15.0000	RD	20.0 LB	\$30.00
		DELDRM 1H1/X1.9/250		2.0000	RD			20.0 GW	

Related Order #: 04376937

***** 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: 10-18-23
Acct. # 1-320-57200-46500

Page 1 of 1

Tax Rate Sales Tax
0 % \$0.00

Invoice Total

\$676.12

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

Job# 3834920

HuGus, Inc.
11764 Marco Beach Dr #3
Jacksonville, FL 32224 US
assistant@hugusinc.com

Invoice 1608



BILL TO
Amelia Walk Community Development
District
85287 Majestic Walk Blvd
Fernandina Beach, FL 32034

DATE
10/20/2023

PLEASE PAY
\$11,850.00

DUE DATE
11/03/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
08/21/2023	Repairs	<p>Amelia Walk Community Development District "CDD" Sign Reno Job Address: Surroundings of 85287 Majestic Walk Blvd., Fernandina Beach, FL 32034</p> <p>Scope of Work: (2) Entrance Signs, (2) Trellises (8) Monument Signs, and (2) Standing Signs. -Clean brick base, sign body, and top of the monument and trellis base. -Replace any rotted or damaged wood on the trellis or support post. -Caulk any cracks or gaps in wood or stucco. -Paint the wood and stucco – all the same color.</p> <p>**Price Including Labor, wood replacement, and paint. Notes: We will not fix or provide any signs or letters for the signs. We will need the color formula name before starting the work.</p> <p>SEE LOCATIONS BELOW</p>	1	11,850.00	11,850.00

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
08/21/2023	Repairs	Locations: Entrance Signs- 1. Intersection of Amelia Concourse and Majestic Walk Blvd. – Two large oval signs at the main entrance to the community. Trellises- 2. Approximately .25 miles past the clubhouse entrance (85287 Majestic Walk Blvd.) – Two large trellises, one on each side of the road. Monument and Standing Signs- 3. 85287 Majestic Walk Blvd – Entrance to Clubhouse – (Residents Club). 4. Entrance to Majestic Walk Circle – (Laurel Oaks). 5. Entrance to Cherry Creek Drive - (Cherry Creek). 6. Entrance to Berryessa Way – (Berryessa Way). 7. Entrance to Champlain Drive - (Champlain). 8. Next to 85101 Majestic Walk Blvd. – (Amelia Walk). 9. Corner of Berryessa Way by JEA Lift Station - Standing Sign - (Berryessa Way) (post only repaired and painted). 10. Corner of Champlain Drive - Standing Sign - (sign missing, post only repaired and painted). 11. Majestic Walk Blvd. @ Fall River Parkway - west side of the road - (Amelia Walk). 12. Majestic Walk Blvd, south of Berryessa Way - west side of the road - (Amelia Walk).	0	0.00	0.00

TOTAL DUE

\$11,850.00

THANK YOU.

001.300.13100.10000 \$11,850.00
005.320.53800.60000 \$11,850.00
005.300.20700.10000 (\$11,850.00)

Approved
Kelly Mullins, Amenity & Operations Manager
Governmental Management Services for Amelia Walk CDD
Date: 10-24-23
Acct. # 1-320-57200-60000

HuGus, Inc.

11764 Marco Beach Dr #3
Jacksonville, FL 32224 US
assistant@hugusinc.com

Invoice 1609**BILL TO**

Amelia Walk Community Development
District
85287 Majestic Walk Blvd
Fernandina Beach, FL 32034

DATE
10/20/2023

PLEASE PAY
\$16,100.00

DUE DATE
11/03/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
09/27/2023	Wood Repairs	Amelia Walk CDD Sign Reno Extensive Wood Repairs Job Address: 85287 Majestic Walk Blvd. Fernandina Beach, FL	1	16,100.00	16,100.00

CHANGE ORDER:

Scope of Work: Replace 7 columns due to rotten wood.

- Demo 7 Columns.
- Save and re-use top stucco cap.
- Reframe inside w/ pressure-treated wood.
- Install exterior waterproof OSB wall plywood.
- Cover with TVec waterproof paper.
- Install siding.

Scope of Work: Replace rotten wood on trellises.

- Demo 2 rotten beams.
- Replace 2 beams with pressure-treated wood.
- Demo 1 support column.
- Replace with pressure-treated wood.

***Price includes labor, equipment, and materials.

TOTAL DUE**\$16,100.00**

Approved
Kelly Mullins, Amenity & Operations Manager
Governmental Management Services for Amelia Walk CDD
Date: 10-24-23
Acct. # 1-320-57200-60000

001.300.13100.10000 \$16,100.00
005.320.53800.60000 \$16,100.00
005.300.20700.10000 (\$16,100.00)

THANK YOU.

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

October 19, 2023

Date

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

001.310.51300.48000

Serial # 23-00190N	PO/File #	\$2,018.00
Notice of Public Hearings to Consider Imposition, etc., and Notice of Regular Meeting		Payment Due
Amelia Walk Community Development District		\$2,018.00
		Publication Fee
Case Number		Amount Paid
Publication Dates 10/19,26		
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 # 23-00190N 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.**

Preliminary Proof Of Legal Notice
(This is not a proof of publication.)

Please read copy of this advertisement and advise us of any
necessary corrections before further publications.

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARINGS TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS
PURSUANT TO SECTION 170.07, FLORIDA STATUTES AND TO CONSIDER ADOPTION OF
ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE
AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT; AND A NOTICE OF REGULAR
MEETING OF THE AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors ("Board") of the Amelia Walk Community Development District ("District") will hold public hearings on **Tuesday, November 14, 2023, at 6:00 p.m.**, at **Amelia Walk Amenities Center, 85287 Majestic Walk Boulevard, Fernandina Beach, Florida 32034**, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the District, a depiction of which lands is shown below, and to provide for the levy, collection and enforcement of the special assessments. The proposed special assessments would be levied to secure bond(s) which would fund the District's Phase 1 Roadway Project. The streets and areas to be improved are geographically depicted below and more particularly described in the District's *Amelia Walk Community Development District Engineer's Report Supplement No. 1 for Phase 1 Milling and Resurfacing*, dated August 15, 2023 ("Engineer's Report") and the project described therein, the "Phase 1 Roadway Project". The public hearing is being conducted pursuant to Chapters 170, 190 and 197, *Florida Statutes*. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District Manager located at c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, or by phone at (904) 940 5850 ("District Manager's Office").

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The improvements included within the Phase 1 Roadway Project are currently expected to include, but are not limited to, milling, resurfacing, concrete work, base repairs, and other improvements, all as more specifically described in the Engineer's Report, on file and available during normal business hours at the District Manager's Office. According to the Engineer's Report, the estimated cost of the Phase 1 Roadway Project benefitting the District is **\$1,398,000**, inclusive of a contingency and exclusive of costs of financing and collection costs.

The District intends to impose assessments on the lands within the District in the manner set forth in the District's *Master Special Assessment Methodology Report for Phase 1 Roadway Project*, dated September 19, 2023, and prepared by Governmental Management Services, LLC ("Assessment Report"), which is on file and available during normal business hours at the District Manager's Office. The purpose of any such assessment is to secure the bonds issued to fund the Phase 1 Roadway Project. As described in more detail in the Assessment Report, the District's assessments will be levied against all benefited lands within the District. The Assessment Report identifies maximum assessment amounts for each type of property that is currently expected to be assessed. The method of allocating assessments will be allocated on an equal per-lot basis. Please consult the Assessment Report for a more detailed explanation of the methodology.

