

Amelia Walk
Community Development District

February 18, 2025

AGENDA

**Amelia Walk
Community Development District**

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

February 11, 2025

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, February 18, 2025, 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. Consent Agenda
 - A. Minutes of the January 21, 2025 Meeting
 - B. Financial Statements as of January 31, 2025
 - C. Approval of Check Register
- IV. Staff Reports
 - A. Landscape
 - B. District Counsel
 - C. District Engineer
 - D. District Manager
 - E. Amenity / Field Operations Manager – Facility and Pond Reports
- V. Consideration of Proposal to Investigate and Locate Irrigation Mainline Path
- VI. Update on Water Drainage Issues
- VII. Discussion of Mailbox Kiosk Policy

- VIII. Consideration of Resolution 2025-05, Adopting Policies for Personal Training
- IX. Update on Landscape Projects
- X. Discussion of JEA Metered Water Usage Reduction Projects
- XI. Consideration of Request to Use Trail Road for Pool Installation
- XII. Discussion of Cost Share Agreement with HOA and/or the Property Management Company for Services Being Provided by the CDD Amenity Manager at CDD Expense
- XIII. Audience Comments (Limited to three minutes)
- XIV. Supervisor Requests
- XV. Other Business
- XVI. Next Meeting Scheduled for March 18, 2025 at 2:00 p.m. at the Amelia Walk Amenity Center
- XVII. Adjournment

PUBLIC CONDUCT: Members of the public are provided the opportunity for public comment during the meeting. Each member of the public is limited to three (3) minutes, at the discretion of the Presiding Officer, which may be shortened depending on the number of speakers. Speakers shall refrain from disorderly conduct, including launching personal attacks; the Presiding Officer shall have the discretion to remove any speaker that disregards the District's public decorum policies. Public comments are not a Q&A session; Board Supervisors are not expected to respond to questions during the public comment period.

THIRD ORDER OF BUSINESS

A.

MINUTES OF MEETING
AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Amelia Walk Community Development District was held Tuesday, January 21, 2025 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
Red Jentz	Vice Chairman
David Swan	Supervisor

Also present were:

Daniel Laughlin	District Manager
Lauren Gentry <i>by phone</i>	District Counsel
Mary Grace Henley <i>by phone</i>	District Counsel
Mike Yuro	District Engineer
Kelly Mullins	Amenity & Operations Manager
Terry Glynn <i>by phone</i>	GMS

The following is a summary of the discussions and actions taken at the January 21, 2025 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

Connie Knudsen stated that she received an email from Ms. Mullins regarding the formation of a working group for landscaping. She asked if the working groups need to be approved.

Mr. Laughlin responded that they do not and explained that the purpose of the working group is to gather information and report that information to the Board. The working group does not have authority to make decisions to avoid essentially becoming an extension of the Board and only being able to communicate during publicly noticed meetings. He asked that any volunteers contact Ms. Mullins.

Connie Knudsen then asked if the working group could propose two landscaping projects in Phases 4 and 5. One area being Stonehurst and Fall River at an amount not to exceed \$58,000 and the other being North Field and Poplar at an amount not to exceed \$135,000.

Mr. Laughlin stated that this matter could be discussed more under the update on landscape projects during this and future meetings.

Connie Knudsen recommended waiting on redoing the landscaping at the roundabout.

Connie Philipp stated that there are a small number of flowers in the circle under cover that could be extended to eliminate the flowers to save some money. She also stated that there was \$2,000 spent on Christmas lights. She asked the Board to monitor expenses more. Lastly, Ms. Philipp asked if the irrigation strategy was changed at the amenity center to prevent damage similar to what is being considered at the roundabout for the bus stop.

Don DeCanio commented that the \$2,818 bid to connect the water line to the pool fill system is outrageous. He also commented on the proposal to investigate the depressions in Fall River Parkway, stating that Majestic Walk was investigated using a camera, and that was very successful for a fraction of the cost. Additionally, the previous engineer stated that the pipes used when Majestic Walk was constructed are different than the pipes used in Phases 4 and 5, so it was unlikely the same issue is present, so Mr. DeCanio feels it is premature to spend \$19,000 on an investigation prior to using the camera. Next, he commented that there are multiple spots in Phases 4 and 5 where sidewalks are broken and handicap access approaches that are not installed, so Mr. DeCanio feels it would be beneficial to do all that work at once to get a better price. Next, Mr. DeCanio questioned if the haul road mowing is included in the current landscaping vendor's contract. Next, Mr. DeCanio asked that on future corrective action reports for the water drainage and road issues that the newer updates be made more obvious. Next, Mr. DeCanio stated that the geotechnical report was done at the driest time of the year and did not identify the previous high water table marks and there are different solutions recommended from the District's engineer and the geotechnical engineering firm on how to solve the road issues. Mr. DeCanio proposed a working group to look at the road issues. Lastly, he commented that before spending any money on landscape improvements, the Board first find out what it will cost to fix the road and water drainage issues.

THIRD ORDER OF BUSINESS

Consent Agenda

- A. Approval of Minutes of the December 17, 2024 Meeting**
- B. Financial Statements as of December 31, 2024**
- C. Check Register**

Copies of the minutes, financial statements and check register totaling \$156,385.22 were included in the agenda package for the Board’s review.

Mr. Laughlin noted there is one correction to be made to the minutes to correct Audubon to Otterbine.

On MOTION by Mr. Robinson seconded by Mr. Jentz with all in favor the consent agenda was approved.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Landscape

Ms. Mullins presented a quality site assessment report from BrightView.

Mr. Robinson spoke to the section of the report regarding the junipers at the front entrance, stating that if the junipers must be replaced, he does not want to see them replaced with sod or roses.

B. District Counsel

Ms. Gentry informed the Board that all but one of the variance agreements have been received. The next step for that one missing would be to send the property owners a letter that requires them to remove the fence. If it still is not removed or the variance agreement is not returned within the timeline provided in the letter, the following step would be to file for an injunction. If necessary, an injunction will be filed only upon Board authorization at a future meeting.

C. District Engineer

Mr. Yuro reported that the geotechnical report has been completed and that it estimated the seasonal high ground water table, would be about a foot above what they encountered at the time they drilled. Under the report recommendations, the geotechnical engineering firm basically concurred with what the District Engineer suspected and recommended installing under drain.. The report provided three options to address the pavement. Those options were full reconstruction, , mill and overlay, or just overlay. Mr. Yuro recommends a full reconstruction. Next, Mr. Yuro

reported that he inspected the water level in the ditch at Poplar Breeze, and it does appear that the current water level is what the groundwater is, however he does recommend putting sod in that ditch in the future. Next, he reported that he was asked to come up with an estimate for the ribbon curb scope of work under the Duval Asphalt agreement. He came up with just under \$14,000.

Mr. Laughlin stated that there is still \$87,000 in final retainage owed to Duval Asphalt.

Ms. Gentry stated that typically the process is to review the scope of work, and the pricing provided for the scope of work specific to the ribbon curb would be the amount withheld from the retainage for work improperly performed. In this case, the original scope of work did not include installing rebar and other items and, because of the way the original bid was structured, the specific dollar amount attributed to the ribbon curb work is not known, so a reasonable amount to be withheld needs to be determined.

Ms. Mullins has gathered proposals that she will share with Mr. Yuro and Mr. Yuro will put together a formal engineer estimate.

D. District Manager

Mr. Laughlin informed the Board that there are invoices from the previous engineer that have been submitted that are related to the close out of the project. An aged invoice policy was previously adopted by the Board and Mr. McCranie was asked to provide further clarification on the older invoices that were submitted. He has since provided more information on the invoices and is requesting payment in the amount of \$7,125.

Following Board discussion on the matter, a motion was made to make a final offer to Mr. McCranie.

On MOTION by Mr. Swan seconded by Mr. Jentz, with two in favor and Mr. Robinson opposed, authorizing District Counsel to draft a letter to McCranie & Associates to offer 60% of the final invoice total in dispute was approved 2-1.

Next, Mr. Laughlin stated that the District may be in a position to have the remaining bond funds released or lowered, which total just over \$300,000. Staff is still researching the possibility and will report any new findings at the next meeting.

E. Amenity / Field Operations Manager – Report

A copy of the amenity and field operations report was included in the agenda package for the Board’s review.

Ms. Mullins informed the Board that a homeowner has asked for permission to bring his personal trainer with him to the fitness center. Given that this goes against the District’s current policies, Ms. Gentry recommended the Board allow staff to bring back an amendment to the policy for consideration if the Board wants to grant the request that would allow for one-on-one training only and would require the trainer provide proof of insurance.

Mr. Robinson asked that Ms. Gentry bring a policy amendment to the next meeting for the Board to consider.

Next, Ms. Mullins informed the Board that Down Home Veterinary Wellness, a mobile veterinary vaccine and wellness clinic has asked to set up in the District’s parking lot and provide services to the community.

The Board took no action on this item as it would set a precedent and invite more requests when the parking lot is already full.

Next, Ms. Mullins informed the Board that there is a small pothole forming just past the roundabout at the entrance to Phase 2.

Mr. Yuro recommended doing a small patch.

Next, Ms. Mullins informed the Board that Sitex has declined servicing the fountains, and according to Otterbine, the current pond maintenance vendor cannot service the fountains as they are not an authorized dealer. She noted Future Horizons is an Otterbine dealer. Mr. Laughlin asked her to reach out to Future Horizons to see if they can assist.

Next, Mr. Robinson stated that no progress has been made with contacting the United States Post Office in Fernandina Beach regarding the mail kiosk. Given that there are less than a dozen mailboxes in which the connecting address is in question, Mr. Robinson suggested moving forward and developing a process for if an address does not match the mailbox.

Ms. Gentry asked if the Board is looking to establish a fee for replacement keys.

Mr. Robinson responded yes.

Ms. Gentry asked Ms. Mullins to gather pricing and information from locksmiths to determine what kind of fee would recoup the costs, and a resolution can be added to the next agenda to set a public hearing to adopt the fee.

FIFTH ORDER OF BUSINESS

Consideration of Proposals

A. Connect Water Line to Pool System

Ms. Mullins presented a proposal from Eight Flags Plumbing totaling \$2,818.68 to connect the water main to the existing pool fill system.

On MOTION by Mr. Robinson seconded by Mr. Jentz with all in favor the proposal from Eight Flags Plumbing was approved.

B. Investigate Depressions in Road on Fall River Parkway

Ms. Mullins presented a proposal from Site Savvy, Inc. totaling \$8,485 to investigate and repair depression located on Fall River Parkway from a potential leaking pipe. She also handed out a proposal from Shenandoah, and noted she requested a third proposal from All Weather Contractors; however, All Weather recommended not touching them as they believe they are due to natural settling.

Mr. Robinson added that Mr. Yuro inspected the depressions and did not see any issues with the storm drains, however he recommended inspecting them further. Mr. Robinson asked Mr. Yuro if the District can risk leaving them be for now.

Mr. Yuro responded that they could be monitored as he does not think there's any danger at this point.

C. Repair Broken Sidewalk on Cherry Creek Drive

Ms. Mullins presented a proposal from Site Savvy, Inc. to demo the existing sidewalk, and install a new sidewalk panel totaling \$975.

On MOTION by Mr. Robinson seconded by Mr. Jentz with all in favor the proposal from Site Savvy, Inc. to repair the broken sidewalk was approved.

D. Haul Road Mowing and Ditch Clean-Up

Ms. Mullins presented a proposal from Coastal Greenery to trim the brush on both sides of the ditch on the haul road and to mow the entire length of the haul road for a total of \$13,4603.43 that Coastal Greenery submitted at the same time as another proposal for Poplar Breeze.

Mr. Robinson stated that he would like to see a proposal to dredge the entire length of the drainage swale because it's filled in over the years and he believes it contributed to the water issues.

No action was taken on the proposal from Coastal Greenery.

Next, Ms. Mullins stated that she asked Aquagenix to look at some erosion on Pond 13 between 85519 and 85505 Fallen Leaf Drive. They submitted a quote to backfill the area with dirt from the pond, compact the area and install new sod in the amount of \$4,500.

On MOTION by Mr. Robinson seconded by Mr. Jentz with all in favor the proposal from Aquagenix to repair erosion on Pond 13 for a total of \$4,500 was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2025-04,
Designating Officers**

Mr. Laughlin stated that the purpose of this resolution is to remove a District Manager with GMS that has retired and add a new manager that was hired.

On MOTION by Mr. Jentz seconded by Mr. Swan with all in favor Resolution 2025-04, designating officers was approved with Rich Hans removed and Matthew Biagetti added as an Assistant Secretary and Assistant Treasurer.

SEVENTH ORDER OF BUSINESS

Update on Water Drainage Issues

A corrective action report regarding the water drainage and road issues was included in the agenda package for the Board's review. Mr. Robinson reiterated what Mr. Yuro reported, that the core samples taken indicated that an underdrain is required. Pond 9 still needs to be inspected along with the storm drains at the intersection of Majestic Walk Boulevard and Fallen Leaf Drive, and the potholes on Majestic Walk Boulevard need to be repaired.

Mr. Yuro stated that he will come up with a set of plans to bid the underdrain project.

EIGHTH ORDER OF BUSINESS

Update on Landscape Projects

Mr. Robinson stated that there are not a lot of funds allocated to landscape projects, but anything can be done. It's just a question of time and money.

Mr. Laughlin asked the working group to work with Ms. Mullins on gathering ideas, proposals and renderings for the Board to consider for future projects.

NINTH ORDER OF BUSINESS

Discussion of JEA Water Meter Usage Reduction Projects

Mr. Robinson stated that the proposal approved earlier in the meeting to connect the water line to the pool system will reduce sewer charges for that system. Another project being considered is to install a well for irrigation water, which will cost around \$90,000, however that should be recouped through the savings in about a year.

TENTH ORDER OF BUSINESS

Consideration of Proposals to Enhance Roundabout Landscaping to Prevent Parking

Ms. Mullins presented two proposals totaling \$29,019.24 and \$12,313.17 from BrightView and The Greenery to add landscaping to try to prevent parking on the grass at the roundabout.

Mr. Robinson stated that ‘No Parking’ signs were installed in another area of the community, and they seem to be effective so far, so he recommended holding off on spending landscape improvements until it can be verified that the irrigation system is working, and instead install signs stating, ‘No Parking on the Roundabout’.

There were no objections to installing signage.

ELEVENTH ORDER OF BUSINESS

Audience Comments

Connie Philipp commented that the fitness center is a very small facility, so any sort of discussion in the room can be distracting, and the liability may increase.

Mr. Laughlin stated that a personal trainer would have their own insurance that names the District as an additional insured.

Connie Philipp stated that with the attorney drafting something related to the request, a cost is being incurred by the District for one person’s request, and those are the kinds of things Ms. Philipp is asking the Board to take a stronger approach on.

Don DeCanio stated that it appears the ponds have a direct impact on the groundwater and asked if it’s possible to work with St. Johns Water Management District to lower the pond levels.

Mr. Yuro responded that he does not believe so because lowering the pond level would have an effect on the wetlands, and one of the issues the District is having, particularly in ponds 7, 8 and 9 is the water level in the pond is so low that it's not freely discharging out to the wetlands, which is why the wetlands have had to be cleared.

Don DeCanio stated that it is his understanding that previously, one of the proposals was to allow the gravity drains in the adjacent owner's area, and the District was going to allow them to core into the storm drain for the gravity drain.

Mr. Robinson stated that several years ago a resident on Majestic Walk Boulevard in the pond 9 area made a request to install a drain and the previous engineer recommended going directly into the storm drain. Mr. Yuro has developed a specification for a pop-up emitter at the edge of the street, where it would flow into the street and into the storm drain. That is what is being recommended to the HOA ARB for residents doing drainage work.

TWELFTH ORDER OF BUSINESS

Supervisor Requests

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

FOURTEENTH ORDER OF BUSINESS

**Next Scheduled Meeting – February 18, 2025
at 2:00 p.m. at the Amelia Walk Amenity
Center**

FIFTEENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

Amelia Walk

Community Development District

Unaudited Financial Reporting

January 31, 2025



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Amelia Walk
Community Development District
Combined Balance Sheet
January 31, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account-Wells Fargo Bank	\$ 2,184	\$ -	\$ -	\$ 2,184
Operating Account-Seacoast Bank	\$ 61,683	\$ -	\$ -	\$ 61,683
Due from Capital Projects	\$ 49,689	\$ -	\$ -	\$ 49,689
Due from Debt Service	\$ 12,582	\$ -	\$ -	\$ 12,582
Electric Deposits	\$ 2,015	\$ -	\$ -	\$ 2,015
Investments:				
US Bank Custody	\$ 528,107	\$ -	\$ 267,254	\$ 795,361
<u>Series 2012</u>				
Reserve	\$ -	\$ 60,861	\$ -	\$ 60,861
Revenue	\$ -	\$ 168,872	\$ -	\$ 168,872
<u>Series 2016</u>				
Reserve	\$ -	\$ 178,650	\$ -	\$ 178,650
Revenue	\$ -	\$ 261,237	\$ -	\$ 261,237
Construction	\$ -	\$ -	\$ 1,539	\$ 1,539
<u>Series 2018</u>				
Reserve	\$ -	\$ 332,794	\$ -	\$ 332,794
Revenue	\$ -	\$ 549,672	\$ -	\$ 549,672
Construction	\$ -	\$ -	\$ 925	\$ 925
<u>Series 2018-3B</u>				
Reserve	\$ -	\$ 559,650	\$ -	\$ 559,650
Revenue	\$ -	\$ 636,748	\$ -	\$ 636,748
Prepayment	\$ -	\$ 57,762	\$ -	\$ 57,762
Construction	\$ -	\$ -	\$ 2,123	\$ 2,123
<u>Series 2023</u>				
Cap Interest	\$ -	\$ 2,740	\$ -	\$ 2,740
Revenue	\$ -	\$ 94,561	\$ -	\$ 94,561
Prepayment	\$ -	\$ 3,237	\$ -	\$ 3,237
Construction	\$ -	\$ -	\$ 144,349	\$ 144,349
Total Assets	\$ 656,259	\$ 2,906,783	\$ 416,189	\$ 3,979,231
Liabilities:				
Accounts Payable	\$ 7,897	\$ -	\$ -	\$ 7,897
Deposit-Office Lease	\$ 200	\$ -	\$ -	\$ 200
Due to General Fund	\$ -	\$ 12,582	\$ 49,689	\$ 62,271
Retainage Payable	\$ -	\$ -	\$ 87,091	\$ 87,091
Total Liabilities	\$ 8,097	\$ 12,582	\$ 136,779	\$ 157,459
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 2,015	\$ -	\$ -	\$ 2,015
Restricted for:				
Debt Service - Series 2012	\$ -	\$ 228,701	\$ -	\$ 228,701
Debt Service - Series 2016	\$ -	\$ 438,174	\$ -	\$ 438,174
Debt Service - Series 2018	\$ -	\$ 878,294	\$ -	\$ 878,294
Debt Service - Series 2018-3B	\$ -	\$ 1,249,412	\$ -	\$ 1,249,412
Debt Service - Series 2023	\$ -	\$ 99,621	\$ -	\$ 99,621
Capital Projects - Series 2016	\$ -	\$ -	\$ 1,539	\$ 1,539
Capital Projects - Series 2018	\$ -	\$ -	\$ 925	\$ 925
Capital Projects - Series 2018-3B	\$ -	\$ -	\$ 2,123	\$ 2,123
Capital Projects - Series 2023	\$ -	\$ -	\$ 57,258	\$ 57,258
Assigned for:				
Capital Reserves	\$ -	\$ -	\$ 217,565	\$ 217,565
Unassigned	\$ 646,146	\$ -	\$ -	\$ 646,146
Total Fund Balances	\$ 648,161	\$ 2,894,201	\$ 279,409	\$ 3,821,772
Total Liabilities & Fund Balance	\$ 656,259	\$ 2,906,783	\$ 416,189	\$ 3,979,231

Amelia Walk

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 1,000,785	\$ 961,345	\$ 961,345	\$ -
Interlocal Agreement	\$ 27,076	\$ 13,538	\$ 15,538	\$ 2,000
Interest Income	\$ 3,825	\$ 956	\$ 2,727	\$ 1,770
Other Income-Clubhouse	\$ 500	\$ 125	\$ 2,433	\$ 2,308
Other Income-Comcast	\$ 10,614	\$ 2,654	\$ -	\$ (2,654)
Other Income-Non Resident User Fees	\$ -	\$ -	\$ 2,000	\$ 2,000
Total Revenues	\$ 1,042,801	\$ 978,618	\$ 984,043	\$ 5,425
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 3,000	\$ 3,200	\$ (200)
FICA Expense	\$ 842	\$ 210	\$ 245	\$ (34)
Engineering Fees	\$ 10,000	\$ 2,500	\$ 7,425	\$ (4,925)
Assessment Roll Administration	\$ 5,250	\$ 5,250	\$ 5,250	\$ -
Dissemination	\$ 3,675	\$ 919	\$ 1,225	\$ (306)
Dissemination-Amortization Schedules	\$ 1,200	\$ 300	\$ 1,500	\$ (1,200)
Trustee Fees	\$ 18,040	\$ 4,510	\$ 4,256	\$ 254
Arbitrage	\$ 2,400	\$ 600	\$ 600	\$ -
Attorney Fees	\$ 50,000	\$ 12,500	\$ 19,637	\$ (7,137)
Annual Audit	\$ 4,000	\$ 1,000	\$ -	\$ 1,000
Management Fees	\$ 56,261	\$ 14,065	\$ 18,754	\$ (4,688)
Information Technology	\$ 840	\$ 210	\$ 280	\$ (70)
Website Maintenance	\$ 420	\$ 105	\$ 140	\$ (35)
Travel & Per Diem	\$ 500	\$ 125	\$ -	\$ 125
Telephone	\$ 700	\$ 175	\$ 294	\$ (119)
Postage	\$ 500	\$ 125	\$ 288	\$ (163)
Printing	\$ 1,000	\$ 250	\$ 215	\$ 35
Insurance	\$ 11,829	\$ 11,829	\$ 11,006	\$ 823
Legal Advertising	\$ 5,500	\$ 1,375	\$ -	\$ 1,375
Other Current Charges	\$ 2,700	\$ 675	\$ 733	\$ (58)
Office Supplies	\$ 100	\$ 25	\$ 0	\$ 25
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 187,932	\$ 59,923	\$ 75,222	\$ (15,299)

Amelia Walk

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
<i>Operations & Maintenance</i>				
Contract Services				
Landscaping & Fertilization Maintenance	\$ 175,000	\$ 43,750	\$ 48,842	\$ (5,092)
Fountain Maintenance	\$ 2,650	\$ 663	\$ -	\$ 663
Lake Maintenance	\$ 28,620	\$ 7,155	\$ 9,672	\$ (2,517)
Security	\$ 8,684	\$ 2,171	\$ 1,931	\$ 240
Refuse	\$ 12,000	\$ 3,000	\$ 633	\$ 2,367
Management Company	\$ 16,670	\$ 4,167	\$ 5,557	\$ (1,389)
Subtotal Contract Services	\$ 243,624	\$ 60,906	\$ 66,635	\$ (5,728)
Repairs and Maintenance				
Repairs & Maintenance	\$ 60,000	\$ 15,000	\$ 27,320	\$ (12,320)
Landscaping Extras (Flowers & Mulch)	\$ 18,309	\$ 4,577	\$ 9,590	\$ (5,013)
Irrigation Repairs	\$ 8,500	\$ 2,125	\$ 7,204	\$ (5,079)
Speed Control	\$ 12,000	\$ 3,000	\$ 5,792	\$ (2,792)
Subtotal Repairs and Maintenance	\$ 98,809	\$ 24,702	\$ 49,906	\$ (25,204)
Utilities				
Electric	\$ 35,000	\$ 8,750	\$ 7,306	\$ 1,444
Streetlighting	\$ 42,000	\$ 10,500	\$ 12,800	\$ (2,300)
Water & Wastewater	\$ 75,000	\$ 18,750	\$ 18,193	\$ 557
Subtotal Utilities	\$ 152,000	\$ 38,000	\$ 38,299	\$ (299)
Amenity Center				
Insurance	\$ 40,000	\$ 40,000	\$ 35,732	\$ 4,268
Pool Maintenance	\$ 15,000	\$ 3,750	\$ 9,383	\$ (5,633)
Pool Permit	\$ 300	\$ 75	\$ -	\$ 75
Amenity Management	\$ 81,900	\$ 20,475	\$ 27,300	\$ (6,825)
Cable TV/Internet/Telephone	\$ 6,000	\$ 1,500	\$ 1,943	\$ (443)
Janitorial Service	\$ 12,736	\$ 3,184	\$ 4,245	\$ (1,061)
Special Events	\$ 10,000	\$ 2,500	\$ 2,001	\$ 499
Decorations-Holiday	\$ 4,000	\$ 1,000	\$ 1,859	\$ (859)
Facility Maintenance (including Fitness Equip)	\$ 5,500	\$ 1,375	\$ 1,413	\$ (38)
Lease	\$ -	\$ -	\$ -	\$ -
Subtotal Amenity Center	\$ 175,436	\$ 73,859	\$ 83,876	\$ (10,017)
Reserves				
Capital Reserves (Transfer out to CRF)	\$ 185,000	\$ 185,000	\$ 185,000	\$ -
Subtotal Reserves	\$ 185,000	\$ 185,000	\$ 185,000	\$ -
Total Operations & Maintenance	\$ 854,870	\$ 382,467	\$ 423,716	\$ (41,249)
Total Expenditures	\$ 1,042,801	\$ 442,391	\$ 498,939	\$ (56,548)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 485,104	
Net Change in Fund Balance	\$ -		\$ 485,104	
Fund Balance - Beginning			\$ 163,057	
Fund Balance - Ending			\$ 648,161	

Amelia Walk

Community Development District

Debt Service Fund Series 2012

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 111,206	\$ 105,090	\$ 105,090	\$ -
Interest	\$ -	\$ -	\$ 1,843	\$ 1,843
Total Revenues	\$ 111,206	\$ 105,090	\$ 106,933	\$ 1,843
Expenditures:				
Interest - 11/1	\$ 27,638	\$ 27,638	\$ 27,638	\$ -
Principal - 5/1	\$ 55,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 27,638	\$ -	\$ -	\$ -
Special Call - 11/1	\$ 15,000	\$ 15,000	\$ 20,000	\$ (5,000)
Total Expenditures	\$ 125,275	\$ 42,638	\$ 47,638	\$ (5,000)
Excess (Deficiency) of Revenues over Expenditures	\$ (14,069)		\$ 59,296	
Net Change in Fund Balance	\$ (14,069)		\$ 59,296	
Fund Balance - Beginning	\$ 107,368		\$169,405	
Fund Balance - Ending	\$ 93,298		\$ 228,701	

Amelia Walk

Community Development District

Debt Service Fund Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 187,055	\$ 174,382	\$ 174,382	\$ -
Interest	\$ -	\$ -	\$ 3,888	\$ 3,888
Total Revenues	\$ 187,055	\$ 174,382	\$ 178,270	\$ 3,888
Expenditures:				
Interest - 11/1	\$ 65,675	\$ 65,675	\$ 65,675	\$ -
Principal - 11/1	\$ 45,000	\$ 45,000	\$ 45,000	\$ -
Special Call - 11/1	\$ -	\$ -	\$ 20,000	\$ (20,000)
Interest - 5/1	\$ 64,438	\$ -	\$ -	\$ -
Total Expenditures	\$ 175,113	\$ 110,675	\$ 130,675	\$ (20,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 11,943		\$ 47,595	
Net Change in Fund Balance	\$ 11,943		\$ 47,595	
Fund Balance - Beginning	\$ 187,805		\$390,579	
Fund Balance - Ending	\$ 199,748		\$ 438,174	

Amelia Walk

Community Development District

Debt Service Fund Series 2018

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 453,911	\$ 424,843	\$ 424,843	\$ -
Interest	\$ -	\$ -	\$ 7,425	\$ 7,425
Total Revenues	\$ 453,911	\$ 424,843	\$ 432,268	\$ 7,425
Expenditures:				
Interest - 11/1	\$ 157,663	\$ 157,663	\$ 157,663	\$ -
Principal - 11/1	\$ 125,000	\$ 125,000	\$ 125,000	\$ -
Special Call - 11/1	\$ 30,000	\$ 30,000	\$ 35,000	\$ (5,000)
Interest - 5/1	\$ 155,163	\$ -	\$ -	\$ -
Total Expenditures	\$ 467,825	\$ 312,663	\$ 317,663	\$ (5,000)
Excess (Deficiency) of Revenues over Expenditures	\$ (13,914)		\$ 114,605	
Net Change in Fund Balance	\$ (13,914)		\$ 114,605	
Fund Balance - Beginning	\$ 418,416		\$ 763,688	
Fund Balance - Ending	\$ 404,503		\$ 878,294	

Amelia Walk

Community Development District

Debt Service Fund Series 2018-3B

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 520,619	\$ 483,523	\$ 483,523	\$ -
Assessments - Prepayments	\$ -	\$ -	\$ 57,762	\$ 57,762
Interest	\$ -	\$ -	\$ 10,754	\$ 10,754
Total Revenues	\$ 520,619	\$ 483,523	\$ 552,039	\$ 68,515
Expenditures:				
Interest - 11/1	\$ 185,019	\$ 185,019	\$ 185,019	\$ -
Principal - 11/1	\$ 140,000	\$ 140,000	\$ 140,000	\$ -
Special Call - 11/1	\$ -	\$ -	\$ 30,000	\$ (30,000)
Interest - 5/1	\$ 181,956	\$ -	\$ -	\$ -
Total Expenditures	\$ 506,975	\$ 325,019	\$ 355,019	\$ (30,000)
Excess (Deficiency) of Revenues over Expendit	\$ 13,644		\$ 197,020	
Net Change in Fund Balance	\$ 13,644		\$ 197,020	
Fund Balance - Beginning	\$ 459,077		\$ 1,052,392	
Fund Balance - Ending	\$ 472,721		\$ 1,249,412	

Amelia Walk

Community Development District

Debt Service Fund Series 2023

Statement of Revenues, Expenditures, and Changes in Fund Balance For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 102,229	\$ 93,349	\$ 93,349	\$ -
Assessments - Prepayments	\$ -	\$ -	\$ 2,841	\$ 2,841
Interest	\$ -	\$ -	\$ 635	\$ 635
Total Revenues	\$ 102,229	\$ 93,349	\$96,825	\$ 3,476
Expenditures:				
Interest - 11/1	\$ 35,878	\$ -	\$ -	\$ -
Principal - 5/1	\$ 30,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 35,878	\$ -	\$ 35,401	\$ (35,401)
Special Call - 11/1	\$ 35,000	\$ -	\$ 41,000	\$ (41,000)
Total Expenditures	\$ 136,755	\$ -	\$ 76,401	\$ (76,401)
Excess (Deficiency) of Revenues over Expenditures	\$ (34,526)		\$ 20,424	
Net Change in Fund Balance	\$ (34,526)		\$ 20,424	
Fund Balance - Beginning	\$ 75,918		\$ 79,197	
Fund Balance - Ending	\$ 41,392		\$ 99,621	

Amelia Walk
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ 1,406	\$ 1,406
Total Revenues	\$ -	\$ -	\$ 1,406	\$ 1,406
Expenditures:				
Capital Outlay	\$ 185,000	\$ 46,250	\$ 27,317	\$ 18,933
Total Expenditures	\$ 185,000	\$ 46,250	\$ 27,317	\$ 18,933
Excess (Deficiency) of Revenues over Expenditures	\$ (185,000)		\$ (25,911)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 185,000	\$ 185,000	\$ 185,000	\$ -
Total Other Financing Sources (Uses)	\$ 185,000	\$ 185,000	\$ 185,000	\$ -
Net Change in Fund Balance	\$ -		\$ 159,089	
Fund Balance - Beginning			\$58,477	
Fund Balance - Ending			\$ 217,565	

Amelia Walk
Community Development District
Capital Projects Fund Series 2016
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues				
Interest	\$ -	\$ -	\$ 17	\$ 17
Total Revenues	\$ -	\$ -	\$ 17	\$ 17
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 17	
Net Change in Fund Balance	\$ -		\$ 17	
Fund Balance - Beginning			\$ 1,522	
Fund Balance - Ending			\$ 1,539	