The annual principal assessment levied against each parcel will be based on repayment over twenty (20) years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than **\$1,705,000** in debt to be assessed by the District for the Phase 1 Roadway Project, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. This amount is in addition to any prior debt assessments and annual operations and maintenance assessments levied by the District. The proposed annual schedule of assessments for the Phase 1 Roadway Project is as follows:

Lot Type	Total # of Units	ERU Factor	Total Allocated Debt	Par Debt Per Unit	Net Annual Assessment Per Unit	Gross Annual Assessment Per Unit**
Single Family Lot	749	1.00	\$1,705,000	\$2,276.37	\$198.20	\$213.12

** Including collection costs and early payment discounts

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. The assessments are currently planned to be repaid in not more than twenty (20) annual installments. These annual assessments will be collected on the Nassau County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice.

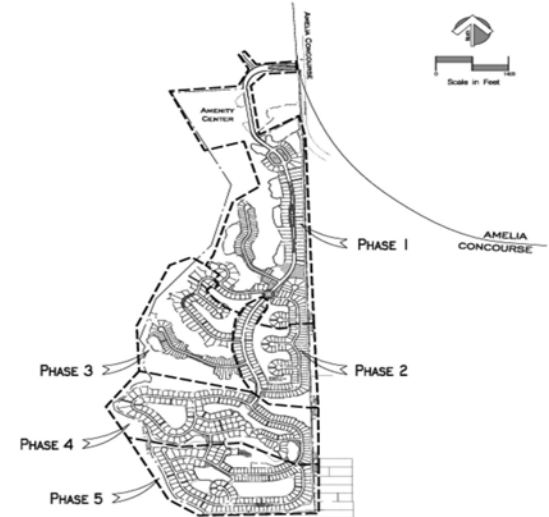
Also, on **Tuesday, November 14, 2023, at 2:00 p.m.**, at **Amelia Walk Amenities Center, 85287 Majestic Walk Boulevard, Fernandina Beach, Florida 32034**, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District.

The Board meeting and hearing are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Board meeting and/or the public hearings may be continued in progress to a certain date, time and location to be announced at such meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Manager's Office at (904) 940 5850 at least 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 Manager's Office.

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT



RESOLUTION 2024-01
AN AMENDED AND RESTATED RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL
ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED
IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVE-
MENTS; THE PORTION TO BE PAID BY ASSESSMENTS; AND THE MANNER AND
TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE
LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR
AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING
THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS

RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE
DATE.

WHEREAS, the Amelia Walk Community Development District ("District") was established by Ordinance No. 2003-81 as adopted by the County Commission of Nassau County, Florida, and is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, *Florida Statutes*, as amended, located entirely within Nassau County, Florida; and

WHEREAS, the District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, construct or reconstruct, or extend, or construct certain improvements, including but not limited to: transportation facilities, utility facilities, recreational facilities, and other infrastructure projects, and services necessitated by the development of, and serving lands within, the District; and

WHEREAS, the Board of Supervisors ("Board") of the District hereby determines to undertake, install, plan, establish, construct or reconstruct, or extend, or construct certain improvements, including but not limited to: transportation facilities, utility facilities, recreational facilities, and other infrastructure projects, and services necessitated by the development of, and serving lands within, the District; and

WHEREAS, as set forth in the *Master Special Assessment Methodology Report for Phase 1 Roadway Project*, dated September 19, 2023, attached hereto as Exhibit B and incorporated herein by reference ("Assessment Report"), and on file at Governmental Management Services LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("District Records Office"), the District hereby finds and determines that:

(i) the benefits from the improvements will accrue to the property improved;

(ii) the amount of those benefits will exceed the amount of the Assessments; and

(iii) the Assessments are fairly and reasonably allocated.

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

1. **AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS.** This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190, and 197, *Florida Statutes*. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.

2. **RECISSION AND REPLACEMENT OF RESOLUTION NO. 2023-12.** Resolution No. 2023-12 is hereby rescinded and replaced in its entirety by this Resolution.

3. **DECLARATION OF ASSESSMENTS.** The Board hereby declares that it has determined to undertake all or a portion of the improvements and to defray all or a portion of the cost thereof by the Assessments and is as set forth in the Assessment Report attached as Exhibit B.

4. **DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS.** The nature and general location of, and plans and specifications for, the improvements are described in Exhibit A and as set forth in the Engineer's Report, which is on file at the District Records Office. Exhibit B is also on file and available for public inspection at the same location.

5. **DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID.**

A. The total estimated construction cost of the improvements is **\$1,398,000** ("Estimated Cost").

B. The Assessments will defray approximately **\$1,705,000**, which is the anticipated maximum par value of any bonds and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, capitalized interest, and a debt service reserve as set forth in Exhibit B.

C. The manner in which the Assessments shall be apportioned and paid is set forth in the Assessment Report attached as Exhibit B, as may be modified by supplemental assessment resolutions. Commencing with the years in which the Assessments are certified for collection, the Assessments shall each be paid in not more than thirty (30) annual installments. The Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law, including but not limited to by direct bill. The decision to collect Assessments by any particular method - e.g., on the tax roll or by direct bill - does not mean that such method will be used to collect Assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

6. **DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED.** The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon such improvements or specially benefited thereby and further designated by the assessment plat hereinafter provided for.

7. **ASSESSMENT PLAT.** Pursuant to Section 170.04, *Florida Statutes*, there is, on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the improvements and the estimated cost of the improvements, all of which are open to inspection by the public.

8. **PRELIMINARY ASSESSMENT ROLL.** Pursuant to Section 170.06, *Florida Statutes*, the District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in Exhibit B hereto, which shows the lots and lands assessed, the amount of benefit to and the maximum assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

9. **PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS.** Pursuant to Sections 170.07 and 197.3632(4)(b), *Florida Statutes*, among other provisions of Florida law, there are hereby declared two (2) public hearings to be held as follows:

NOTICE OF PUBLIC HEARINGS

DATE: November 14, 2023
TIME: 2:00 p.m.
LOCATION: 85287 Majestic Walk Boulevard,
Fernandina Beach, Florida 32034

The purpose of the public hearings is to hear comment and objections to the proposed special assessment program for District Improvements as identified in the Engineer's Report and the preliminary assessment roll, a copy of which is on file at the District Records Office. Interested parties may appear at that hearing or submit their comments in writing prior to the hearings at the District Records Office.

Notice of said hearings shall be advertised in accordance with Chapters 170 and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Nassau County (by two (2) publications one (1) week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of the hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner's description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

10. **PUBLICATION OF RESOLUTION.** Pursuant to Section 170.05, *Florida Statutes*, the District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Nassau County and to provide such other notice as may be required by law or desired in the best interests of the District.

11. **CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

12. **SEVERABILITY.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

13. **EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 10th day of October, 2023.

Attest:

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

/s/ Daniel Laughlin Secretary / Assistant Secretary

/s/ Jeffrey Robinson Chairperson, Board of Supervisors
Exhibit A: *Amelia Walk Community Development District Engineer's Report Supplement No. 1 for Phase 1 Milling and Resurfacing*, dated August 15, 2023

Exhibit B: *Master Special Assessment Methodology Report for Phase 1 Roadway Project*, dated September 19, 2023
Oct. 19/26 00 (23-00190N)



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	Supply and Install Tempered IGs			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				

Deposit Approved
Kelly Mullins, Amenity & Operations Manager
Governmental Management Services for Amelia Walk CDD
Date: 10-25-23
Acct. # 1-320-57200-62000

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.

A deposit is required before any work can commence.
The balance is due upon pickup, delivery, or installation.
Required Deposit: 50% (\$812.88)

Subtotal:	1,625.75
Tax Exempt FL 0.0%:	0.00
Total:	\$1,625.75

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:

Kelly Mullins

Acceptance Date:

10/26/23



Peacock Electric Incorporated

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

 (904) 225-3147
 ameliawalkmanager@gmsnf.com

INVOICE

Services			
Electric Flat Rate - Electrical - Service			
Fans in the amenity center/gym are not working.			
- Repaired the wiring for the switch.			

Total

\$145.00

Thank you for your business!

Approved
Kelly Mullins, Amenity & Operations Manager
Governmental Management Services for Amelia Walk CDD
Date: 10-12-23
Acct. # 1-320-57200-62000

INVOICE	#3028367
SERVICE DATE	Oct 12, 2023
INVOICE DATE	Oct 12, 2023
DUE	Upon receipt
AMOUNT DUE	\$145.00

CONTACT US

474362 E State Rd 200
Fernandina Beach, FL 32034



 (904) 261-0661
 peacockelectric@bellsouth.net

Service completed by: Robert Wilson



Peacock Electric Incorporated

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

 (904) 225-3147
 ameliawalkmanager@gmsnf.com

 (904) 261-0661
 peacockelectric@bellsouth.net

Service completed by: Robert Wilson

INVOICE

Services	qty	unit price	amount
Electric Flat Rate - Electrical - Per Quote - Install two 50w flood lights on either side of the flag pole with wiring.	1.0	\$2,363.00	\$2,363.00
Electric Flat Rate - Electrical - Service ** Additional Work** - Replaced two gfi receptacles and an Arlington box cover at the Amelia walk sign by the road.	1.0	\$300.00	\$300.00

Total **\$2,663.00**

Thank you for your business!

Approved
Kelly Mullins, Amenity & Operations Manager
Governmental Management Services for Amelia Walk CDD
Date: 10-16-23
Acct. # 1-320-57200-62000



INVOICE	#3028334
SERVICE DATE	Oct 13, 2023
INVOICE DATE	Oct 13, 2023
DUE	Upon receipt
AMOUNT DUE	\$2,663.00

CONTACT US
474362 E State Rd 200
Fernandina Beach, FL 32034



Peacock Electric Incorporated

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

 (904) 225-3147
 ameliawalkmanager@gmsnf.com

 (904) 261-0661
 peacockelectric@bellsouth.net

Service completed by: Robert Wilson

INVOICE

Services	qty	unit price	amount
Electric Flat Rate - Electrical - Per Quote			
- Replace 2 occupancy sensors in the women's restroom.			
- Replace 2 occupancy sensors in the men's restroom.			
	1.0	\$565.00	\$565.00

Total

\$565.00

Thank you for your business!

Approved
Kelly Mullins, Amenity & Operations Manager
Governmental Management Services for Amelia Walk CDD
Date: 10-16-23
Acct. # 1-320-57200-62000

INVOICE

#3028418

SERVICE DATE

Oct 13, 2023

INVOICE DATE

Oct 13, 2023

DUE

Upon receipt

AMOUNT DUE **\$565.00**

CONTACT US

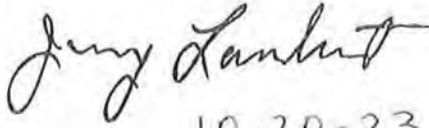
474362 E State Rd 200
Fernandina Beach, FL 32034

Riverside Management Services, Inc
9655 Florida Mining Blvd. W.
Building 300, Suite 305
Jacksonville, FL 32257

Invoice

Invoice #: 1166
Invoice Date: 10/18/2023
Due Date: 10/18/2023
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 September 1- September 30, 2023		627.64	627.64
Maintenance Supplies		77.88	77.88
Repairs + maint. 1,320.57200.62000			
 10-20-23			

Total	\$705.52
Payments/Credits	\$0.00
Balance Due	\$705.52

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
9/5/23	4	C.D.	Picked up, delivered and set up barricade
9/20/23	2.5	C.D.	Picked up and delivered playground mulch, concentrated on problem root areas
9/23/23	6	T.M.	Prepped for event, assisted for event, cleaned up after event
9/29/23	1.5	C.D.	Removed shower head and old clamps/hardware, cleaned showerhead and leveled, adjusted and lubricated lever, reinstalled with new teflow sealing tape
TOTAL	<u>14</u>		
MILES	<u>152</u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 10/05/23

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
AW				
Amelia Walk				
	9/20/23	1 Cubic Foot Playground Mulch	49.45	C.D.
	9/29/23	Pipe Straps (10)	4.77	C.D.
	9/29/23	Exterior Screws	6.12	C.D.
	9/29/23	Self Tapping Screws	9.81	C.D.
	9/29/23	CLR Cleaner	7.73	C.D.
		TOTAL	<u>\$77.88</u>	

SOLAR TREK, INC.

5851 S Pine Ave
Ocala, FL 34480

Phone # 352-351-1333

Invoice

Date	Invoice #
10/24/2023	1023219

Bill To
Amelia Walk CDD 85287 Majestic Walk Blvd Fernandina Beach, FL 32034

Terms
NET ON COMPLE...

Item	Description	Amount
SOLAR SYSTEM	Installation of an automatically controlled solar pool heating system consisting of (30) HC-50 Heliocol collectors and pump. SALES TAX	33,750.00 0.00
	001.300.13100.10000 \$16,875.00 005.320.53800.60000 \$16,875.00 005.300.20700.10000 (\$16,875.00)	
Deposit Approved Kelly Mullins, Amenity & Operations Manager Governmental Management Services for Amelia Walk CDD Date: 10-24-23 Acct. # 1-320-57200-60000	Deposit Balance Due at Install	\$16,875.00 \$16,875.00
Thank you for your business.		Total \$33,750.00



Date 10/20/23

Time: 8:26

Email

SUNBELT RENTALS

Invoice #... 144156325-0002

To: SHARYN HENNING

SHENNING@GMSSF.COM

Company: AMELIA WALK COMMUNITY DEVELOPM

Message: * * We need your sales tax exempt form* *

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.	144156325-0002
ACCOUNT NO.	965424
INVOICE DATE	10/19/23
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
BILLED FOR FOUR WEEKS 10/03/23 THRU 10/30/23.						
001.300.13100.10000 \$300.00						
005.320.53800.60000 \$300.00						
005.300.20700.10000 (\$300.00)						
						300.00
Approved Kelly Mullins, Amenity & Operations Manager Governmental Management Services for Amelia Walk CDD Date: 10-20-23 Acct. # 1-320-57200-60000						

4 WEEKBILL

NET 30

JAMES KELLEY james.kelley@sunbeltrentals.com

SUBTOTAL	300.00
TAX	21.00
INVOICE TOTAL	321.00

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 # 5702

DATE 10/03/2023

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Tree Removal	Dead palm In community pool low stump cut	1	700.00	700.00
	Tree Trimming	Trim back preserve area behind pool area. Clean up tree that fell on fence line.	1	500.00	500.00

PLEASE NOTE PAYMENT IS DUE AT THE TIME OF SERVICE.

BALANCE DUE

\$1,200.00

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: 10-16-23

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)

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

Date	6/19/2023
Invoice #	58300

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	
P.O. #	Service Date: 6/15/2023

	Terms	Due Date
	Net 30	7/19/2023
Description	Amount	
Replacement of 1 Live Oak 200g, 19'-20' tall, 8'-9' spread, 5.5"-6" caliper that was ran into and damaged. Installed 8 Muhly Grass 3g.		
Breakdown:		
Materials-		
Live Oak	1,690.00	
Muhly Grass	63.00	
Irrigation	89.00	
Labor-	1,504.18	
** Replacement of Live Oak tree under warranty on 9/21/2023		
	Total	\$3,346.18
	Payments/Credits	\$0.00
Thank you for your business.	Balance Due	\$3,346.18

Amelia Walk Tree Replacement

Trim All Lawn Service <trimalllawn@gmail.com>

Thu, Sep 21 at 8:40 AM

To: <ameliawalkmanager@gmsnf.com>

Cc: <dlaughlin@gmsnf.com>, Tom Anderson <thomas.trimall@gmail.com>, <wendy.trimall@gmail.com>,<Bookkeeper.trimall@gmail.com>

Good morning,

Just wanted to let you know that the tree replacement under warranty, located on Majestic Walk Blvd is going to be installed today.