Amelia Walk
Community Development District
Capital Projects Fund Series 2018
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues				
Interest	\$ -	\$ -	\$ 10	\$ 10
Total Revenues	\$ -	\$ -	\$ 10	\$ 10
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 10	
Net Change in Fund Balance	\$ -		\$ 10	
Fund Balance - Beginning			\$ 915	
Fund Balance - Ending			\$ 925	

Amelia Walk
Community Development District
Capital Projects Fund Series 2018-3B
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues				
Interest	\$ -	\$ -	\$ 23	\$ 23
Total Revenues	\$ -	\$ -	\$ 23	\$ 23
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 23	
Net Change in Fund Balance	\$ -		\$ 23	
Fund Balance - Beginning			\$ 2,100	
Fund Balance - Ending			\$ 2,123	

Amelia Walk
Community Development District
Capital Projects Fund Series 2023
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2025

	Adopted Budget	Prorated Budget Thru 01/31/25	Actual Thru 01/31/25	Variance
Revenues				
Interest	\$ -	\$ -	\$ 1,730	\$ 1,730
Total Revenues	\$ -	\$ -	\$ 1,730	\$ 1,730
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Cost of Issuance	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 1,730	
Other Financing Sources/(Uses)				
Bond Proceeds	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 1,730	
Fund Balance - Beginning			\$ 55,528	
Fund Balance - Ending			\$ 57,258	

Amelia Walk
Community Development District
 Month to Month
 FY 2025

	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ 117,969	\$ 821,611	\$ 21,765	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 961,345
Interlocal Agreement	\$ -	\$ 15,538	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,538
Interest Income	\$ -	\$ 6	\$ 58	\$ 2,663	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,727
Other Income-Clubhouse	\$ -	\$ 1,217	\$ 506	\$ 710	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,433
Other Income-Comcast	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Income-Non Resident User Fees	\$ -	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000
Other Income-Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ 136,730	\$ 822,175	\$ 25,138	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 984,043
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ 800	\$ 1,000	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,200
FICA Expense	\$ 61	\$ 61	\$ 77	\$ 46	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 245
Engineering Fees	\$ 4,208	\$ 1,485	\$ 1,733	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,425
Assessment Roll Administration	\$ 5,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,250
Dissemination	\$ 306	\$ 306	\$ 306	\$ 306	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,225
Dissemination-Amortization Schedules	\$ 950	\$ -	\$ -	\$ 550	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500
Trustee Fees	\$ -	\$ -	\$ 4,256	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,256
Arbitrage	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Attorney Fees	\$ 6,232	\$ 6,241	\$ 3,664	\$ 3,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,637
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 4,688	\$ 4,688	\$ 4,688	\$ 4,688	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,754
Information Technology	\$ 70	\$ 70	\$ 70	\$ 70	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 280
Website Maintenance	\$ 35	\$ 35	\$ 35	\$ 35	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 140
Travel & Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Telephone	\$ 108	\$ 58	\$ 65	\$ 62	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 294
Postage	\$ 39	\$ 8	\$ 84	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 288
Printing	\$ 17	\$ 77	\$ 66	\$ 55	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 215
Insurance	\$ 11,006	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,006
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 171	\$ 137	\$ 242	\$ 183	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 733
Office Supplies	\$ -	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 34,116	\$ 13,967	\$ 16,886	\$ 10,253	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,222

Amelia Walk
Community Development District
 Month to Month
 FY 2025

	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Total
Operations & Maintenance													
Contract Services													
Landscaping & Fertilization Maintenance	\$ 12,002	\$ 12,836	\$ 12,002	\$ 12,002	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48,842
Fountain Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ 2,418	\$ 2,418	\$ 2,418	\$ 2,418	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,672
Security	\$ 453	\$ 453	\$ 453	\$ 573	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,931
Refuse	\$ 159	\$ 159	\$ 158	\$ 157	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 633
Management Company	\$ 1,389	\$ 1,389	\$ 1,389	\$ 1,389	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,557
Subtotal Contract Services	\$ 16,421	\$ 17,255	\$ 16,419	\$ 16,540	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 66,635
Repairs and Maintenance													
Repairs & Maintenance	\$ 11,301	\$ 5,492	\$ 3,221	\$ 7,306	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,320
Landscaping Extras (Flowers & Mulch)	\$ 4,795	\$ -	\$ -	\$ 4,795	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,590
Irrigation Repairs	\$ 3,907	\$ -	\$ 3,297	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,204
Speed Control	\$ 1,220	\$ 1,632	\$ 1,428	\$ 1,512	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,792
Subtotal Repairs and Maintenance	\$ 21,223	\$ 7,124	\$ 7,946	\$ 13,613	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 49,906
Utilities													
Electric	\$ 1,920	\$ 1,915	\$ 1,583	\$ 1,888	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,306
Streetlighting	\$ 3,180	\$ 3,180	\$ 3,180	\$ 3,259	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,800
Water & Wastewater	\$ 8,781	\$ 4,619	\$ 3,337	\$ 1,456	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,193
Subtotal Utilities	\$ 13,882	\$ 9,714	\$ 8,100	\$ 6,603	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,299
Amenity Center													
Insurance	\$ 35,732	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,732
Pool Maintenance	\$ 3,102	\$ 2,267	\$ 3,183	\$ 831	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,383
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Management	\$ 6,825	\$ 6,825	\$ 6,825	\$ 6,825	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,300
Cable TV/Internet/Telephone	\$ 477	\$ 477	\$ 477	\$ 511	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,943
Janitorial Service	\$ 1,061	\$ 1,061	\$ 1,061	\$ 1,061	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,245
Special Events	\$ 645	\$ 8	\$ 1,348	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,001
Decorations-Holiday	\$ 548	\$ 1,312	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,859
Facility Maintenance (including Fitness Equip)	\$ 220	\$ 726	\$ 468	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,413
Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Amenity Center	\$ 48,609	\$ 12,676	\$ 13,363	\$ 9,228	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 83,876
Reserves													
Capital Reserves (Transfer out to CRF)	\$ -	\$ -	\$ -	\$ 185,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 185,000
Subtotal Reserves	\$ -	\$ -	\$ -	\$ 185,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 185,000
Total Operations & Maintenance	\$ 100,135	\$ 46,768	\$ 45,829	\$ 230,985	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 423,716
Total Expenditures	\$ 134,251	\$ 60,735	\$ 62,715	\$ 241,238	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 498,939
Excess (Deficiency) of Revenues over Expenditures	\$ (134,251)	\$ 75,995	\$ 759,460	\$ (216,100)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 485,104
Net Change in Fund Balance	\$ (134,251)	\$ 75,995	\$ 759,460	\$ (216,100)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 485,104

Amelia Walk
Community Development District
Long Term Debt Report
FY 2025

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 - 9/30/2024		\$1,005,000.00
Less:	May 1, 2025 (Mandatory)	\$0.00
Current Bonds Outstanding		\$985,000.00

Series 2016A-2, Special Assessment Bonds		
Interest Rate;	5.50%	
Maturity Date:	11/1/30	\$370,000.00
Interest Rate;	6.00%	
Maturity Date:	11/1/47	\$1,850,000.00
Reserve Fund Definition:	Maximum Annual Debt Assessment	
Reserve Fund Requirement:	\$183,575.00	
Reserve Fund Balance:	\$183,875.00	
Less:	November 1, 2024 (Mandatory)	(\$45,000.00)
Current Bonds Outstanding		\$2,155,000.00

Series 2018A-3, Special Assessment Bond		
Interest Rate;	4.00%	
Maturity Date:	11/1/24	\$125,000.00
Interest Rate;	4.75%	
Maturity Date:	11/1/29	\$720,000.00
Interest Rate;	5.25%	
Maturity Date:	11/1/38	\$1,840,000.00
Interest Rate;	5.375%	
Maturity Date:	11/1/48	\$3,340,000.00
Reserve Fund Definition:	75% Maximum Annual Debt Assessment	
Reserve Fund Requirement:	\$341,414.06	
Reserve Fund Balance:	\$341,414.07	
Less:	November 1, 2024 (Mandatory)	(\$125,000.00)
	November 1, 2024 (Special Call)	(\$35,000.00)
	February 1, 2025 (Special Call)	\$0.00
	May 1, 2025 (Special Call)	\$0.00
Current Bonds Outstanding		\$5,865,000.00

Series 2018A Area B, Special Assessment Bond		
Interest Rate;	4.375%	
Maturity Date:	11/1/24	\$140,000.00
Interest Rate;	4.75%	
Maturity Date:	11/1/29	\$785,000.00
Interest Rate;	5.25%	
Maturity Date:	11/1/39	\$2,290,000.00
Interest Rate;	5.375%	
Maturity Date:	11/1/49	\$3,840,000.00
Reserve Fund Definition:	100% Maximum Annual Debt Assessment	
Reserve Fund Requirement:	\$532,362.50	
Reserve Fund Balance:	\$559,650.00	
Less:	November 1, 2024 (Mandatory)	(\$140,000.00)
	November 1, 2024 (Special Call)	(\$30,000.00)
	May 1, 2025 (Special Call)	\$0.00
Current Bonds Outstanding		\$6,885,000.00

Series 2023, Special Assessment Bonds		
Interest Rate;	6.35%	
Maturity Date:	5/1/44	
Reserve Fund Definition:	None	
Reserve Fund Requirement:	\$0.00	
Reserve Fund Balance:	\$0.00	
Bonds outstanding - 9/30/2024		\$1,115,000.00
Less:	November 1, 2024 (Prepayment)	(\$41,000.00)
Current Bonds Outstanding		\$1,074,000.00

Total Current Bonds Outstanding		\$16,964,000.00
--	--	------------------------

Amelia Walk
Community Development District
Capital Reserves

1. Recap of Capital Reserve Fund Activity Through January 31, 2025

Opening Balance in Capital Reserve Fund		\$0.00
Source of Funds:	Interest Earned	\$22,907.93
	Capital Reserve Transfers	\$655,333.48
Use of Funds:		
Disbursements:	Fountain(s)	(\$35,002.00)
	Pool Heating System	(\$44,411.40)
	Sidewalk Repairs	(\$30,480.00)
	Sign Renovation	(\$27,950.00)
	Lighting	(\$10,263.80)
	Flag Pole	(\$9,024.00)
	Access Control	(\$32,997.00)
	Tennis Court Resurface Project	(\$27,275.00)
	Landscaping, Entry Monuments Lighting	(\$28,885.20)
	Electrical Upgrades	(\$4,380.00)
	Storm Drain	(\$3,880.00)
	AED	(\$1,518.76)
	Other Capital Projects	(\$184,494.76)
	Professional Fees/Contingencies	(\$20,114.36)
Adjusted Balance in Capital Reserve Fund Account at January 31, 2025		<u><u>\$217,565.13</u></u>

2. Funds Available For Capital Reserve projects at January 31, 2025

Book Balance of Capital Reserve Fund at January 31, 2025		\$217,565.13
A. n/a		
	Contract Amount	\$0.00
	Paid to Date	\$0.00
	Balance on Contract	<u><u>\$0.00</u></u>
		<u>\$0.00</u>
B. n/a		
	Contract Amount	\$0.00
	Paid to Date	\$0.00
	Balance on Contract	<u><u>\$0.00</u></u>
		<u>\$0.00</u>
Capital Reserve Funds available at January 31, 2025		<u><u>\$217,565.13</u></u>

3. Investments - State Board of Administration

January 31, 2025	Type	Yield	Due	Maturity	Principal
Capital Reserve Fund	Overnight	4.57%	n/a	\$267,253.85	\$267,253.85
					Contracts/Transfers in Transit <u>(\$49,688.72)</u>
					Balance at 1/31/2025 <u><u>\$217,565.13</u></u>

Amelia Walk
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2025

Gross Assessments	\$ 1,076,110.77	\$ 117,635.81	\$ 195,199.65	\$ 475,560.75	\$ 541,246.42	\$ 104,493.12	\$ 2,510,246.52
Net Assessments	\$ 1,000,783.02	\$ 109,401.30	\$ 181,535.67	\$ 442,271.50	\$ 503,359.17	\$ 97,178.60	\$ 2,334,529.26

ON ROLL ASSESSMENTS

42.87%	4.69%	7.78%	18.94%	21.56%	4.16%	100.00%
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Date	Distribution	Gross Amount	Discount/Penalty	Commission	Net Receipts	O&M Portion	2012 Debt Service	2016 Debt Service	2018 Debt Service	2018-3B Debt Service	2023 Debt Service	Total
10/29/24	Distribution #1	\$11,755.13	\$470.21	\$225.70	\$11,059.22	\$4,740.95	\$518.26	\$859.98	\$2,095.15	\$2,384.53	\$460.36	\$10,598.87
11/14/24	PROP APPRAISER	\$0.00	\$0.00	\$22,023.00	(\$22,023.00)	(\$9,440.98)	(\$1,032.05)	(\$1,712.53)	(\$4,172.21)	(\$4,748.49)	(\$916.74)	(\$21,106.26)
11/21/24	Distribution #2	\$304,156.20	\$12,166.25	\$5,839.80	\$286,150.15	\$122,668.93	\$13,409.64	\$22,251.36	\$54,210.52	\$61,698.22	\$11,911.47	\$274,238.67
12/05/24	Distribution #3	\$1,914,077.17	\$76,563.09	\$36,750.28	\$1,800,763.80	\$771,964.55	\$84,387.85	\$140,029.46	\$341,150.79	\$388,271.41	\$74,959.74	\$1,725,804.06
12/20/24	Distribution #4	\$121,829.63	\$3,654.89	\$2,363.49	\$115,811.25	\$49,646.81	\$5,427.18	\$9,005.62	\$21,940.19	\$24,970.62	\$4,820.83	\$110,990.42
01/08/25	Distribution #5	\$53,410.24	\$1,602.31	\$1,036.16	\$50,771.77	\$21,765.21	\$2,379.28	\$3,948.07	\$9,618.60	\$10,947.15	\$2,113.46	\$48,658.31
TOTAL		\$ 2,405,228.36	\$ 94,456.74	\$ 68,238.43	\$ 2,242,533.19	\$ 961,345.47	\$ 105,090.16	\$ 174,381.96	\$ 424,843.04	\$ 483,523.44	\$ 93,349.12	\$ 2,149,184.07

95.82%	Net Percent Collected
\$ 105,018.16	Balance Remaining to Collect

C.