We are hand watering the tree after the installation and installing a gator water bag. We will fill it during the installation, but Amelia Walk HOA and/or current maintenance provider is responsible for all subsequent watering and maintenance of the tree moving forward due to our warranty policy being fulfilled.

Please let us know if you have any questions or concerns.

Thank you,

Logan MacDonald

Office: (904) 491-3232

Email: trimalllawn@gmail.com

Website: www.trimalllawnservice.com







AMELIA WALK CREDIT CARD PURCHASES

NAME: KELLY MULLINS

DATE	DISTRICT	COMPLETE DESCRIPTION	BILLING CODE	AMOUNT
9/2/2023	Amelia Walk CDD	Bob's Barricades-Barriers for Road Plate	1-320-57200-60000	\$ 1,440.00
9/4/2023	Amelia Walk CDD	Amazon-Hand Soap Refill	1-320-57200-52000	\$ 36.21
9/5/2023	Amelia Walk CDD	Amazon-Gym Wipes	1-320-57200-52000	\$ 125.98
9/12/2023	Amelia Walk CDD	SmartSign-No Motor Vehicles Signs for Haul Road	1-320-57200-62000	\$ 134.10
9/17/2023	Amelia Walk CDD	Amazon-Tri-fold Paper Towels, USB Cable	1-320-57200-52000	\$ 50.16
9/21/2023	Amelia Walk CDD	Celebration Party Rental-Deposit for Inflatables for Fall Festival	1-320-57200-49400	\$ 129.92
9/22/2023	Amelia Walk CDD	Home Depot-Extension Cords and Cord Protectors for Holiday Lights	1-320-57200-52005	\$ 285.28
9/23/2023	Amelia Walk CDD	Celebration Party Rental-Remainder for Inflatables for Fall Festival	1-320-57200-49400	\$ 129.92
9/23/2023	Amelia Walk CDD	Dollar Tree-Prizes for Fall Festival	1-320-57200-49400	\$ 16.05
9/28/2023	Amelia Walk CDD	Home Depot--Cord Protectors for Holiday Lights	1-320-57200-52005	\$ 119.40
9/29/2023	Amelia Walk CDD	Amazon-Timers, Cord Protectors, Cord Splitters for Holiday Lights	1-320-57200-52005	\$ 501.76
9/29/2023	Amelia Walk CDD	Lowes-Plumbing Tape	1-320-57200-62000	\$ 2.76
9/29/2023	Amelia Walk CDD	Lowes-Partial Refund re Storage Shed	1-320-57200-60000	\$ (109.96)
10/3/2023	Amelia Walk CDD	Amazon-Printer Ink	1-320-57200-52000	\$ 46.89
		TOTAL		\$ 2,908.47
		September 2023		
		001.320.57200.52000 \$259.24		
		001.320.57200.62000 \$136.86		
		001.320.57200.49400 \$275.89		
		001.320.57200.52005 \$906.44		
		001.300.13100.10000 \$1330.04		
		005.320.53800.60000 \$1330.04		
		005.300.20700.10000 (\$1330.04)		

Transaction Receipt

Merchant Name	Bob's Barricades
Card Number	****8437
Expiry Date	06/2026
Name on Card	Kelly Mullins
Amount	\$1,440.00
Company Name	Amelia Walk CDD
Street	5385 N. Nob Hill Rd, Sunrise FL
Zip Code	33351
Email	kkennedy@bobsbarricades.com
Type	Charge
Date	09/02/2023
Status	Approved
Auth Code	002802
AVS Result	Address: Match & 5 Digit Zip: Match
CVV Result	Match
Source	Process transaction
Total Amount	\$1,440.00



Details for Order #111-8659880-5709024

Order Placed: September 1, 2023
Amazon.com order number: 111-8659880-5709024
Order Total: \$36.21

Not Yet Shipped	
Items Ordered 6 of: Amazon Basics Gentle & Mild Clear Liquid Hand Soap Refill, Triclosan-free, 56 Fluid Ounces, 1-Pack (Previously Solimo) Sold by: Amazon (seller profile) Business Price Condition: New	Price \$4.87
Shipping Address: Kelly Mullins 85287 Majestic Walk Blvd. Fernandina Beach, FL 32034 United States Shipping Speed: Standard Shipping	
Payment information	
Payment Method: Visa | Last digits: 8437	Item(s) Subtotal: \$29.22 Shipping & Handling: \$6.99 -----
Billing address Kelly Mullins 5385 N Nob Hill Rd Sunrise, FL 33351 United States	Total before tax: \$36.21 Estimated Tax: \$0.00 ----- Grand Total: \$36.21

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



Final Details for Order #111-5384021-9171425

Order Placed: September 1, 2023

Amazon.com order number: 111-5384021-9171425

Order Total: \$125.98

Shipped on September 5, 2023

Items Ordered

1 of: 2XL, TXLL101CT, GymWipes Antibacterial Towelettes Bucket Refill, 4 / Carton, White

Sold by: PetrA-1 ([seller profile](#))

Condition: New

Price

\$119.99

Shipping Address:

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

Item(s) Subtotal: \$119.99

Shipping & Handling: \$5.99

Total before tax: \$125.98

Sales Tax: \$0.00

Shipping Speed:

Standard Shipping

Total for This Shipment: \$125.98

Payment information

Payment Method:

Visa | Last digits: 8437

Item(s) Subtotal: \$119.99

Shipping & Handling: \$5.99

Total before tax: \$125.98

Estimated Tax: \$0.00

Billing address

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

Grand Total: \$125.98

Credit Card transactions

Visa ending in 8437: September 5, 2023: \$125.98

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

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A SmartSign Store
300 Cadman Plaza West, Suite 1303
Brooklyn, NY 11201
Billing: (718) 797-1900 x117
Sales: (800) 952-1457

INVOICE

Order Date	Order #
9/8/2023	SMT-637346

Bill To	Ship To
Kelly Mullins Amelia Walk CDD 5385 N NOB HILL RD SUNRISE , FL 33351 4761 United States	Kelly Mullins Amelia Walk CDD 85287 MAJESTIC WALK BLVD FERNANDINA BEACH, FL 32034 3785 United States

Terms: **Due on Receipt**

CC: **VisaCard**

Name: **Kelly Mullins**

Card #*****8437

Expiry: **06/26**

	Item Description	Unit Price	Qty.	Amount
1.	No Motorized Vehicles - No Trespassing, Violators Will Be Prosecuted To The Full Extent Of Law Size: 18" x 12" • Part#: S-8814-AL-12x18	\$22.3500 /Sign Pkg: 1 Sign	6 Signs	\$134.10
Thanks for purchasing from SmartSign .com				

The amount shown on this invoice are in **US Dollars**.

Please make checks payable to **SmartSign** and mail to the following address:
Xpressmyself.Com LLC
DEPT CH 18136, PALATINE IL 60055-8136

If you will be sending remittances via overnight express mail, please remit to:
Xpressmyself.Com LLC
Lockbox #18136
5505 N. Cumberland Ave Ste 307, Chicago IL 60656-1471

Product Subtotal: **\$134.10**

Shipping Charges: Free

Order Total (in US Dollars): **\$134.10**



Details for Order #112-5329461-7692215

Order Placed: September 14, 2023

Amazon.com order number: 112-5329461-7692215

Order Total: \$50.16

Not Yet Shipped	
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 Sold by: Amazon (seller profile) Business Price Condition: New	\$43.17
1 of: SCOVEE Mini USB Cable Braided 6ft Type A Male to Mini B Cable Data Charging Cord for GoPro Hero 3+, Sony PS3 Controller Cord, MP3 Player, Garmin Nuvi, Dash Cam, Canon PowerShot Rebel ELPH Camera Charger Sold by: SCOVEE Direct (seller profile) Condition: New	\$6.99
Shipping Address: Kelly Mullins 85287 Majestic Walk Blvd. Fernandina Beach, FL 32034 United States	
Shipping Speed: FREE Shipping	

Payment information	
Payment Method: Visa | Last digits: 8437	Item(s) Subtotal: \$50.16
Billing address Kelly Mullins 5385 N Nob Hill Rd Sunrise, FL 33351 United States	Shipping & Handling: \$12.96
	Promotion applied: -\$12.96

	Total before tax: \$50.16
	Estimated Tax: \$0.00

	Grand Total: \$50.16

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

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Search Inventory



(tel://904-260-9792)

All Rentals ▾

904-260-9792 (tel://904-260-9792)

Thank you for your order.