Amelia Walk
Community Development District

Check Run Summary

February 18, 2025

Date	Check Numbers	Amount
<i>SEACOAST BANK</i>		
01/16/25	369-375	\$199,834.18
01/30/25	376-387	\$12,157.11
01/31/25	388-389	\$5,304.82
02/06/25	390-400	\$16,237.98
Total		\$233,534.09

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/16/25	00277	12/25/24	2773	202412	320	57200	46400			*	1,510.38		
			SVCS 12/24						CBUSS ENTERPRISES			1,510.38	000369
1/16/25	00260	1/14/25	13884	202501	320	57200	34504			*	216.00		
			TRAFFIC CONTROL 01/25						DANIEL CORBITT			216.00	000370
1/16/25	00311	12/20/24	771252	202411	300	13100	10000			*	4,971.67		
			DRAINAGE IMPROVEMENT11/24							*	4,971.67		
		12/20/24	771252	202411	320	53800	60000			*	4,971.67		
			DRAINAGE IMPROVEMENT11/24							*	4,971.67		
		12/20/24	771252	202411	300	20700	10000			*	4,971.67		
			DRAINAGE IMPROVEMENT11/24						THE GREENERY INC			4,971.67	000371
1/16/25	00302	1/14/25	13884	202501	320	57200	34504			*	216.00		
			TRAFFIC CONTROL 01/25						BRANDON GRIFFITH			216.00	000372
1/16/25	00263	1/14/25	11258	202412	310	51300	31500			*	3,664.00		
			SVCS 12/24						KILINSKI VAN WYK PLLC			3,664.00	000373
1/16/25	00241	1/15/24	011524	202501	300	58100	10000			*	185,000.00		
			CAPITAL RESERCE TRANSFER							*	185,000.00		
		1/15/24	011524	202501	300	15100	10000			*	185,000.00		
			CAPITAL RESERVE TRANSFER							*	185,000.00		
		1/15/24	011524	202501	300	38100	10000			*	185,000.00		
			CAPITAL RESERVE TRANSFER						STATE BOARD OF ADMINISTRATION			185,000.00	000374
1/16/25	00019	12/24/24	7589937	202412	310	51300	31300			*	4,256.13		
			ADMIN FEES 12/01-11/30/25						U.S. BANK			4,256.13	000375
1/30/25	00172	2/01/25	5869107	202502	320	57200	34501			*	458.36		
			SVCS 02/25						BATES SECURITY LLC			458.36	000376
1/30/25	00276	1/23/25	9216244	202501	320	57200	62000			*	928.57		
			SVCS 01/25							*	1,571.43		
		1/23/25	9216245	202501	320	57200	62000			*	1,571.43		
			SVCS 01/25						BRIGHTVIEW LANDSCAPE SERVICES			2,500.00	000377

AWLK -AMELIA WALK - SHENNING

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/30/25	00277	1/25/25	2882	202502	320	57200	46400			*	2,257.46		
			SVCS 02/25						CBUSS ENTERPRISES			2,257.46	000378
1/30/25	00156	1/21/25	0350808-	202502	320	57200	41050			*	511.18		
			SVCS 02/25						COMCAST (AUTO PAY)			511.18	000379
1/30/25	00260	1/27/25	13907	202501	320	57200	34504			*	216.00		
			TRAFFIC CONTROL 01/25						DANIEL CORBITT			216.00	000380
1/30/25	00280	10/23/24	81623879	202410	320	57200	62000			*	800.00		
			SVCS 01/25						CRITTERPRO INC.			800.00	000381
1/30/25	00175	1/22/25	30	202501	310	51300	31200			*	550.00		
			AMORTIZATION SCHEDULE						DISCLOSURE SERVICES LLC			550.00	000382
1/30/25	00302	1/21/25	13899	202501	320	57200	34504			*	216.00		
			TRAFFIC CONTROL 01/25						BRANDON GRIFFITH			216.00	000383
1/30/25	00302	1/27/25	13907	202501	320	57200	34504			*	216.00		
			TRAFFIC CONTROL 01/25						BRANDON GRIFFITH			216.00	000384
1/30/25	00258	1/24/25	6968708	202501	320	57200	46500			*	484.00		
			SUPPLIES 01/25										
		1/29/25	6973057	202501	320	57200	46500			*	346.76		
			SUPPLIES 01/25						HAWKINS, INC.			830.76	000385
1/30/25	00055	1/13/25	1184	202501	320	57200	62000			*	3,416.35		
			FACILITY MAINT 01/25						RIVERSIDE MANAGEMENT SERVICES, INC.			3,416.35	000386
1/30/25	00222	1/20/25	9483-B	202501	320	57200	62000			*	185.00		
			REPAIRS 01/25						SITEX AQUATICS LLC			185.00	000387
1/31/25	00021	1/17/25	01*25	202501	320	57200	43000			*	1,887.96		
			SERVICE THRU 01/17/2025										
		1/17/25	01*25	202501	320	57200	43001			*	3,259.44		
			SERVICE THRU 01/17/2025						FPL-ACH			5,147.40	000388

AWLK -AMELIA WALK - SHENNING

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/31/25	00028	12/16/24	06870014	202501	320	57200	43300			*	157.42		
			SERVICE THRU 01/31/2025						REPUBLIC SERVICES #687(AUTO PAY)			157.42	000389
2/06/25	00172	1/30/25	5905431	202501	320	57200	34503			*	125.20		
			SVCS 01/25						BATES SECURITY LLC			125.20	000390
2/06/25	00276	1/27/25	9219373	202501	320	57200	46201			*	4,794.93		
			SVCS 01/25						BRIGHTVIEW LANDSCAPE SERVICES			4,794.93	000391
2/06/25	00277	2/04/25	3017	202502	300	13100	10000			*	5,000.00		
			DECK REPAIR 02/25							*	5,000.00		
		2/04/25	3017	202502	320	53800	60000			*	5,000.00		
			DECK REPAIR 02/25							*	5,000.00		
		2/04/25	3017	202502	300	20700	10000			*	5,000.00		
			DECK REPAIR 02/25						CBUSS ENTERPRISES			5,000.00	000392
2/06/25	00261	2/04/25	13917	202502	320	57200	34504			*	432.00		
			TRAFFIC CONTROL 02/25						CHARLES CHANDLER			432.00	000393
2/06/25	00003	1/28/25	87534395	202501	310	51300	42000			*	43.71		
			DELIVERY THRU 01/17/25						FEDEX			43.71	000394
2/06/25	00258	2/03/25	6975703	202502	320	57200	46500			*	513.50		
			SUPPLIES 02/25						HAWKINS, INC.			513.50	000395
2/06/25	00036	2/03/25	31240504	202501	320	57200	43100			*	1,455.64		
			SVCS 01/25						JEA			1,455.64	000396
2/06/25	00225	2/01/25	10125	202502	320	57200	62000			*	250.00		
			BLACKTOP REPAIRS 02/25						MASONRY PLUS PROPERTY SERVICES LLC			250.00	000397
2/06/25	00259	1/30/25	3030592	202501	320	57200	62000			*	230.00		
			SVCS 01/25						PEACOCK ELECTRIC INC			230.00	000398
2/06/25	00298	2/02/25	1076	202501	320	57200	62000			*	975.00		
			SIDEWALK REPLACEMENT 01/25						SITE SAVVY INC			975.00	000399

AWLK -AMELIA WALK - SHENNING

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
2/06/25	00220	2/01/25 PSI14095	202502 310-51300-60200	SOLITUDE LAKE MANAGEMENT	*	2,418.00	2,418.00 000400
						TOTAL FOR BANK B	233,534.09
						TOTAL FOR REGISTER	233,534.09

AWLK -AMELIA WALK - SHENNING

INVOICE

C Buss Enterprises
152 Lipizzan Trail
Saint Augustine, FL 32095

clayton@cbussenterprises.com
+1 (904) 710-8161
<https://www.cbussenterprises.com>



Bill to
Amelia Walk CDD
85287 Majestic Walk Blvd
Fernandina Beach, FL 32034

Ship to
Amelia Walk CDD
85287 Majestic Walk Blvd
Fernandina Beach, FL 32034

Invoice details

Invoice no.: 2773
Terms: Due on receipt
Invoice date: 12/25/2024
Due date: 01/01/2025

#	Product or service	Description	Qty	Rate	Amount
1.	COMMERCIAL POOL SERVICE	MONTHLY POOL SERVICE	1	\$1,300.00	\$1,300.00
2.	TRICHLOR	PER LB	25	\$7.95	\$198.75
3.	LIQUID BLEACH	PER GAL	2.5	\$4.65	\$11.63

Total **\$1,510.38**

THANK YOU FOR YOUR BUSINESS! PLEASE MAKE CHECKS
PAYABLE TO C BUSS ENTERPRISES AND MAIL TO 152 LIPIZZAN
TRAIL, ST. AUGUSTINE, FL 32095

Approved
Kelly Mullins, Amenity & Operations Manager
Governmental Management Services for Amelia Walk CDD
Date: 1-15-25
Acct. # 1-320-57200-46400



Nassau County Sheriff's Office

77151 Citizens Circle

Yulee, FL 32097

INVOICE

Invoice ID:	13884
Date:	01/14/2025
Customer #:	32
Due Date:	01/14/2025
Reference:	

Bill To:

Amelia Walk

Attention:

475 West Town Plaza

St. Augustine, FL 00000

dlaughlin@gmsnf.com

DESCRIPTION	QTY	RATE	TOTAL
Traffic Control	4.000	\$48.00	\$192.00
Admin Fee Per Hour	4.000	\$2.00	\$8.00
Traffic Control	4.000	\$48.00	\$192.00
Admin Fee Per Hour	4.000	\$2.00	\$8.00
Platform Fee	1.000	8.00%	\$32.00
TOTAL:		17.000	\$432.00

001.320.57200.34504

\$216.00

Separate Check

Amount Paid:	\$0.00
Balance Due:	\$432.00

Notes

Invoice due on receipt.

All invoice payments must be made via the PowerDetails site.

If you do not have a user account, please email offduty@powerdetails.com to request one. Be sure to include your full name, business name, email address, and specify NCSO as the agency providing off-duty services.

**Please be advised that payments must no longer be made directly to the deputy.*



PO Box 6569
Hilton Head Island, SC 29938

Bill To
GMS 475 West Town Place Suite 114 St. Augustine, FL 32092

Invoice 771252	
Date	PO/Contract#
12/20/24	
Account Manager	Terms
ROY GRANTHAM	Due on Receipt
Total Amount	\$4,971.67
Property Address	
Amelia Walk CDD 85287 Majestic Walk Blvd Fernandina Beach, FL 32034	

Please detach and return with payment. *PAYMENTS DUE UPON RECEIPT* Thank You!

Description	Amount
#73063 - Drainage Improvements NOV24	001.300.13100.10000 \$4971.67
	005.320.53800.60000 \$4971.67
Project Description:	005.300.20700.10000 (\$4971.67)

Clean out and reset positive flow within the defined area on client provided scope of work. Goal of project is to clear out silt deposits and re-trench drainage swales to scope.

On West side of street A center point of the new swale will be based on the lowest points of where water is coming from and the current lowest point. We will create a 10' wide swale with the center of pipe under road being the deepest and tapering up from there to ensure that the grade is tapered so that it won't be too aggressive but allows flow.

On East side Drain will be cleaned out and we will dig a swale 20' into the natural buffer. Because we cannot guarantee that there is a low point low enough for this to drain we cannot guarantee that this will completely solve the problem. However once more information has been gathered we can make field adjustments based on grade heights and make recommendations and a change order to facilitate a solution if 20' as prescribed by RFP doesn't solve the problem.

Area to be seeded and straw covered with a rye/perennial mix.

Approved
Kelly Mullins, Amenity & Operations Manager
Governmental Management Services for Amelia Walk CDD
Date: 1-14-25
Acct. # ~~1-829-57200-69999~~

-Client provided scope of work, there is no way for The Greenery, inc. to guarantee that this work will permanently solve drainage problems like those that were apparent earlier this year.

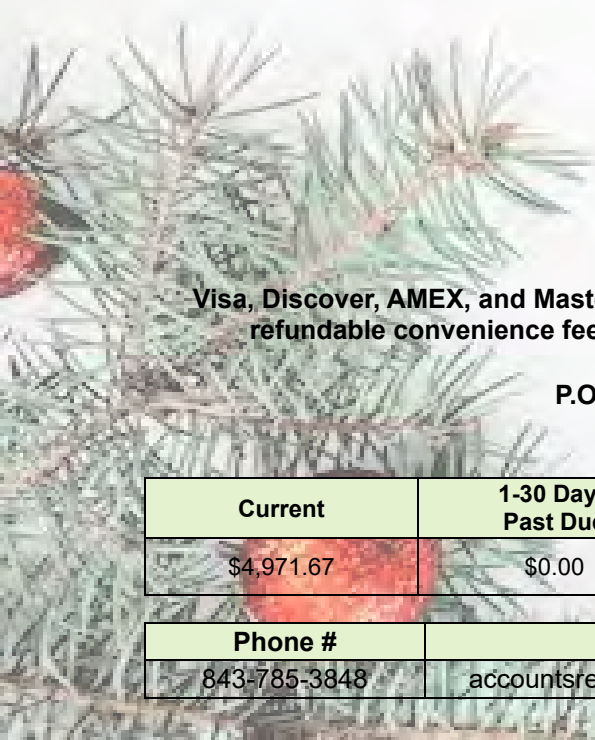
-All Excess soil to be disposed of onsite at client specified location.

Landscape Enhancement Work - 12/17/2024

\$4,971.67

Total \$4,971.67

Phone #	E-mail	Web Site
843-785-3848	accountsreceivable@thegreeneryinc.com	www.thegreeneryinc.com



Visa, Discover, AMEX, and MasterCard are accepted. All credit card transactions will incur a 3% non-refundable convenience fee. Payments can also be made via ACH, or by mailing a check to:

P.O. Box 6569 Hilton Head Island, SC 29938.

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$4,971.67	\$0.00	\$0.00	\$0.00	\$0.00
Phone #	E-mail		Web Site	
843-785-3848	accountsreceivable@thegreeneryinc.com		www.thegreeneryinc.com	



Nassau County Sheriff's Office

77151 Citizens Circle

Yulee, FL 32097

INVOICE

Invoice ID:	13884
Date:	01/14/2025
Customer #:	32
Due Date:	01/14/2025
Reference:	

Bill To:

Amelia Walk

Attention:

475 West Town Plaza

St. Augustine, FL 00000

dlaughlin@gmsnf.com

DESCRIPTION	QTY	RATE	TOTAL
Traffic Control	4.000	\$48.00	\$192.00
Admin Fee Per Hour	4.000	\$2.00	\$8.00
Traffic Control	4.000	\$48.00	\$192.00
Admin Fee Per Hour	4.000	\$2.00	\$8.00
Platform Fee	1.000	8.00%	\$32.00
TOTAL:		17.000	\$432.00

001.320.57200.34504

\$216.00

Separate Check

Amount Paid: \$0.00

Balance Due: \$432.00

Notes

Invoice due on receipt.

All invoice payments must be made via the PowerDetails site.

If you do not have a user account, please email offduty@powerdetails.com to request one. Be sure to include your full name, business name, email address, and specify NCSO as the agency providing off-duty services.

**Please be advised that payments must no longer be made directly to the deputy.*



KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

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

INVOICE

Invoice # 11258
Date: 01/14/2025
Due On: 02/13/2025

Amelia Walk CDD - General Counsel

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	LG	12/03/2024	Review draft agenda; correspond regarding meeting preparation call; review November meeting minutes.	0.60	\$315.00	\$189.00
Service	LG	12/05/2024	Attend agenda planning call.	0.50	\$315.00	\$157.50
Service	LG	12/09/2024	Confer with Engineer regarding Duval Asphalt closeout; coordinate call regarding irrigation restrictions.	0.40	\$315.00	\$126.00
Service	MGH	12/10/2024	Further analyze information and documents provided by potential self-defense class instructor; analyze and advise regarding additional information and insurance required to conduct same; further analyze St. Johns River Water Management District regulations and guidance regarding water use and irrigation.	0.80	\$275.00	\$220.00
Service	MGH	12/11/2024	Prepare and transmit clean copy of easement variance agreement for 84636 Balsam Court.	0.10	\$275.00	\$27.50
Service	LG	12/12/2024	Prepare for and attend conference call regarding SJRWMD consumptive use rules.	0.60	\$315.00	\$189.00
Service	LG	12/13/2024	Verify status of easement encroachment variance agreements; analyze self-defense vendor request.	0.60	\$315.00	\$189.00
Service	MGH	12/13/2024	Review and analyze agenda package and materials for Board consideration in preparation for upcoming Board meeting;	1.50	\$275.00	\$412.50

			confirm insurance requirements for self-defense classes.			
Service	LG	12/15/2024	Review information regarding irrigation main line break.	0.20	\$315.00	\$63.00
Service	LG	12/17/2024	Travel to and attend Board meeting.	4.70	\$315.00	\$1,480.50
Expense	RB	12/17/2024	Travel: Rental car LG	1.00	\$57.14	\$57.14
Expense	RB	12/17/2024	Travel: Hotel LG	1.00	\$44.63	\$44.63
Expense	RB	12/17/2024	Travel: Gas LG	1.00	\$21.93	\$21.93
Expense	RB	12/17/2024	Travel: Meals LG	1.00	\$6.30	\$6.30
Service	LG	12/19/2024	Review information regarding new easement encroachment.	0.20	\$315.00	\$63.00
Service	MGH	12/19/2024	Analyze issues related to potential blocked easement on homeowner's property.	0.20	\$275.00	\$55.00
Service	MGH	12/20/2024	Correspond with District staff regarding license agreement for self defense classes; analyze desired insurance requirements for same.	0.40	\$275.00	\$110.00
Service	LG	12/30/2024	Receive executed variance agreement; update files regarding same.	0.20	\$315.00	\$63.00
Service	LG	12/31/2024	Advise regarding legal considerations for working groups and committees.	0.30	\$315.00	\$94.50
Service	LG	12/31/2024	Review December minutes.	0.30	\$315.00	\$94.50
Non-billable entries						
Service	MGH	12/05/2024	Prepare for and attend agenda planning call with District staff and Chairperson; analyze additional information needed for self-defense classes license agreement.	0.60	\$275.00	\$165.00
Service	MGH	12/09/2024	Review and analyze additional correspondence and contract provisions related to partial payment for Duval Asphalt work.	0.20	\$275.00	\$55.00
Service	MGH	12/12/2024	Prepare for and attend meeting to discuss irrigation and water conservation regulations.	0.60	\$275.00	\$165.00
Service	MGH	12/17/2024	Prepare for and attend Board meeting.	3.90	\$275.00	\$1,072.50
Expense	RB	12/17/2024	Travel: Mileage MGH	74.90	\$0.67	\$50.18
Total						\$3,664.00

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due	
11258	02/13/2025	\$3,664.00	\$0.00	\$3,664.00	
				Outstanding Balance	\$3,664.00
				Total Amount Outstanding	\$3,664.00

001.310.51300.31500

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

Please pay within 30 days.

**AMELIA WALK
COMMUNITY DEVELOPMENT DISTRICT**

General Fund

Check Request

Date	Amount	Authorized By
January 15, 2025	\$185,000.00	Sharyn Henning

Payable to:

State Board of Administration V#241

Date Check Needed:

Budget Category:

1/15/25	001.300.58100.10000	\$185,000.00
	005.300.15100.10000	\$185,000.00
	005.300.38100.10000	(\$185,000.00)

Intended Use of Funds Requested:

Transfer funds to Capital Reserve fund per FY 2025 budget.
<i>(Attach supporting documentation for request.)</i>



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7589937
Invoice Date: 12/24/2024
Direct Inquiries To: Schuhle, Scott A
Phone: (954)-938-2476

Amelia Walk Community Development District
Attn c/o GMS - North Florida, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092
United States

Amelia Walk Community Development District Special Assessment Note, Series 2023

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$4,256.13

All invoices are due upon receipt.

001.310.51300.31300



Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

Amelia Walk Community Development District
Special Assessment Note, Series 2023

Invoice Number: 7589937
Current Due: \$4,256.13
Direct Inquiries To: Schuhle, Scott A
Phone: (954)-938-2476

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
 EP-MN-WN3L
 60 Livingston Ave.
 St. Paul, MN 55107

Invoice Number: 7589937
 Invoice Date: 12/24/2024

Direct Inquiries To: Schuhle, Scott A
 Phone: (954)-938-2476

Amelia Walk Community Development District
 Special Assessment Note, Series 2023

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04111 Paying Agent / Regist / Trustee Agent	1.00	3,950.00	100.00%	\$3,950.00
Subtotal Administration Fees - In Advance 12/01/2024 - 11/30/2025				\$3,950.00
Incidental Expenses 12/01/2024 to 11/30/2025	3,950.00	0.0775		\$306.13
Subtotal Incidental Expenses				\$306.13
TOTAL AMOUNT DUE				\$4,256.13





Bates Security
 9700 Philips Highway
 Suite #108
 Jacksonville, FL 32256
 (904) 900-1640

Invoice Overview

Customer: Amelia Walk CDD
Customer Number: B-21054
Invoice Number: 5869107
Invoice Date: 2/1/2025
PO Number:
PAYMENTS APPLIED THRU: 1/17/2025

CURRENT CHARGES

Quantity	Description	Rate	Amount
<i>Amelia Walk CDD,</i>			
1	Monthly Service-Video 2/1/2025 - 2/28/2025	\$174.00	\$174.00
1	Monthly Service-Access 2/1/2025 - 2/28/2025	\$284.36	\$284.36
	Sales Tax		\$0.00
	Payments/Credits Applied		\$0.00
Invoice Balance Due:			\$458.36

IMPORTANT MESSAGES

Thank you for being our valued customer!

Approved
 Kelly Mullins, Amenity & Operations Manager
 Governmental Management Services for Amelia Walk CDD
 Date: 1-21-25
 Acct. # 1-320-57200-34501

Pay for free with a credit card or bank account online at myaccount.batessecurity.com or by calling us at (904) 900-1640.

Please detach and return this portion with your payment to ensure proper credit.



Bates Security
 9700 Philips Highway
 Suite #108
 Jacksonville, FL 32256
 (904) 900-1640

REMITTANCE INFORMATION

Customer: Amelia Walk CDD
Customer Number: B-21054
Invoice Number: 5869107
Invoice Date: 2/1/2025
Invoice Amount: \$458.36
DUE DATE: Due On Receipt
BALANCE DUE: \$458.36

Amount Enclosed: \$

Amelia Walk CDD
 5385 N Nob Hill Road
 Sunrise Beach, FL 33351

REMIT TO:

Bates Security
 PO Box 747049
 Atlanta, GA 30374-7049

INVOICE



Sold To: 25249515
 Amelia Walk CDD
 5385 N Nob Hill Road
 Sunrise FL 33351-4761

Customer #: 25249515
Invoice #: 9216244
Invoice Date: 1/23/2025
Sales Order: 8572052
Cust PO #:

Project Name: Amelia Walk - Cherry Creek
Project Description: Drop 4 pine trees in the preserve (trees are split and dead)

Job Number	Description	Qty	UM	Unit Price	Amount
346108420	Amelia Walk CDD Drop 4 pine trees in preserve, 1 split and 3 are dead	1.000	LS	928.57	928.57
Total Invoice Amount Taxable Amount Tax Amount Balance Due					928.57 928.57

Approved
 Kelly Mullins, Amenity & Operations Manager
 Governmental Management Services for Amelia Walk CDD
 Date: 1-23-25
 Acct. # 1-320-57200-62000

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 #: 9216244
 Invoice Date: 1/23/2025

Amount Due: \$ 928.57

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 Amelia Walk - Cherry Creek

Project Description Drop 4 pine trees in the preserve (trees are split and dead)

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	Drop 4 pine trees in preserve, 1 split and 3 are dead	\$928.57	\$928.57

For internal use only

SO# 8572052
 JOB# 346108420
 Service Line 300

Total Price \$928.57

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 #F95758

INVOICE

BrightView

Landscape Services

Sold To: 25249515
Amelia Walk CDD
5385 N Nob Hill Road
Sunrise FL 33351-4761

Customer #: 25249515
Invoice #: 9216245
Invoice Date: 1/23/2025
Sales Order: 8572057
Cust PO #:

Project Name: Amelia Walk - Champlian/Round about
Project Description: Drop 4 dead trees in the preserve (lightning strike)

Job Number	Description	Qty	UM	Unit Price	Amount
346108420	Amelia Walk CDD Drop 4 dead pine trees in the preserve off the corner of Cha	1.000	LS	1571.43	1,571.43
Total Invoice Amount					1,571.43
Taxable Amount					
Tax Amount					
Balance Due					1,571.43

Approved
Kelly Mullins, Amenity & Operations Manager
Governmental Management Services for Amelia Walk CDD
Date: 1-23-25
Acct. # 1-320-57200-62000

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 #: 9216245
Invoice Date: 1/23/2025

Amount Due: \$ 1,571.43

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 Amelia Walk - Champlain/Round about

Project Description Drop 4 dead trees in the preserve (lightning strike)

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	Drop 4 dead pine trees in the preserve off the corner of Champlain/Round about	\$1,571.43	\$1,571.43

For Internal use only

SO# 8572057
 JOB# 346108420
 Service Line 300

Total Price \$1,571.43

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 price 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
Printed Name

Date

December 26, 2024

BrightView Landscape Services, Inc. "Contractor"

Enhancement Manager

Signature

Title

Jen Mabus
Printed Name

Date

December 26, 2024

Job #: 346108420

SO #: 8572057

Proposed Price: \$1,571.43

INVOICE

C Buss Enterprises Inc
152 Lipizzan Trl
Saint Augustine, FL 32095-8512

clayton@cbussenterprises.com
+1 (904) 710-8161
www.cbussenterprises.com



Bill to

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

Invoice details

Invoice no.: 2882
Terms: Net 30
Invoice date: 01/25/2025
Due date: 02/24/2025

#	Product or service	Description	Qty	Rate	Amount
1.	POOL SERVICE	MONTHLY POOL SERVICE FEBRUARY	1	\$1,300.00	\$1,300.00
2.	MURIATIC ACID	PER GAL	4	\$11.12	\$44.48
3.	STENNER 45M5	CL STENNER 120V 10GPD 25PSI .25" ADJ 1-HEAD CLASSIC PUMP	1	\$850.48	\$850.48
4.	LABOR	INSTALLATION/REPAIR LABOR, PER HOUR	0.5	\$125.00	\$62.50

Total **\$2,257.46**

THANK YOU FOR YOUR BUSINESS! PLEASE MAKE CHECKS
PAYABLE TO C BUSS ENTERPRISES AND MAIL TO 152 LIPIZZAN
TRAIL, ST. AUGUSTINE, FL 32095

Approved
Kelly Mullins, Amenity & Operations Manager
Governmental Management Services for Amelia Walk CDD
Date: 1-27-25
Acct. # 1-320-57200-46400

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		\$511.11
EFT Payment - thank you	Jan 13	-\$511.11
Balance forward		\$0.00
Regular monthly charges	Page 3	\$479.35
Taxes, fees and other charges	Page 3	\$31.83
New charges		\$511.18

Amount due \$511.18

! Thanks for paying by Automatic Payment

Your automatic payment on Feb 12, 2025, 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.

001.320.57200.41050
Feb 2025

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



1100 NORTHPOINT PKWY W PALM
BCH FL 33407-1937

AMELIA WALK CDD
ATTN KELLY MULLINS
85287 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034-3785

Account number **8495 74 170 0350808**
Automatic payment Feb 12, 2025
Please pay \$511.18

Electronic payment will be applied Feb 12, 2025

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

849574170035080800511188

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.

Call today for a FREE account review at 877-564-0318.

Need help? We're here for you



Visit us online

Get help and support at business.comcast.com/help



Call us anytime

800-391-3000

Open 24 hours, 7 days a week for billing and technical support

Useful information

Moving?

We can help ensure it's a smooth transition.

Visit business.comcast.com/learn/moving to learn more.

Accessibility:

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

Ways to pay



No more mailing monthly checks

Set up Auto Pay to save time, energy and stamps. It's easy to enroll, just visit business.comcast.com/myaccount



Go paperless and say goodbye to clutter

Sign up for Paperless Billing to view and pay your bill online. It's faster, easier and helps cut down on clutter. Visit business.comcast.com/myaccount to get started.

Additional billing information

More ways to pay:



Online

Visit My Account at business.comcast.com/myaccount



Comcast Business App

Download the Comcast Business App



In-Store

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

Regular monthly charges \$479.35

Comcast Business \$453.35

Bundled services \$239.95

Data, Voice Package	\$334.95
Package Includes: Business Internet 300+ and 1 Mobility Voice Line.	
Promotional Discount	-\$119.95
Equipment Fee	\$24.95
Voice.	

TV services \$168.45

TV Standard	\$114.95
Business Video.	
TV Box + Remote	\$11.95
Broadcast TV Fee	\$37.10
Regional Sports Fee	\$4.45

Internet services \$34.95

Static IP - 5	\$34.95
---------------	---------

Voice services \$30.00

Voice Mail Service	\$5.00
Mobility Voice Line	\$44.95
Business Voice.	
Voice Credit	-\$19.95

Other credits and discounts -\$10.00

Automatic Payments Discount	-\$10.00
Including Paperless Billing	

Service fees \$16.00

Directory Listing Management	\$8.00
Fee	
Voice Network Investment	\$8.00

Taxes, fees and other charges \$31.83

Other charges \$5.40

Federal Universal Service Fund	\$2.41
Regulatory Cost Recovery	\$2.99

Taxes & government fees \$26.43

Sales Tax	\$2.59
State Communications Services	\$17.36
Tax	

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 \$149.90 this month with your promotional, voice credit and automatic payments discounts.

...continued

Local Communications Services	\$5.68
Tax	
911 Fees	\$0.80

Additional information

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

Parental Controls: With parental controls, you can choose and manage the programming that is right for your family. Learn more at: business.comcast.com/support/article/tv/x1-parental-controls-safe-browse.

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.



Nassau County Sheriff's Office

77151 Citizens Circle

Yulee, FL 32097

INVOICE

Invoice ID:	13907
Date:	01/27/2025
Customer #:	32
Due Date:	01/27/2025
Reference:	

Bill To:

Amelia Walk

Attention:

475 West Town Plaza

St. Augustine, FL 00000

dlaughlin@gmsnf.com

DESCRIPTION	QTY	RATE	TOTAL
Traffic Control	4.000	\$48.00	\$192.00
Admin Fee Per Hour	4.000	\$2.00	\$8.00
Traffic Control	4.000	\$48.00	\$192.00
Admin Fee Per Hour	4.000	\$2.00	\$8.00
Platform Fee	1.000	8.00%	\$32.00
TOTAL:		17.000	\$432.00

001.320.57200.34504

\$216.00

Separate Check

Amount Paid:	\$0.00
Balance Due:	\$432.00

Notes

Invoice due on receipt.

All invoice payments must be made via the PowerDetails site.

If you do not have a user account, please email offduty@powerdetails.com to request one. Be sure to include your full name, business name, email address, and specify NCSO as the agency providing off-duty services.

**Please be advised that payments must no longer be made directly to the deputy.*



INVOICE

#81623879

From: CritterPro Inc.

11232-1 Saint Johns Industrial Parkway North, Jacksonville, FL, USA

Balance Due:

\$800.00

Bill To: Amelia Walk

85287 Majestic Walk Boulevard,
Fernandina Beach, FL, USA

Date of Issue:

10/23/2024

Due Date:

10/25/2024

Item	Rate (excl. tax)	Quantity	Tax	Total
Trampoline Removal Services Removal of trampoline from a lake, and disposal of trampoline.	\$800.00	1		\$800.00
Subtotal				\$800.00
Total				\$800.00

Notes:

If you have any questions you can call or text our office at 904-789-9696.

Terms & Conditions:

Payment of invoices due on due date specified, or may be subject to late payment fees or interest charges.

Approved
Kelly Mullins, Amenity & Operations Manager
Governmental Management Services for Amelia Walk CDD
Date: 10-24-24
Acct. # 1-320-57200-62000

Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
1/22/2025	30

Bill To
Amelia Walk CDD c/o GMS, LLC

Terms	Due Date
Net 30	2/21/2025

Description	Amount
Amortization Schedule Series 2016 2-1-25 Prepay \$5,000	100.00
Amortization Schedule Series 2018 A3A 2-1-25 Prepay \$5,000	100.00
Amortization Schedule Series 2018 A3B 2-1-25 Prepay \$35,000	250.00
Amortization Schedule Series 2023 2-1-25 Prepay \$4,000	100.00
001.310.51300.31200	

Total	\$550.00
Payments/Credits	\$0.00
Balance Due	\$550.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info



Nassau County Sheriff's Office

77151 Citizens Circle

Yulee, FL 32097

INVOICE

Invoice ID:	13899
Date:	01/21/2025
Customer #:	32
Due Date:	01/21/2025
Reference:	

Bill To:

Amelia Walk

Attention:

475 West Town Plaza

St. Augustine, FL 00000

dlaughlin@gmsnf.com

DESCRIPTION	QTY	RATE	TOTAL
Traffic Control	4.000	\$48.00	\$192.00
Admin Fee Per Hour	4.000	\$2.00	\$8.00
Platform Fee	1.000	8.00%	\$16.00
TOTAL:	9.000		\$216.00

001.320.57200.34504

\$216.00

Separate Check

Amount Paid:	\$0.00
Balance Due:	\$216.00

Notes

Invoice due on receipt.

All invoice payments must be made via the PowerDetails site.

If you do not have a user account, please email offduty@powerdetails.com to request one. Be sure to include your full name, business name, email address, and specify NCSO as the agency providing off-duty services.