We will call you the evening before your event with a delivery time which may be up to several hours early on our busy days. If you've provided your email address, you will receive an automatic receipt. Please review it for accuracy and read the reminders and tips section as soon as possible so that we may correct any incorrect information to eliminate causing issues on event day.



MOD EXTREME COMBO

Sat, Sep 23 1:00 - 7:00 pm

\$375.90 x 1

= \$375.90



GENERATOR

Sat, Sep 23 1:00 - 7:00 pm

\$0.00 x 1

= \$0.00



Double Axe Throw

Sat, Sep 23 1:00 - 7:00 pm

\$100.00 x 1

= \$100.00

SubTotal

\$475.90

General Discount: 250.00

-\$250.00

\$225.90

Damage Waiver - Yes	\$15.81	\$241.71
Tax: 7.5%	\$18.13	\$259.84
Total	(/)	\$259.84
Customer - 09/21/2023 10:47am Credit Card (Visa, MasterCard, Amex) Payment (8437)		\$129.92
Due		\$129.92 (tel://904-260-9792)



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9451 Craven Rd
 Jacksonville, FL 32257
 Phone: 904-260-9792
 Monday - Friday
 7:30 AM - 5:30 PM
 Saturday
 7:30 AM - 4:00 PM



(http://www.facebook.com/bouncehousepartyrental/)

(http://www.instagram.com/bounce_house_jacksonville/)

Powered by EventRentalSystems
 (https://www.eventrentalsystems.com/?el=customer-site-)



**How doers
get more done.**

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

6921 00002 12845 09/22/23 01:04 PM
SALE CASHIER DAVID

756847002379 15FT 16/3BLK <A>
15FT 16/3 WORKSHOP EXT CORD BLK
1109.98 109.78N
872356000047 16/3 25'WF <A>
16/3 25' HDX EXTENSION CORD
4013.97 55.88N
756847000450 50' GRN CORD <A>
16/3 50' GREEN LANDSCAPE EXT CORD
3015.98 47.94N
840072819335 EC5B113PK <A>
ECS (60W) B11 E12 FRO SW 3PK DIM BNT
11.98N
857480003997 CORD PROTECT <A>
TWIST AND SEAL CORD PROTECT BLACK
1005.97 59.70N

SUBTOTAL 285.28
SALES TAX 0.00

TAX EXEMPT TOTAL \$285.28

XXXXXXXXXXXX8437 VISA USD\$ 285.28

AUTH CODE 022411/7020282 TA

Chip Read

AID A0000000031010 Visa Credit

P.O.#/JOB NAME: 0

6921 09/22/23 01:04 PM



6921 02 12845 09/22/2023 2324

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A	1	90
		12/21/2023

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

User ID: H89 32900 25981

PASSWORD: 23472 25979

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.



Search Inventory



(tel://904-260-9792)

All Rentals ▾

904-260-9792 (tel://904-260-9792)

Thank you for your order.

We will call you the evening before your event with a delivery time which may be up to several hours early on our busy days. If you've provided your email address, you will receive an automatic receipt. Please review it for accuracy and read the reminders and tips section as soon as possible so that we may correct any incorrect information to eliminate causing issues on event day.



MOD EXTREME COMBO

Sat, Sep 23 1:00 - 7:00 pm

\$375.90 x 1

= \$375.90



GENERATOR

Sat, Sep 23 1:00 - 7:00 pm

\$0.00 x 1

= \$0.00



Double Axe Throw

Sat, Sep 23 1:00 - 7:00 pm

\$100.00 x 1

= \$100.00

SubTotal

\$475.90

General Discount: 250.00

-\$250.00

\$225.90

Damage Waiver - Yes	\$15.81	\$241.71
Tax: 7.5%	\$18.13	\$259.84
Total	(/)	\$259.84
<i>Customer - 09/21/2023 10:47am Credit Card (Visa, MC, Disc, Amex) Payment (8437)</i>		\$129.92
<i>Customer - 09/23/2023 01:35pm Credit Card (Visa, MC, Disc, Amex) Payment (3437)</i>		\$129.92 (tel://904-260-9792)
Due		\$0.00



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9451 Craven Rd
 Jacksonville, FL 32257
 Phone: 904-260-9792
 Monday - Friday
 7:30 AM - 5:30 PM
 Saturday
 7:30 AM - 3:00 PM



(<http://www.facebook.com/bouncehousejacksonville/>)

(http://www.instagram.com/bounce_house_jacksonville/)



Store# 5002
463797 State Rd. 200
Yulee FL 32097-8653

(904) 875-6159

DESCRIPTION	QTY	PRICE	TOTAL
PUZBUG PUZZLE ASTJ 100PCS PDQ	1	1.25	1.25T
CRAYOLA PAINT POSTER ASTD	1	1.25	1.25T
PLAY-DOH MODELING CLAY 6OZ	1	1.25	1.25T
PUZBUG PUZZLE ASTJ 100PCS PDQ	1	1.25	1.25T
MINI TOWER GAME N3T PDQ 72PC	1	1.25	1.25T
PUFFER WIBBLY BALL 7.5IN PDQ	1	1.25	1.25T
ETCH A SKETCH MINI DOODLE	1	1.25	1.25T
LICENSED SUNCATCHERS W/PAINTS	1	1.25	1.25T
MATCHBOX CARS ASTJ	1	1.25	1.25T
MATCHBOX CARS ASTJ	1	1.25	1.25T
BRAIN TEASERS PUZZLE 3 ASTD	1	1.25	1.25T
LIC 100PC NEW TOWER PUZZLE PDQ	1	1.25	1.25T

Sub Total \$15.00
SALES TAX \$1.05
Total \$16.05
Visa Credit \$16.05
*****8437 Approved
Purchase Chip
Auth/Trace Number: 023776/024651
Chip Card AID: A000000031010

NOW SHOP ON-LINE AT DOLLARTREE.COM

* We will gladly exchange any unopened item *
* with original receipt. We do not offer refunds. *

1689 05002 02 021 21000908 4/23/23 12:27
Sales Associate:Michelle

Explore Features | Need Help? | Call 1-866-333-3551 or Text 78465



You're shopping
Yulee ▾
OPEN until 9 pm

Delivering to
32097 ▾

Q

▾ Hello ▾
Kelly

Cart

Prepare for Winter Jobs With Up to 20% Off Appliances, Tools, Outdoor Power, Flooring & More - Shop Now

You're shopping
Yulee ▾
OPEN until 9 pm

Delivering to
32097 ▾

Order #WM47613048

Placed on: Sep 28, 2023

Billing Information

Kelly Mullins

5385 N Nob Hill Rd

SUNRISE FL 33351

Payment Method: VISA ***8437

Live Chat

Feedback

Item	Price/Item	Qty	Line Total
Store Pickup (1 item)			
463785 State Road #6921, Yulee, FL 32097			
Item picked up from store #6921			
Twist and Seal Cord Protect Outdoor Extension Cord Cover and Plug Protection, Black	\$5.97	20	\$119.40
Available: Today			
Subtotal			\$119.40
Pick Up In Store			FREE
Delivery			\$0.00
Sales Tax			\$0.00
Total			\$119.40
You Saved			\$0.00