**Please be advised that payments must no longer be made directly to the deputy.*



Nassau County Sheriff's Office

77151 Citizens Circle

Yulee, FL 32097

INVOICE

Invoice ID:	13907
Date:	01/27/2025
Customer #:	32
Due Date:	01/27/2025
Reference:	

Bill To:

Amelia Walk

Attention:

475 West Town Plaza

St. Augustine, FL 00000

dlaughlin@gmsnf.com

DESCRIPTION	QTY	RATE	TOTAL
Traffic Control	4.000	\$48.00	\$192.00
Admin Fee Per Hour	4.000	\$2.00	\$8.00
Traffic Control	4.000	\$48.00	\$192.00
Admin Fee Per Hour	4.000	\$2.00	\$8.00
Platform Fee	1.000	8.00%	\$32.00
TOTAL:		17.000	\$432.00

001.320.57200.34504

\$216.00

Separate Check

Amount Paid:	\$0.00
Balance Due:	\$432.00

Notes

Invoice due on receipt.

All invoice payments must be made via the PowerDetails site.

If you do not have a user account, please email offduty@powerdetails.com to request one. Be sure to include your full name, business name, email address, and specify NCSO as the agency providing off-duty services.

**Please be advised that payments must no longer be made directly to the deputy.*



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

Original

INVOICE

Total Invoice	\$484.00
Invoice Number	6968708
Invoice Date	1/24/25
Sales Order Number/Type	4718886 SL
Branch Plant	74
Shipment Number	5636497

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 #
2/23/25	Net 30	PPD Origin	HWTG			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	160.0000	GA	\$2.9500	GA	1,547.2 LB	\$472.00
		1 LB BLK (Mini-Bulk)		160.0000	GA			1,547.2 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: 1-27-25
Acct. # 1-320-57200-46500

Page 1 of 1

Tax Rate Sales Tax
0 % \$0.00

Invoice Total

\$484.00

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) 331-6910
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# 743481



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

Original

INVOICE

Total Invoice **\$346.76**
 Invoice Number 6973057
 Invoice Date 1/29/25
 Sales Order Number/Type 4723220 SL
 Branch Plant 74
 Shipment Number 5642213

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 #
2/28/25	Net 30	PPD Origin	HWTG			382

Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	42871	Sulfuric Acid 38-40%	N	4.0000	DD	\$71.6890	DD	648.0 LB	\$286.76
		15 GA DD		4.0000	DD			688.0 GW	
1.001	699922	15 GA Blu/Black Deldrum	N	4.0000	DD	\$15.0000	RD	40.0 LB	\$60.00
		DELDRM 1H1/X1.9/250		4.0000	RD			40.0 GW	

Related Order #: 04723220

***** 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: 1-30-25
 Acct. # 1-320-57200-46500

Page 1 of 1

Tax Rate 0 %
 Sales Tax \$0.00

Invoice Total \$346.76

No Discounts on Freight
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CHECK REMITTANCE:
 Hawkins, Inc.
 P.O. Box 860263
 Minneapolis, MN 55486-0263

WIRING CONTACT INFORMATION:
 Email: Credit.Dept@Hawkinsinc.com
 Phone Number: (612) 331-6910
 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.
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Riverside Management Services, Inc
475 West Town Place
Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 1184
Invoice Date: 1/13/2025
Due Date: 1/13/2025
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 December 1 - December 31, 2024		3,235.55	3,235.55
Maintenance Supplies		180.80	180.80

Total \$3,416.35

Payments/Credits \$0.00

Balance Due \$3,416.35

Approved
Kelly Mullins, Amenity & Operations Manager
Governmental Management Services for Amelia Walk CDD
Date: 1-14-25
Acct. # 1-320-57200-62000

Alison Moring
1-16-25

**AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF DECEMBER 2024**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
11/26/24	3.5	C.D.	Dug trenches to connect outflow structures in two areas to lower areas of wetlands
12/2/24	5	C.D.	Inspected work done on outflow structures and confirmed drainage flow still working, painted lower portion of brick fire place two coats
12/2/24	3.52	T.M.	Straightened and organized pool deck area, removed debris around amenity center, inspected the area for the pond outflows to confirm everything is still draining, assisted to remove and replace a light for a set of mail boxes, blew leaves and debris off sidewalks
12/4/24	4	C.D.	Soft washed siding under covered entry area infested with spiders that was stained, used soft and stiff brass brushes to wash until clean
12/4/24	6.63	T.M.	Filled large hole on hall road and removed wood and tools left there, used vacuum to removed spider nests on the ceiling under covered area by main door, scrubbed a few sections of wall with cleaner to remove spider debris, cleaned glass, removed debris around amenity center, blew leaves off sidewalks
12/6/24	4.28	T.M.	Removed debris around amenity center, blew leaves and debris off sidewalks, used vacuum to remove spider nests off ceiling under covered area at amenity center
12/9/24	4	C.D.	Resecured all accent trim pieces on wooden posts leading into pool, rehammered all nails with punch and used screws where nails were missing, blew leaves and debris from sidewalks and pressure washing, scrubbed marcite of staining around drains
12/9/24	4.65	T.M.	Finished getting all the spider nests and cobwebs off covered porch and deck with vacuum, removed debris from amenity center
12/11/24	2.97	T.M.	Cleaned mold off of AC vent in gym and in water fountain area, removed debris in median by front entrance, checked and changed all trash cans, cleaned gym equipment
12/16/24	6	C.D.	Deep cleaned tile and grout in kitchen area, soft washed all siding at front entrance outside door, continued soft washing around right side of building
12/18/24	6	C.D.	Picked up supplies for soft washing and replacing hose bib, cut water to building to repair broken old PVC and installed new parts, soft washed siding around covered area and deck patio, applied bug spray to all ceiling, trim and lighting fixtures
12/18/24	4.28	T.M.	Blew leaves and debris off sidewalks and pool deck, continued to soft wash and scrub the outdoor walls to clean all spider debris and dirt off
12/20/24	1	T.M.	Cleaned glass on front door, blew leaves and debris off sidewalks, removed debris around amenity center
12/23/24	2	C.D.	Inspected pool pack equipment, organized storage closet, blew leaves and debris from pool deck and around amenity center
12/23/24	3	T.M.	Restocked paper towels and toilet paper in bathrooms, cleaned glass in gym, blew leaves and debris off sidewalks, cleaned glass inside social room, removed debris around amenity center
12/26/24	4.5	C.D.	Removed tape from inside walls of meeting room, cleaned and prepped for spot painting, painted holes to color match, removed cob webs from ceiling, trim and light fixtures around covered area and entrance
12/26/24	3.1	T.M.	Straightened and organized pool deck area, blew leaves and debris off sidewalks, touch up paint in social room, removed debris at front entrance median
12/30/24	2	C.D.	Inspected broken outdoor landscape floods, checked on pond run off trenching, dug up and reset amenity center for resident and guest sign in concrete
12/30/24	3.55	T.M.	Blew leaves and debris off tennis courts, sidewalks and pool deck, vacuum spider eggs/nests off ceiling at the front of the amenity center, dug up and reset Amelia Walk sign that was leaning and concreted in place
TOTAL	<u>73.98</u>		
MILES	<u>621</u>		

*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 1/05/25

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
AW Amelia Walk				
	11/25/25	Mud Boots	43.06	C.D.
	12/18/24	1/2 x 2' Gold PVC	3.89	C.D.
	12/18/24	1/2" PVC to 1/2" CPVC Adapter	14.25	C.D.
	12/18/24	Hose Bib Mount	12.89	C.D.
	12/18/24	Zep Power Wash Concentrate	19.52	C.D.
	12/18/24	Teflon Tape	2.25	C.D.
	12/18/24	Metal Swivel Hose Quick Connect	9.18	C.D.
	12/18/24	Water Flow Cleaning Pole	16.07	C.D.
	12/18/24	Stainless Steel Hose Bib	22.98	C.D.
	12/18/24	Ortho Bug Spray with Sprayer	19.52	C.D.
	12/18/24	Lock On Multi Angle Scrub Brush	17.22	C.D.
		TOTAL	<u>\$180.80</u>	

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

office@sitexaquatics.com
+1 (813) 564-2322



Bill to
Amelia Walk CDD.
GMS
85287 Majestic Walk Blvd
Fernandina Beach, FL 32034

Ship to
Amelia Walk CDD.
GMS
85287 Majestic Walk Blvd
Fernandina Beach, FL 32034

Invoice details

Invoice no.: 9483-B
Terms: Net 30
Invoice date: 01/20/2025
Due date: 02/19/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Fountain Repairs	Troubleshoot/Service: Tripped Breaker	1	\$185.00	\$185.00

Total **\$185.00**

Approved
 Kelly Mullins, Amenity & Operations Manager
 Governmental Management Services for Amelia Walk CDD
 Date: 1-21-25
 Acct. # 1-320-57200-62000

Amelia Walk CDD

FPL Electric

January-25

73913-05054	85057 MAJESTIC WALK BLVD.#LS	\$	325.94
76801-07336	85359 MAJESTIC WALK BLVD.	\$	47.25
79966-25336	85287 MAJESTIC WALK BLVD. CLUB	\$	731.03
90653-46331	85257 MAJESTIC WALK BLVD. FTN	\$	415.49
14381-88177	85108 MAJESTIC WALK BLVD. # IRR	\$	25.66
84322-19536	85059 MAJESTIC WALK BLVD.	\$	26.43
64677-16194	85254 FALL RIVER PKWY ENTRANCE	\$	290.29
81986-72449	85633 FALL RIVER PKWY #IRR	\$	25.87

\$ 1,887.96

V#21

001.320.57200.43000

78458-32232	000 AMELIA CONCOURSE	\$	3,259.44
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V#21

001.320.57200.43001



Electric Bill Statement

For: Dec 18, 2024 to Jan 17, 2025 (30 days)

Statement Date: Jan 17, 2025

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

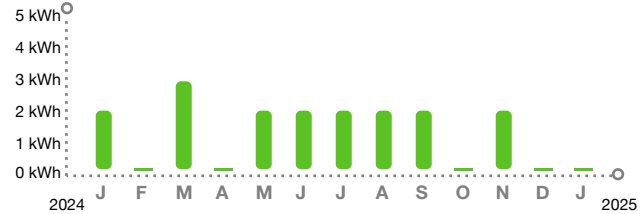
\$25.66

TOTAL AMOUNT YOU OWE

Feb 7, 2025

NEW CHARGES DUE BY

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

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after April 09, 2025 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after January 28, 2025. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

New rates are in effect, including a temporary hurricane surcharge. Another rate change for new solar plants takes effect Feb. 1. Learn more at FPL.com/Rates.

Customer Service: (386) 255-3020
Outside Florida: 1-800-226-3545

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



/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

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

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit FPL.com/PayBill for ways to pay.

14381-88177

ACCOUNT NUMBER

\$25.66

TOTAL AMOUNT YOU OWE

Feb 7, 2025

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name:
AMELIA WALK CDD

Account Number:
14381-88177

BILL DETAILS

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

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.78
Minimum base bill charge:	\$12.22
Non-fuel energy charge:	\$0.095620 per kWh
Fuel charge:	\$0.027560 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

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter AC94981. Next meter reading Feb 19, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	00221		00221		0

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 17, 2025	Dec 18, 2024	Jan 18, 2024
kWh Used	0	0	2
Service days	30	30	31
kWh/day	0	0	0
Amount	\$25.66	\$25.66	\$25.77

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: Dec 18, 2024 to Jan 17, 2025 (30 days)

Statement Date: Jan 17, 2025

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

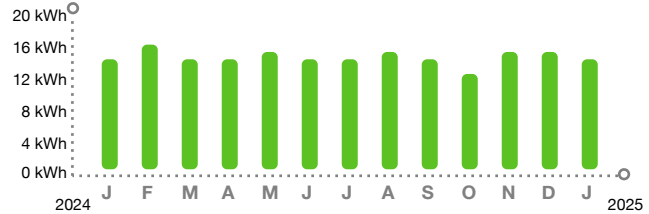
\$26.43

TOTAL AMOUNT YOU OWE

Feb 7, 2025

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	26.28
Payments received	-26.28
Balance before new charges	0.00
Total new charges	26.43
Total amount you owe	\$26.43

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after April 09, 2025 is considered LATE; a late payment charge of 1% will apply.
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New rates are in effect, including a temporary hurricane surcharge. Another rate change for new solar plants takes effect Feb. 1. Learn more at FPL.com/Rates.

Customer Service: (386) 255-3020
Outside Florida: 1-800-226-3545

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



/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit FPL.com/PayBill for ways to pay.

84322-19536
ACCOUNT NUMBER

\$26.43
TOTAL AMOUNT YOU OWE

Feb 7, 2025
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY
AMOUNT ENCLOSED



Customer Name:
Amelia Walk Cdd

Account Number:
84322-19536

BILL DETAILS

Amount of your last bill	26.28
Payment received - Thank you	-26.28
Balance before new charges	\$0.00

New Charges

Rate: RS-1 RESIDENTIAL SERVICE	
Base charge:	\$9.55
Minimum base bill charge:	\$14.38
Non-fuel:	\$1.45
<small>(First 1000 kWh at \$0.096520)</small>	
<small>(Over 1000 kWh at \$0.106510)</small>	
Fuel:	\$0.37
<small>(First 1000 kWh at \$0.024460)</small>	
<small>(Over 1000 kWh at \$0.034460)</small>	
Electric service amount	25.75
Gross receipts tax (State tax)	0.66
Taxes and charges	0.66
Regulatory fee (State fee)	0.02
Total new charges	\$26.43
Total amount you owe	\$26.43

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD3749. Next meter reading Feb 19, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	00419		00404		15

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 17, 2025	Dec 18, 2024	Jan 18, 2024
kWh Used	15	16	15
Service days	30	30	31
kWh/day	1	1	0
Amount	\$26.43	\$26.28	\$26.46

KEEP IN MIND

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- 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: Dec 18, 2024 to Jan 17, 2025 (30 days)

Statement Date: Jan 17, 2025

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

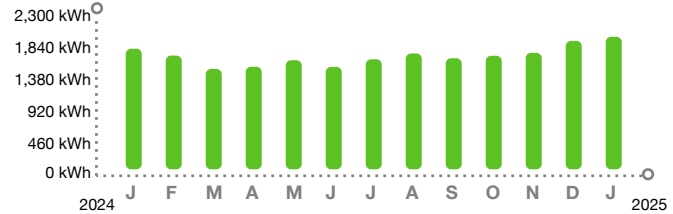
\$325.94

TOTAL AMOUNT YOU OWE

Feb 7, 2025

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	337.78
Payments received	-337.78
Balance before new charges	0.00
Total new charges	325.94
Total amount you owe	\$325.94

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

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

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



/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

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FPL Care To Share: _____

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit FPL.com/PayBill for ways to pay.

73913-05054
ACCOUNT NUMBER

\$325.94
TOTAL AMOUNT YOU OWE

Feb 7, 2025
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY
AMOUNT ENCLOSED



Customer Name:
AMELIA WALK CDD

Account Number:
73913-05054

BILL DETAILS

Amount of your last bill	337.78
Payment received - Thank you	-337.78
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge:	\$30.21
Non-fuel: (\$0.033720 per kWh)	\$70.07
Fuel: (\$0.027560 per kWh)	\$57.27
Demand: (\$13.33 per KW)	\$159.96
Electric service amount	317.51
Gross receipts tax (State tax)	8.15
Taxes and charges	8.15
Regulatory fee (State fee)	0.28
Total new charges	\$325.94

Total amount you owe \$325.94

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KN20453. Next meter reading Feb 19, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	19262		17184		2078
Demand KW	12.45				12

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 17, 2025	Dec 18, 2024	Jan 18, 2024
kWh Used	2078	2013	1891
Service days	30	30	31
kWh/day	69	67	61
Amount	\$325.94	\$337.78	\$309.49

KEEP IN MIND

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Electric Bill Statement

For: Dec 18, 2024 to Jan 17, 2025 (30 days)

Statement Date: Jan 17, 2025

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

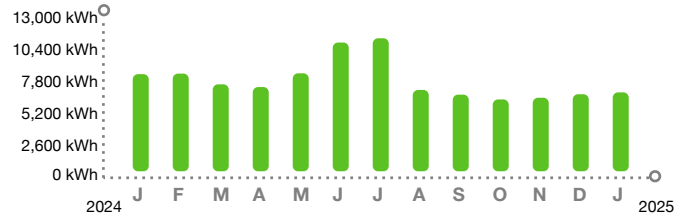
\$731.03

TOTAL AMOUNT YOU OWE

Feb 7, 2025

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	704.28
Payments received	-704.28
Balance before new charges	0.00
Total new charges	731.03
Total amount you owe	\$731.03

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after April 09, 2025 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after January 28, 2025. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

New rates are in effect, including a temporary hurricane surcharge. Another rate change for new solar plants takes effect Feb. 1. Learn more at FPL.com/Rates.

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

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



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SUNRISE FL 33351-4761

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GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit FPL.com/PayBill for ways to pay.

79966-25336

ACCOUNT NUMBER

\$731.03

TOTAL AMOUNT YOU OWE

Feb 7, 2025

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name:
AMELIA WALK CDD

Account Number:
79966-25336

BILL DETAILS

Amount of your last bill	704.28
Payment received - Thank you	-704.28
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge:	\$30.21
Non-fuel: (\$0.033720 per kWh)	\$235.87
Fuel: (\$0.027560 per kWh)	\$192.78
Demand: (\$13.33 per KW)	\$253.27

Electric service amount 712.13

Gross receipts tax (State tax) 18.28

Taxes and charges 18.28

Regulatory fee (State fee) 0.62

Total new charges \$731.03

Total amount you owe \$731.03

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KLL2800. Next meter reading Feb 19, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	47840		40845		6995
Demand KW	19.13				19

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 17, 2025	Dec 18, 2024	Jan 18, 2024
kWh Used	6995	6830	8612
Service days	30	30	31
kWh/day	233	227	277
Amount	\$731.03	\$704.28	\$1,119.69

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: Dec 18, 2024 to Jan 17, 2025 (30 days)

Statement Date: Jan 17, 2025

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

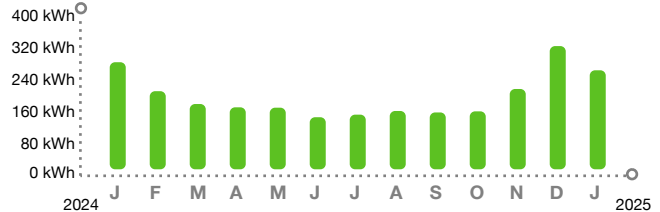
\$47.25

TOTAL AMOUNT YOU OWE

Feb 7, 2025

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	51.72
Payments received	-51.72
Balance before new charges	0.00
<hr/>	
Total new charges	47.25
Total amount you owe	\$47.25

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after April 09, 2025 is considered LATE; a late payment charge of 1% will apply.
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New rates are in effect, including a temporary hurricane surcharge. Another rate change for new solar plants takes effect Feb. 1. Learn more at FPL.com/Rates.

Customer Service: (386) 255-3020
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
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76801-07336	\$47.25	Feb 7, 2025	\$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED



Customer Name:
AMELIA WALK CDD

Account Number:
76801-07336

BILL DETAILS

Amount of your last bill	51.72
Payment received - Thank you	-51.72
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.78
Non-fuel: (\$0.095620 per kWh)	\$25.81
Fuel: (\$0.027560 per kWh)	\$7.44
Electric service amount	46.03
Gross receipts tax (State tax)	1.18
Taxes and charges	1.18
Regulatory fee (State fee)	0.04
Total new charges	\$47.25
Total amount you owe	\$47.25

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD4413. Next meter reading Feb 19, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	27330		27060		270

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 17, 2025	Dec 18, 2024	Jan 18, 2024
kWh Used	270	336	292
Service days	30	30	31
kWh/day	9	11	9
Amount	\$47.25	\$51.72	\$50.55

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: Dec 18, 2024 to Jan 17, 2025 (30 days)

Statement Date: Jan 17, 2025

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

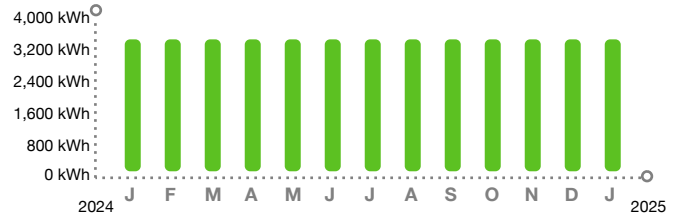
\$3,259.44

TOTAL AMOUNT YOU OWE

Feb 7, 2025

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	3,180.14
Payments received	-3,180.14
Balance before new charges	0.00
<hr/>	
Total new charges	3,259.44
Total amount you owe	\$3,259.44

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after April 09, 2025 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after January 28, 2025. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

New rates are in effect, including a temporary hurricane surcharge. Another rate change for new solar plants takes effect Feb. 1. Learn more at FPL.com/Rates.

Customer Service: (386) 255-3020
Outside Florida: 1-800-226-3545

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



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78458-32232

ACCOUNT NUMBER

\$3,259.44

TOTAL AMOUNT YOU OWE

Feb 7, 2025

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name:
AMELIA WALK CDD

Account Number:
78458-32232

BILL DETAILS

Amount of your last bill	3,180.14
Payment received - Thank you	-3,180.14
Balance before new charges	\$0.00

New Charges

Rate: SL-1 STREET LIGHTING SERVICE

Electric service amount **	3,248.98
Gross receipts tax (State tax)	7.70
Taxes and charges	7.70
Regulatory fee (State fee)	2.76
Total new charges	\$3,259.44

Total amount you owe \$3,259.44

FPL automatic bill pay - DO NOT PAY

** Your electric service amount includes the following charges:

Non-fuel energy charge:	\$0.059540 per kWh
Fuel charge:	\$0.026840 per kWh

METER SUMMARY

Next bill date Feb 19, 2025.

Usage Type	Usage
Total kWh used	3598

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 17, 2025	Dec 18, 2024	Jan 18, 2024
kWh Used	3598	3598	3598
Service days	30	30	31
kWh/day	120	120	116
Amount	\$3,259.44	\$3,180.14	\$3,216.14

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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Customer Name:
AMELIA WALK CDD

Account Number:
78458-32232

For: 12-18-2024 to 01-17-2025 (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 Energy	74	6746	F	57	0.800000	1,482	45.60
Non-energy Fixtures					9.600000		547.20
Maintenance					1.460000		83.22
F861207 Energy	74	6746	F	16	0.800000	416	12.80
Non-energy Fixtures					7.500000		120.00
Maintenance					1.460000		23.36
F861227 Energy	73	6000	F	68	0.800000	1,700	54.40
Non-energy Fixtures					7.500000		510.00
Maintenance					1.460000		99.28
PMF0001 Non-energy Fixtures				141	9.680000		1,364.88
UCNP Non-energy Maintenance				4,102	0.049020		201.08

* 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

For: 12-18-2024 to 01-17-2025 (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		2,949.02
					Sub total	3,598	3,061.82
					Energy conservation cost recovery		1.40
					Capacity payment recovery charge		0.25
					Environmental cost recovery charge		1.76
					Storm restoration recovery charge		74.55
					Transition rider credit		-7.45
					Storm protection recovery charge		20.08
					Fuel charge		96.57
					Electric service amount		3,248.98
					Gross receipts tax (State tax)		7.70
					Regulatory fee (State fee)		2.76
					Total	3,598	3,259.44

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



Electric Bill Statement

For: Dec 18, 2024 to Jan 17, 2025 (30 days)

Statement Date: Jan 17, 2025

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

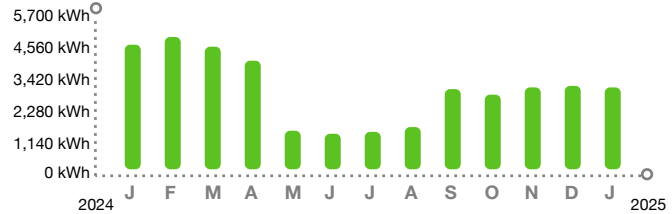
\$415.49

TOTAL AMOUNT YOU OWE

Feb 7, 2025

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	385.58
Payments received	-385.58
Balance before new charges	0.00

Total new charges	415.49
Total amount you owe	\$415.49

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

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- The amount due on your account will be drafted automatically on or after January 28, 2025. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

New rates are in effect, including a temporary hurricane surcharge. Another rate change for new solar plants takes effect Feb. 1. Learn more at FPL.com/Rates.

Customer Service: (386) 255-3020
Outside Florida: 1-800-226-3545

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



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90653-46331
ACCOUNT NUMBER

\$415.49
TOTAL AMOUNT YOU OWE

Feb 7, 2025
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY
AMOUNT ENCLOSED



Customer Name:
AMELIA WALK CDD

Account Number:
90653-46331

BILL DETAILS

Amount of your last bill	385.58
Payment received - Thank you	-385.58
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.78
Non-fuel: (\$0.095620 per kWh)	\$304.27
Fuel: (\$0.027560 per kWh)	\$87.70
Electric service amount	404.75
Gross receipts tax (State tax)	10.39
Taxes and charges	10.39
Regulatory fee (State fee)	0.35
Total new charges	\$415.49
Total amount you owe	\$415.49

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD7475. Next meter reading Feb 19, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	51714		48532		3182

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 17, 2025	Dec 18, 2024	Jan 18, 2024
kWh Used	3182	3242	4843
Service days	30	30	31
kWh/day	106	108	156
Amount	\$415.49	\$385.58	\$635.37

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: Dec 6, 2024 to Jan 8, 2025 (33 days)

Statement Date: Jan 8, 2025

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

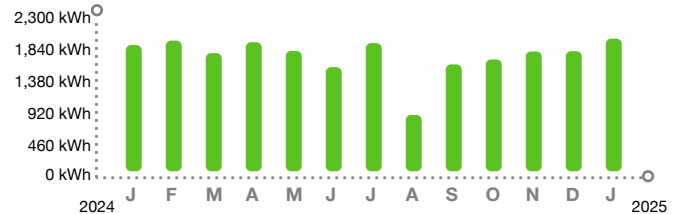
\$290.29

TOTAL AMOUNT YOU OWE

Jan 29, 2025

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	237.66
Payments received	-237.66
Balance before new charges	0.00

Total new charges	290.29
Total amount you owe	\$290.29

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after March 28, 2025 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after January 19, 2025. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

New rates are in effect, including a temporary hurricane surcharge. Another rate change for new solar plants takes effect Feb. 1. Learn more at [FPL.com/Rates](https://www.fpl.com/Rates).

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545

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



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64677-16194

ACCOUNT NUMBER

\$290.29

TOTAL AMOUNT YOU OWE

Jan 29, 2025

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name:
Amelia Walk Cdd

Account Number:
64677-16194

BILL DETAILS

Amount of your last bill	237.66
Payment received - Thank you	-237.66
Balance before new charges	\$0.00

New Charges

Rate: RS-1 RESIDENTIAL SERVICE	
Base charge:	\$9.55
Non-fuel:	\$211.55
<small>(First 1000 kWh at \$0.096520)</small>	
<small>(Over 1000 kWh at \$0.106510)</small>	
Fuel:	\$61.68
<small>(First 1000 kWh at \$0.024460)</small>	
<small>(Over 1000 kWh at \$0.034460)</small>	
Electric service amount	282.78
Gross receipts tax (State tax)	7.26
Taxes and charges	7.26
Regulatory fee (State fee)	0.25
Total new charges	\$290.29
Total amount you owe	\$290.29

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD5703. Next meter reading Feb 7, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	68438		66358		2080

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 8, 2025	Dec 6, 2024	Jan 6, 2024
kWh Used	2080	1883	1979
Service days	33	30	31
kWh/day	63	63	64
Amount	\$290.29	\$237.66	\$278.64

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: Dec 6, 2024 to Jan 8, 2025 (33 days)

Statement Date: Jan 8, 2025

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

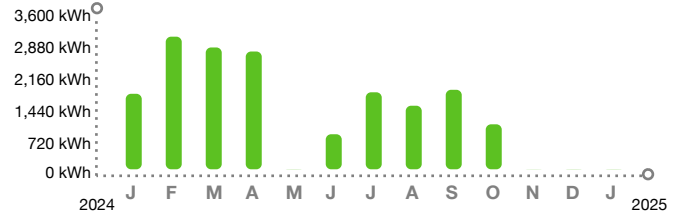
\$25.87

TOTAL AMOUNT YOU OWE

Jan 31, 2025

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	25.82
Payments received	-25.82
Balance before new charges	0.00
Total new charges	25.87
Total amount you owe	\$25.87

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after March 31, 2025 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after January 20, 2025. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

New rates are in effect, including a temporary hurricane surcharge. Another rate change for new solar plants takes effect Feb. 1. Learn more at [FPL.com/Rates](https://www.fpl.com/Rates).

Customer Service: (386) 252-1541
Outside Florida: 1-800-226-3545

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



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81986-72449	\$25.87	Jan 31, 2025	\$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED



Customer Name:
Amelia Walk Cdd

Account Number:
81986-72449

BILL DETAILS

Amount of your last bill	25.82
Payment received - Thank you	-25.82
Balance before new charges	\$0.00

New Charges

Rate: RS-1 RESIDENTIAL SERVICE	
Base charge:	\$9.55
Minimum base bill charge:	\$15.17
Non-fuel:	\$0.38
<small>(First 1000 kWh at \$0.096520)</small>	
<small>(Over 1000 kWh at \$0.106510)</small>	
Fuel:	\$0.10
<small>(First 1000 kWh at \$0.024460)</small>	
<small>(Over 1000 kWh at \$0.034460)</small>	
Electric service amount	25.20
Gross receipts tax (State tax)	0.65
Taxes and charges	0.65
Regulatory fee (State fee)	0.02
Total new charges	\$25.87
Total amount you owe	\$25.87

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD0023. Next meter reading Feb 7, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	46787		46783		4

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 8, 2025	Dec 6, 2024	Jan 6, 2024
kWh Used	4	4	1853
Service days	33	30	31
kWh/day	0	0	60
Amount	\$25.87	\$25.82	\$260.23

KEEP IN MIND

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

Download the app

Get instant, secure access to outage and billing info from your mobile device.

[Download now >](#)

Start fresh with savings

Begin the year strong by using our Energy Manager. Find tips to lower your bill and save money.

[Discover now >](#)

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



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

Account Number 3-0687-3534401
Invoice Number 0687-001488801
Invoice Date December 16, 2024
Previous Balance \$157.70
Payments/Adjustments -\$157.70
Current Invoice Charges \$157.42

Important Information

Dear Valued Customer, our remit to address has changed! Please note the updated PO Box address in the "Make Checks Payable To" section and remember to include the bottom portion of the invoice with your payment.

Total Amount Due \$157.42	Payment Due Date January 05, 2025
-------------------------------------	---

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 12/06	5555555	-\$157.70

CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
Amelia Walk 85287 Majestic Walk Blvd CSA A910284640				
Fernandina Beach, FL Contract: 9687025 (C50)				
1 Waste Container 2 Cu Yd, 1 Lift Per Week				
Pickup Service 01/01-01/31			\$97.28	\$97.28
Total Fuel/Environmental Recovery Fee				\$37.26
Total Franchise - Local				\$22.88
CURRENT INVOICE CHARGES				\$157.42

Simple account access at your fingertips.

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



8619 Western Way
 Jacksonville FL 32256-036060

Thank You For Choosing Paperless

Total Enclosed

Return Service Requested

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

Total Amount Due	\$157.42
Payment Due Date	January 05, 2025
Account Number	3-0687-3534401
Invoice Number	0687-001488801

For Billing Address Changes,
 Check Box and Complete Reverse.

Make Checks Payable To:

REPUBLIC SERVICES #687
 PO BOX 71068
 CHARLOTTE NC 28272-1068



UNDERSTANDING YOUR BILL

Visit RepublicServices.com/MyBill

UNDERSTANDING OUR RATES, CHARGES, AND FEES

Visit Republicservices.com/customer-support/fee-disclosures

Responsible Party

All waste services are managed, performed, and billed for by individual operating subsidiaries of Republic Services, Inc. Republic Services, Inc. itself does not perform any waste services, nor does it contract for such services. The operating entity providing your waste service is identified on your invoice. Accordingly, all obligations to you, including providing quality service and billing you for service, rests with the operating entity identified on your invoice.

Residential Customers

If you are a residential customer receiving service without a signed customer service agreement, your service is subject to and governed by the Service Terms for Residential Customers located at Republicservices.com/customer-support/residential-service-terms, which include a **CLASS ACTION WAIVER** and **ARBITRATION CLAUSE**, and our right to charge you a container removal fee upon termination of service, among other terms. These terms are subject to change so please review them upon receipt of your invoice. If you do not have access to a computer, you may request that a copy be mailed to you by calling Customer Service at the number on the front of this invoice. Please note that some or all of the Service Terms for Residential Customers may not apply if your services are subject to terms mandated by a governmental entity in your locality.