<https://www.homedepot.com/order-confirmation/?cartId=HB100043813271&orderId=WM47613048>

1/2

Order Placed: September 25, 2023

Amazon.com order number: 114-1930943-7633043

Order Total: \$501.76

Not Yet Shipped

Items Ordered

Price

2 of: *UltraPro Outdoor Timer, Dusk to Dawn, 2-Grounded Outlets, Digital, 8/6/4/2hr, Seasonal Décor, Outdoor Lighting, Weather-resistant, Works with LED, CFL, Incandescent, & Halogen Bulbs, 2 Pack, 71070*
Sold by: Amazon.com
Condition: New

\$18.99

2 of: *Cablelera Power Cord Extension and Splitter NEMA 5-15P to NEMA 5-15R x 2 16 AWG 13A 125V 14" 8 Pack (ZPK037SI-08) black*
Sold by: Amazon.com
Condition: New

\$21.64

10 of: *Twist and Seal Cord Protect (2 Pack) - Outdoor Extension Cord Safety Cover Connector and Weatherproof Electrical Protector - Green*
Sold by: Midwest Innovative Products LLC ([seller profile](#))
Business Price
Condition: New

\$17.15

5 of: *Twist and Seal Mini Holiday Light Cord Protector and Christmas Light Plug Cover - Green (10 Pack)*
Sold by: Midwest Innovative Products LLC ([seller profile](#))
Business Price
Condition: New

\$49.80

Shipping Address:

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

Shipping Speed:

FREE Shipping

Payment information

Payment Method:

Visa | Last digits: 8437

Billing address

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

Item(s) Subtotal: \$501.76

Shipping & Handling: \$14.73

Promotion applied: -\$14.73

Total before tax: \$501.76

Estimated Tax: \$0.00

Grand Total: \$501.76

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



LOWE'S HOME CENTERS, LLC
474283 EAST SR 200
FERNANDINA BEACH, FL 32034 (904) 277-5000

- SALE -

SALES#: FSTLAN02 4354314 TRANS#: 98959273 09-29-23

456833 PTFE TAPE 1/2-IN X 43-FT 2.58

SUBTOTAL:	2.58
TOTAL TAX:	0.18
INVOICE 98593 TOTAL:	2.76
VISA:	2.76

VISA: XXXXXXXXXXXX8437 AMOUNT: 2.76 AUTHCD: 029829

CHIP REFID: 164739593455 09/29/23 13:51:43

CUSTOMER CODE: NA

TUR : 0080008800

TS1 : E800 AID : A0000000031010

STORE: 1647 TERMINAL: 39 09/29/23 13:52:00

OF ITEMS PURCHASED: 1

EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS



THANK YOU FOR SHOPPING LOWE'S.

FOR DETAILS ON OUR RETURN POLICY, VISIT

LOWES.COM/RETURNS

A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE
AT OUR CUSTOMER SERVICE DESK

LOWEST PRICE GUARANTEE

FOR MORE DETAILS, VISIT LOWES.COM/LOWESTPRICEGUARANTEE

Paint Upgrade - Yes

ORIG. STORE: 1647 DATE:070923 INV:75091

RET 145411 613272 150.00-

Leveling Required - Yes

ORIG. STORE: 1647 DATE:070923 INV:75091

RET 293176 606298 0.00-

Black

ORIG. STORE: 1647 DATE:070923 INV:75091

RET 1067942 620669 0.00-

5 Year Labor, 15 Year Mat

ORIG. STORE: 1647 DATE:070923 INV:75091

RET 895115 614453 0.00-

Body Paint Color - Gray M

ORIG. STORE: 1647 DATE:070923 INV:75091

RET 895113 614439 0.00-

Trim Paint Color - Pure W

ORIG. STORE: 1647 DATE:070923 INV:75091

PO #: 224981240

INVOICE 98644 SUBTOTAL: 4,418.00-

- INSTALLED SOS RETURN -

RET 161648 PERMIT PROCESSING 399.00-

PERMIT PROCESSING

ORIG. STORE: 1647 DATE:071123 INV:78328

RET 1100339 COST OF PERMIT 85.00-

COST OF PERMIT

ORIG. STORE: 1647 DATE:071123 INV:78328

RET 1100339 NOC PROCESSING 14.00-

NOC PROCESSING

ORIG. STORE: 1647 DATE:071123 INV:78328

PO #: 224981253

INVOICE 98645 SUBTOTAL: 498.00-

- INSTALLED SOS SALE -

250842 MFHPB19

GABLE UTILITY 8X10

[DIRECT DELIVERY]

250842 MFHPD13

ONE OF TWO 8 FOOT SHELF

[DIRECT DELIVERY]

250842 MFHPD13

TWO OF TWO 8 FOOT SHELF

[DIRECT DELIVERY]

PO #: 231361002

INVOICE 98640 SUBTOTAL: 4,806.04

INVOICE 98644 SUBTOTAL: 4,418.00-

INVOICE 98645 SUBTOTAL: 498.00-

INVOICE 98640 SUBTOTAL: 4,806.04

SUBTOTAL: 109.96-

TAX: 0.00

TOTAL: 109.96-

~~VISA:~~ 109.96-

CASH AMOUNT:4,418.00 EXCHANGE

~~VISA:XXXXXXXXXXXX8437~~ AMOUNT:388.04 EXCHANGE

VISA:XXXXXXXXXXXX8437 AMOUNT:109.96- AUTHCD:029544

KEYED REFID:164715029242 09/29/23 14:03:50

STORE: 1647 TERMINAL: 15 09/29/23 14:03:39



THANK YOU FOR SHOPPING LOWE'S.

FOR DETAILS ON OUR RETURN POLICY, VISIT

LOWES.COM/RETURNS

A WRITTEN COPY OF THE RETURN POLICY IS AVAILABLE



Final Details for Order #114-1493670-2545011

Order Placed: October 2, 2023
Amazon.com order number: 114-1493670-2545011
Seller's order number: 7764768
Order Total: \$46.89

Shipped on October 2, 2023	
Items Ordered	Price
1 of: HP 962XL Black High-yield Ink Cartridge | Works with HP OfficeJet 9010 Series, HP OfficeJet Pro 9010, 9020 Series | Eligible for Instant Ink | 3JA03AN Sold by: 24/7 Toners (seller profile) Condition: New	\$46.89
Shipping Address: Kelly Mullins 85287 Majestic Walk Blvd. Fernandina Beach, FL 32034 United States	Item(s) Subtotal: \$46.89 Shipping & Handling: \$0.00 ----- Total before tax: \$46.89 Sales Tax: \$0.00 -----
Shipping Speed: Expedited Shipping	Total for This Shipment: \$46.89 -----

Payment information	
Payment Method: Visa | Last digits: 8437	Item(s) Subtotal: \$46.89 Shipping & Handling: \$0.00 -----
Billing address Kelly Mullins 5385 N Nob Hill Rd Sunrise, FL 33351 United States	Total before tax: \$46.89 Estimated Tax: \$0.00 ----- Grand Total: \$46.89
Credit Card transactions	Visa ending in 8437: October 2, 2023: \$46.89

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

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Invoice

Invoice Number
1350358

Date
10/31/2023

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: \$3,780.50

Detach And Return Top Portion With Your Payment

Customer Name	Customer Number	PO Number	Invoice Date	Terms
Amelia Walk Cdd	21054	0	10/31/2023	On Receipt

Quantity	Description	Months	Rate	Amount
<i>Amelia Walk CDD - 85287 Majestic Walk Blvd., Fernandina Beach, FL</i>				
0.50	Installation Job - 38269		\$7,561.00	\$3,780.50
			Subtotal:	\$3,780.50
	Tax			\$0.00
	Payments/Credits Applied			\$0.00
			Invoice Balance Due:	\$3780.50

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: 11-2-23
Acct. # 1-320-57200-34500

Date	Invoice #	Description	Amount	Balance Due
10/31/2023	1350358	Access Control System	\$3780.50	\$3780.50



Access Control for 2 gates at the Tennis Court per Proposal #23235-3-0.
Thank you for using Bates Security.



Invoice

Invoice Number
1350444

Date
10/31/2023

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: \$30.00

Detach And Return Top Portion With Your Payment

Customer Name

Customer Number

PO Number

Invoice Date

Terms

Amelia Walk Cdd

21054

0

10/31/2023

On Receipt

Quantity

Description

Months

Rate

Amount

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

1.00

Monthly Service-Video
11/01/2023 - 11/30/2023
Job - 50076

1.00

\$30.00

\$30.00

Subtotal: **\$30.00**

Tax

\$0.00

Payments/Credits Applied

\$0.00

Invoice Balance Due: **\$30.00**

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: 11-3-23
Acct. # 1-320-57200-34501

Date

Invoice #

Description

Amount

Balance Due

10/31/2023

1350444

Security System

\$30.00

\$30.00



Video QAP maintenance for November 1 - 30, 2023. Thank you for using Bates Security.



Invoice

Invoice Number
1350360

Date
10/31/2023

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: \$108.80

Detach And Return Top Portion With Your Payment

Customer Name

Customer Number

PO Number

Invoice Date

Terms

Amelia Walk Cdd

21054

0

10/31/2023

On Receipt

Quantity

Description

Months

Rate

Amount

9000 - Access Control - Amelia Walk CDD - 85287 Majestic Walk Blvd., Fernandina Beach, FL

1.00

Monthly Service-Access
10/11/2023 - 11/30/2023
Job - 38269

1.70

\$64.00

\$108.80

Subtotal: \$108.80

Tax

\$0.00

Payments/Credits Applied

\$0.00

Invoice Balance Due: \$108.80

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: 11-2-23
Acct. # 1-320-57200-34500

Date

Invoice #

Description

Amount

Balance Due

10/31/2023

1350360

Security System

\$108.80

\$108.80



Monitoring access management for October 11 - November 30, 2023.
Thank you for using Bates Security.

152 Lipizzan Trail
Saint Augustine, FL 32095
clayton@cbussenterprises.com
www.cbussenterprises.com



Invoice 1155

BILL TO	SHIP TO	DATE	PLEASE PAY	DUE DATE
Amelia Walk CDD	Amelia Walk CDD	10/25/2023	\$1,300.00	11/01/2023
85287 Majestic Walk Blvd	85287 Majestic Walk Blvd			
Fernandina Beach, FL 32034	Fernandina Beach, FL 32034			

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
11/01/2023	POOL SERVICE	NOVEMBER POOL SERVICE	1	1,300.00	1,300.00

SUBTOTAL	1,300.00
TAX	0.00
TOTAL	1,300.00

001.320.57200.46400

TOTAL DUE	\$1,300.00
-----------	-------------------

THANK YOU.

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		\$458.87
EFT Payment - thank you	Oct 13	-\$458.87
Balance forward		\$0.00
Regular monthly charges	Page 3	\$431.95
Taxes, fees and other charges	Page 3	\$27.49
New charges		\$459.44

Amount due \$459.44

! Thanks for paying by Automatic Payment

Your automatic payment on Nov 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 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
BUSINESS1100 NORTHPOINT PKWY W PALM
BCH FL 33407-1937
96330310 NO RP 21 20231021 NNNNNNNN 0000087 0001AMELIA WALK CDD
ATTN KELLY MULLINS
85287 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034-3785

849574170035080800459446

Account number 8495 74 170 0350808

Automatic payment Nov 12, 2023

Please pay **\$459.44**

Electronic payment will be applied Nov 12, 2023

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

Download the Comcast Business App

Business is always moving. Our app was built for this. Manage your account anytime, anywhere with the Comcast Business App – the easy way to manage your services on the go.

- Manage your account details
- Pay your bill and customize billing options
- View upcoming appointments

Scan the QR Code with your phone or mobile device to get started.



Faster speeds. More solutions. Bigger savings.

Comcast Business now offers **NEW** packages with faster speeds and innovative Voice and security solutions – at a better value.

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Visit us online

Get help and support at **business.comcast.com/help**



Call us anytime

800-391-3000

Open 24 hours, 7 days a week for billing and technical support

Useful information

Moving?

We can help ensure it's a smooth transition.

Visit **business.comcast.com/learn/moving** to learn more.

Accessibility:

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



Ways to pay



No more mailing monthly checks

Set up Auto Pay to save time, energy and stamps. It's easy to enroll, just visit **business.comcast.com/myaccount**



Go paperless and say goodbye to clutter

Sign up for Paperless Billing to view and pay your bill online. It's faster, easier and helps cut down on clutter. Visit **business.comcast.com/myaccount** to get started.

Additional billing information

More ways to pay:



Online

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



Comcast Business App

Download the Comcast Business App



In-Store

Visit **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		\$27.49
Other charges		\$4.69
Regulatory Cost Recovery	\$2.52	
Federal Universal Service Fund	\$2.17	

Taxes & government fees		\$22.80
Sales Tax	\$2.10	
State Communications Services Tax	\$14.99	
Local Communications Services Tax	\$4.91	
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 for more details

You've saved **\$134.95** this month with your promotional discount.

Additional information

Account Number	Billing Date	Services From	Page
8495 74 170 0350808	Oct 21, 2023	Oct 25, 2023 to Nov 24, 2023	4 of 4

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

Fee Update: The FCC modifies the rate that voice providers pay into the USF on a quarterly basis. USF is assessed on applicable voice services as the Federal Universal Service Fund at the FCC's approved rate. See: fcc.gov/encyclopedia/contribution-factor-quarterly-filings-universal-service-fund-usf-management-support. A new rate becomes effective October 1, 2023.

Recent and Upcoming Programming Changes: Information on recent and upcoming programming changes can be found at xfinity.com/programmingchanges/ or by calling 866-216-8634.



Original



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

INVOICE

Total Invoice	\$447.00
Invoice Number	6617200
Invoice Date	10/31/23
Sales Order Number/Type	4390684 SO
Branch Plant	74
Shipment Number	5201084

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 #
11/30/23	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	\$2.9000	GA	1,450.5 LB	\$435.00
		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: 11-3-23
Acct. # 1-320-57200-46500

Page 1 of 1

Tax Rate	Sales Tax
0 %	\$0.00

Invoice Total**\$447.00**

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

Job# 3887339

BILLING AND PAYMENT OPTIONS

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

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

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

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

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

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

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

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

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

Pay in Person: JEA payments are accepted at the JEA Downtown Customer Center, Winn-Dixie stores, Duval County Tax Collector offices and over 140 JEA authorized payment-only locations. Find locations at JEA.com/paymentlocations. Be sure to take a copy of your JEA bill when you go. **The JEA Downtown Customer Center, 225 North Pearl Street, is open 8:00 a.m.–5:00 p.m. Monday through Friday except holidays. Closed Saturday.**

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

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

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

STATEMENT INFORMATION

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

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

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

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

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

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

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

Environmental Charge provides funding for environmental and regulatory programs.

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

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

kgal: 1,000 gallons

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

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

ADDRESS CORRECTION

Account #

Tel: — —

Address:

City:

State:

Zip Code:

 —

E-mail:



Customer Name: AMELIA WALK COMMUNITY DEV DISTRICT

Account #: 3124050420

Cycle: 03

Bill Date: 10/30/23

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 84703 FALL RIVER PY APT IR01

Service Period: 09/26/23 - 10/25/23 Reading Date: 10/25/2023

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
76553197	29	784	Regular	1	35000 GAL
Basic Monthly Charge					\$ 31.50
Tier 1 Consumption (1-14 kgal @ \$3.81)					53.35
Tier 2 Consumption (> 14 kgal @ \$4.33)					90.92
TOTAL CURRENT IRRIGATION CHARGES					\$ 175.77

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 85059 MAJESTIC WALK BV APT IR01

Service Period: 09/26/23 - 10/25/23 Reading Date: 10/25/2023

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
82157379	29	1350	Regular	1	7000 GAL
Basic Monthly Charge					\$ 31.50
Tier 1 Consumption (1-14 kgal @ \$3.81)					26.67
TOTAL CURRENT IRRIGATION CHARGES					\$ 58.17

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 85108 MAJESTIC WALK BLVD

Service Period: 09/26/23 - 10/25/23 Reading Date: 10/25/2023

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
89240369	29	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: 09/26/23 - 10/25/23 Reading Date: 10/25/2023

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
89140510	29	1841	Regular	1	128000 GAL
Basic Monthly Charge					\$ 31.50
Tier 1 Consumption (1-14 kgal @ \$3.81)					53.35
Tier 2 Consumption (> 14 kgal @ \$4.33)					493.61
TOTAL CURRENT IRRIGATION CHARGES					\$ 578.46

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 85287 MAJESTIC WALK BLVD

Service Period: 09/29/23 - 10/30/23 Reading Date: 10/30/2023

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
86638079	31	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: 09/29/23 - 10/30/23 Reading Date: 10/30/2023

Service Point: Irrigation 2 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
67133220	31	95988	Regular	1 1/2	629000 GAL
Basic Monthly Charge					\$ 63.00
Tier 1 Consumption (1-14 kgal @ \$3.81)					53.35
Tier 2 Consumption (> 14 kgal @ \$4.33)					2,662.94
TOTAL CURRENT IRRIGATION CHARGES					\$ 2,779.29



Customer Name: AMELIA WALK COMMUNITY DEV DISTRICT

Account #: 3124050420

Cycle: 03

Bill Date: 10/30/23

SEWER SERVICE

Billing Rate: Commercial Sewer Service

Service Address: 85287 MAJESTIC WALK BLVD

Service Period: 09/29/23 - 10/30/23 Reading Date: 10/30/2023

Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
93021993	31	558	Regular	2	14000 GAL
Basic Monthly Charge					\$ 169.20
Sewer Usage Charge					89.46
TOTAL CURRENT SEWER CHARGES					\$ 258.66

WATER SERVICE

Billing Rate: Commercial Water Service

Service Address: 85287 MAJESTIC WALK BLVD

Service Period: 09/26/23 - 10/25/23 Reading Date: 10/25/2023

Service Point: Commercial - Water

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

WATER SERVICE

Billing Rate: Commercial Water Service

Service Address: 85287 MAJESTIC WALK BLVD

Service Period: 09/29/23 - 10/30/23 Reading Date: 10/30/2023

Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
93021993	31	558	Regular	2	14000 GAL
Basic Monthly Charge					\$ 100.80
Water Consumption Charge					26.04
TOTAL CURRENT WATER CHARGES					\$ 126.84

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 85377 MAJESTIC WALK BV APT IR01

Service Period: 09/26/23 - 10/25/23 Reading Date: 10/25/2023

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
82157504	29	850	Regular	1	0 GAL
Basic Monthly Charge					\$ 31.50
TOTAL CURRENT IRRIGATION CHARGES					\$ 31.50

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

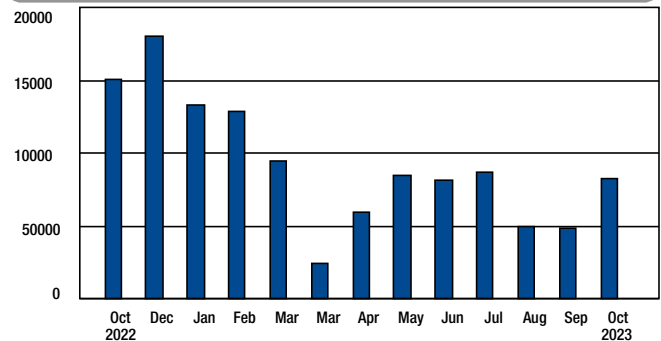
Service Address: 85633 FALL RIVER PY APT IR01

Service Period: 09/25/23 - 10/25/23 Reading Date: 10/25/2023

Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
89240294	30	966	Regular	1	17000 GAL
Basic Monthly Charge					\$ 31.50
Tier 1 Consumption (1-14 kgal @ \$3.81)					53.35
Tier 2 Consumption (> 14 kgal @ \$4.33)					12.98
TOTAL CURRENT IRRIGATION CHARGES					\$ 97.83

CONSUMPTION HISTORY



	1 year ago	Last Month	This Month	Average Daily
Total Kwh used				
Total Gallons used	1,514,001	482,000	830,001	26,774



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: PSI026444
Invoice Date: 11/1/2023

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	11/1/2023	P.O. Number	
Due Date	12/1/2023	P.O. Date	11/1/2023
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
November Billing					
11/1/2023 - 11/30/2023					
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					

Approved
Kelly Mullins, Amenity & Operations Manager
Governmental Management Services for Amelia Walk CDD
Date: 11-2-23
Acct. # 1-310-51300-60200

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 2,325.00

Subtotal:	2,325.00
Invoice Discount:	0.00
Total Sales Tax:	0.00
Payment Amount:	0.00
Total:	2,325.00



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

Invoice #102953
Invoice Date: 11/1/2023

Account #100130
Amelia Walk Community

Invoice

Billing Location Information

Billing Address	85287 Majestic Walk Blvd Fernandina Beach, FL 32034-3785	Billing Contact	Kelly Mullins
		Main Number	(904) 225-3147
		Mobile Number	
		Email	ameliaawalkmanager@gmsnf.com

Service Information

Services	Qty	Rate	Price
85287 Majestic Walk Blvd, Fernandina Beach, FL 32034-3785			
11/1/2023 Repair - Parts at Shop	1.00 hour	\$70.00 / hour	\$70.00
~Manufacturer: life fitness ~Model Num: MODEL:INCDE ~S/N: HXC100992 Replace: Right Crank Arm **Take Correct Size Puller**(Current Crank arm is stripped)			
— Product: Travel <60 miles w/t	1.00 Other	\$90.00 / Other	\$90.00
— Product: LF - RBK/UBK - CRANK ARM: RIGHT - 0K76-01054-0000	1.00 Ea	\$126.00 / Ea	\$126.00
— Product: Shipping	1.00 Ea	\$30.00 / Ea	\$30.00
— Product: Labor over 1 hour	0.50 Ea	\$70.00 / Ea	\$35.00
11/1/2023 Diagnosis or Repair	1.00 hour	\$0.00 / hour	\$0.00
two consoles need touchscreen calibration. I could not get into the maintenance mode without a mouse to do this. (Have tech check all consoles when they come out).			
Subtotal:			\$351.00
Tax:			\$0.00
Total:			\$351.00

Approved
Kelly Mullins, Amenity & Operations Manager
Governmental Management Services for Amelia Walk CDD
Date: 11-3-23
Acct. # 1-320-57200-34000

Pay Now

Amount Paid:	\$0.00
Balance Due:	\$351.00

**Payment is due within 30 days of invoice date.
Thank you for your business!**

Billing Receipt - Please Return With Payment Remittance

Bill To:	Kelly Mullins 85287 Majestic Walk Blvd Fernandina Beach, FL 32034-3785	Account	[100130] Amelia Walk Community
		Invoice #	102953
		Date	Wednesday, November 1, 2023
Remit To:	Southeast Fitness Repair 14476 Duval Place West #208 Jacksonville, FL 32218	Amount Paid	_____
		Check Number	_____

**Payment is due within 30 days of invoice date.
Thank you for your payment!**