Check Processing

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

Cancellation & Payment Policy

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

Understanding Our Rates, Charges and Fees

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

IMPORTANT INFORMATION

(Continued from Page 1)

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

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

BILLING ADDRESS CHANGE

Address		
City	State	Zip Code
Phone	Alternate Phone	



<h1>Invoice</h1>	
Invoice Number 5905431	Date 01/30/2025
Customer Number B-21054	Terms Due On Receipt

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

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

[Click Here to Pay Online!](#)

Amount enclosed: _____ **Net Due: \$125.20**

Detach And Return Top Portion With Your Payment

Customer Name	Customer Number	PO Number	Invoice Date	Terms
Amelia Walk CDD	B-21054		01/30/2025	Due On Receipt

Quantity	Description	Months	Rate	Amount
<i>Amelia Walk CDD</i>				
20.00	AWID KT-AWID-G-0 26-bit LF Proximity Keytag, Key F		\$6.26	\$125.20
			Subtotal:	\$125.20
	Tax			\$0.00
	Payments/Credits Applied			\$0.00
			Invoice Balance Due:	\$125.20

Approved
 Kelly Mullins, Amenity & Operations Manager
 Governmental Management Services for Amelia Walk CDD
 Date: 1-31-25
 Acct. # 1-320-57200-34503

Date	Invoice #	Description	Amount	Balance Due
1/30/2025	5905431	Service Call	\$125.20	\$125.20





INVOICE

Sold To: 25249515
 Amelia Walk CDD
 5385 N Nob Hill Road
 Sunrise FL 33351-4761

Customer #: 25249515
Invoice #: 9219373
Invoice Date: 1/27/2025
Sales Order: 8574966
Cust PO #:

Project Name: Winter 2025 Annuals Install
Project Description: Winter 2025 Annuals install and annuals soil install

Job Number	Description	Qty	UM	Unit Price	Amount
346108420	Amelia Walk CDD 4" Annual installed	1638.000	EA	2.25	3,684.03
	Annual Soil refresh - 7 yds	1.000	EA	1110.90	1,110.90
Total Invoice Amount					4,794.93
Taxable Amount					
Tax Amount					
Balance Due					4,794.93

Approved
 Kelly Mullins, Amenity & Operations Manager
 Governmental Management Services for Amelia Walk CDD
 Date: 1-30-25
 Acct. # 1-320-57200-46201

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 #: 9219373
 Invoice Date: 1/27/2025

Amount Due: \$ 4,794.93

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 Winter 2025 Annuals Install
 Project Description Winter 2025 Annuals install and annuals soil install

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1,638.00	EACH	4" Annual installed	\$2.25	\$3,684.03
1.00	EACH	Annual Soil refresh - 7 yds	\$1,110.90	\$1,110.90

For internal use only

SO# 8574966
 JOB# 346108420
 Service Line 140

Total Price \$4,794.93

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

INVOICE

C Buss Enterprises Inc
152 Lipizzan Trl
Saint Augustine, FL 32095-8512

clayton@cbussenterprises.com
+1 (904) 710-8161
www.cbussenterprises.com



Bill to
Amelia Walk CDD
85287 Majestic Walk Blvd
Fernandina Beach, FL 32034

Invoice details

Invoice no.: 3017
Terms: Net 30
Invoice date: 02/04/2025
Due date: 03/06/2025

#	Product or service	Description	Qty	Rate	Amount
1.	DECK REPAIR	CLEAN AND RESET BULLNOSE COPING, PER LFT	200	\$25.00	\$5,000.00

Total **\$5,000.00**

THANK YOU FOR YOUR BUSINESS! PLEASE MAKE CHECKS
PAYABLE TO C BUSS ENTERPRISES AND MAIL TO 152 LIPIZZAN
TRAIL, ST. AUGUSTINE, FL 32095

Note to customer

THIS REPAIR IS COMPLETE. THANK YOU FOR YOUR BUSINESS!

Approved
Kelly Mullins, Amenity & Operations Manager
Governmental Management Services for Amelia Walk CDD
Date: 2-4-25
Acct. # ~~1-329-57200-60000~~

001.300.13100.10000 \$5000.00
005.320.53800.60000 \$5000.00
005.300.20700.10000 (\$5,000.00)



Nassau County Sheriff's Office

77151 Citizens Circle

Yulee, FL 32097

INVOICE

Invoice ID:	13917
Date:	02/04/2025
Customer #:	32
Due Date:	02/04/2025
Reference:	

Bill To:

Amelia Walk

Attention:

475 West Town Plaza

St. Augustine, FL 00000

dlaughlin@gmsnf.com

DESCRIPTION	QTY	RATE	TOTAL
Traffic Control	4.000	\$48.00	\$192.00
Admin Fee Per Hour	4.000	\$2.00	\$8.00
Traffic Control	4.000	\$48.00	\$192.00
Admin Fee Per Hour	4.000	\$2.00	\$8.00
Platform Fee	1.000	8.00%	\$32.00
TOTAL:		17.000	\$432.00

001.320.57200.34504

\$432.00

Separate Check

Amount Paid:	\$0.00
Balance Due:	\$432.00

Notes

Invoice due on receipt.

All invoice payments must be made via the PowerDetails site.

If you do not have a user account, please email offduty@powerdetails.com to request one. Be sure to include your full name, business name, email address, and specify NCSO as the agency providing off-duty services.

**Please be advised that payments must no longer be made directly to the deputy.*

Original



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

INVOICE

Total Invoice \$513.50
Invoice Number 6975703
Invoice Date 2/3/25
Sales Order Number/Type 4726231 SL
Branch Plant 74
Shipment Number 5646002

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

Table with columns: Net Due Date, Terms, FOB Description, Ship Via, Customer P.O.#, P.O. Release, Sales Agent #, Line #, Item Number, Item Name/Description, Tax, Qty Shipped, Trans UOM, Unit Price, Price UOM, Weight Net/Gross, Extended Price.

***** 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: 2-4-25
Acct. # 1-320-57200-46500

Summary table with columns: Page 1 of 1, Tax Rate (0%), Sales Tax (\$0.00), Invoice Total (\$513.50)

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.

CHECK REMITTANCE:
Hawkins, Inc.
P.O. Box 860263
Minneapolis, MN 55486-0263
WIRING CONTACT INFORMATION:
Email: Credit.Dept@Hawkinsinc.com
Phone Number: (612) 331-6910
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.



225 N. Pearl St.
Jacksonville, FL
32202-4513

**AMELIA WALK COMMUNITY DEV
DISTRICT**

Phone: (904) 665-6000 Online: jea.com

Account #: 3124050420	Amount Due \$1,455.64 Please pay by 02/25/25 to avoid 1.5% late payment charge.
Bill Date: 02/03/25	
Cycle: 03	

TOTAL SUMMARY OF CHARGES

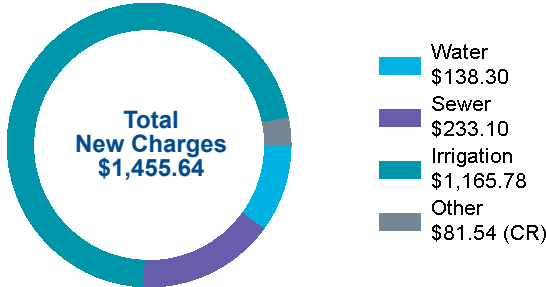
Water	\$	138.30
Sewer		233.10
Irrigation		1,165.78
Other Activities.....		-81.54
Total New Charges	\$	1,455.64

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

Previous Balance	\$	3,065.02
Payment(s) Received		-3,065.02
Balance Before New Charges		0.00
New Charges		1,455.64

A late payment charge will be assessed for unpaid balance. \$ 1,455.64

001.320.57200.43100



MESSAGES

! Please pay \$1,455.64 by 02/25/25 to avoid 1.5% late payment charge and service disconnections.

🚰 By turning off the faucet, following irrigation restrictions and checking for leaks, you can help preserve our most valuable natural resource.

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

Additional information on reverse side. →



- Check here for telephone/mail address correction and fill in on reverse side.
- Add \$_____ to my monthly bill: \$_____ for Neighbor to Neighbor and/or \$_____ for the Prosperity Scholarship Fund. I will notify JEA when I no longer wish to contribute.

Acct #: 3124050420	Bill Date: 02/03/25
Please pay by 02/25/25 to avoid 1.5% late payment charge.	
\$1,455.64	TOTAL AMOUNT PAID

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

*** JEA ***
PO BOX 45047
JACKSONVILLE FL32232-5047

427431240504200000000000004000145564010100000000300012



IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service
 Service Address: 84703 FALL RIVER PY APT IR01
 Service Period: 12/29/24 - 01/29/25 Reading Date: 01/29/25
 Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
76553197	31	1402	Regular	1	54000 GAL

Basic Monthly Charge \$ 31.50
 Tier 1 Consumption (1-14 kgal @ \$3.81) 53.35
 Tier 2 Consumption (> 14 kgal @ \$4.33) 173.19

Total Current Irrigation Charges \$ 258.04

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service
 Service Address: 85059 MAJESTIC WALK BV APT IR01
 Service Period: 12/29/24 - 01/29/25 Reading Date: 01/29/25
 Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
82157379	31	1697	Regular	1	1000 GAL

Basic Monthly Charge \$ 31.50
 Tier 1 Consumption (1-14 kgal @ \$3.81) 3.81

Total Current Irrigation Charges \$ 35.31

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service
 Service Address: 85108 MAJESTIC WALK BLVD
 Service Period: 12/29/24 - 01/29/25 Reading Date: 01/29/25
 Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
89240369	31	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: 12/29/24 - 01/29/25 Reading Date: 01/29/25
 Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
89140510	31	2391	Regular	1	1000 GAL

Basic Monthly Charge \$ 31.50
 Tier 1 Consumption (1-14 kgal @ \$3.81) 3.81

Total Current Irrigation Charges \$ 35.31

WATER SERVICE

Billing Rate: Commercial Water Service
 Service Address: 85287 MAJESTIC WALK BLVD
 Service Period: 12/29/24 - 01/29/25 Reading Date: 01/29/25
 Service Point: Commercial - Water

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
514098892	31	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: 12/31/24 - 01/31/25 Reading Date: 01/31/25
 Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
93021993	31	791	Regular	2	10000 GAL

Basic Monthly Charge \$ 100.80
 Water Consumption Charge 18.60

Total Current Water Charges \$ 119.40



Account #: 3124050420 Bill Date: 02/03/25 Cycle: 03



Phone: (904) 665-6000



Online: jea.com

SEWER SERVICE

Billing Rate: Commercial Sewer Service
 Service Address: 85287 MAJESTIC WALK BLVD
 Service Period: 12/31/24 - 01/31/25 Reading Date: 01/31/25
 Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
93021993	31	791	Regular	2	10000 GAL

Basic Monthly Charge \$ 169.20
 Sewer Usage Charge 63.90

Total Current Sewer Charges \$ 233.10

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service
 Service Address: 85287 MAJESTIC WALK BLVD
 Service Period: 12/31/24 - 01/31/25 Reading Date: 01/31/25
 Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
98497959	31	5010	Regular	2	85000 GAL

Basic Monthly Charge \$ 100.80
 Tier 1 Consumption (1-14 kgal @ \$3.81) 53.35
 Tier 2 Consumption (> 14 kgal @ \$4.33) 307.42

Total Current Irrigation Charges \$ 461.57

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service
 Service Address: 85287 MAJESTIC WALK BLVD
 Service Period: 12/29/24 - 01/29/25 Reading Date: 01/29/25
 Service Point: Irrigation 2 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
67133220	31	258	Regular	1 1/2	8000 GAL

Basic Monthly Charge \$ 63.00
 Tier 1 Consumption (1-14 kgal @ \$3.81) 30.48

Total Current Irrigation Charges \$ 93.48

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service
 Service Address: 85377 MAJESTIC WALK BV APT IR01
 Service Period: 12/29/24 - 01/29/25 Reading Date: 01/29/25
 Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
82157504	31	1035	Regular	1	45000 GAL

Basic Monthly Charge \$ 31.50
 Tier 1 Consumption (1-14 kgal @ \$3.81) 53.35
 Tier 2 Consumption (> 14 kgal @ \$4.33) 134.22

Total Current Irrigation Charges \$ 219.07

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service
 Service Address: 85633 FALL RIVER PY APT IR01
 Service Period: 12/29/24 - 01/29/25 Reading Date: 01/29/25
 Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
89240294	31	1231	Regular	1	0 GAL

Basic Monthly Charge \$ 31.50

Total Current Irrigation Charges \$ 31.50

OTHER ACTIVITIES

Service Address: 85287 MAJESTIC WALK BLVD
 Water Service 11/21/24 - 12/29/24
 Re-Billed \$ 110.28

Service Address: 85287 MAJESTIC WALK BLVD
 Water Service 11/21/24 - 12/29/24
 Billing Correction \$ -191.82

Total Other Activities \$ -81.54



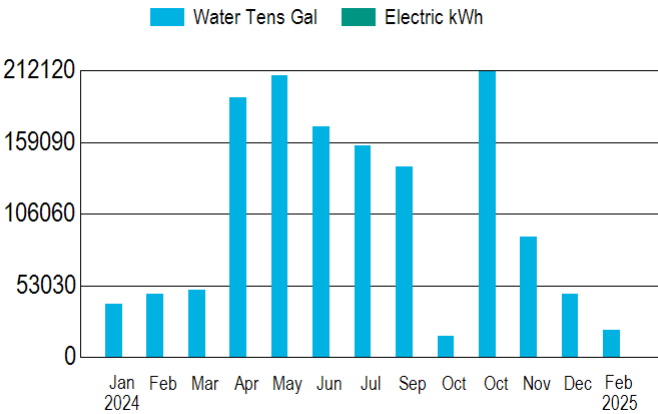
AMELIA WALK COMMUNITY DEV DISTRICT

Account #: 3124050420 Bill Date: 02/03/25 Cycle: 03

Phone: (904) 665-6000

Online: jea.com

CONSUMPTION HISTORY



	1 Year Ago	Last Month	This Month	Average Daily
Total kWh Used				
Total Gallons Used	397,000	470,000	204,000	6,182



Masonry Plus Property Services, LLC

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

Invoice

2/1/2025

Invoice # 10125

Amelia Walk Community
85287 Majestic Walk Boulevard
Fernandina Beach, Florida 32034

Attention: Ms. Kelly Mullins
Project: Blacktop Repair

Removed existing debris from area to be repaired, infilled with #919 screening sand to needed height, and compacted. Installed approximately 2"-3" of QPR Blacktop Asphalt and compacted flush with existing road surface.

All debris removed from area and properly disposed of.

Thank you for the opportunity to work in your Community.

Labor and Materials: \$ 250.00
Amount Due: \$ 000.00

Approved
Kelly Mullins, Amenity & Operations Manager
Governmental Management Services for Amelia
Walk CDD
Date: 2-3-25
Acct. # 1-320-57200-62000

This is my giving back to the owner's with in the Community.

Thank you, for all you have done for my company,
Ted Richardson MNG MBR



Peacock Electric Incorporated

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

☎ (904) 225-3147
✉ ameliawalkmanager@gmsnf.com

JOB	#3030592
SERVICE DATE	Jan 30, 2025
INVOICE DATE	Jan 30, 2025
PAYMENT TERMS	Upon receipt
DUE DATE	Jan 30, 2025
AMOUNT DUE	\$230.00

CONTACT US
474362 E State Rd 200
Fernandina Beach, FL 32034

☎ (904) 261-0661
✉ peacockelectric@bellsouth.net

Service completed by: Robert Wilson

INVOICE

Services	qty	unit price	amount
Electric Flat Rate - Electrical - Service Replaced bulb in the parking lot light.	1.0	\$230.00	\$230.00

Subtotal	\$230.00
Job Total	\$230.00
Amount Due	\$230.00

Thank you for your business!

See our [Terms & Conditions](#)

Approved
Kelly Mullins, Amenity & Operations Manager
Governmental Management Services for Amelia Walk CDD
Date: 1-30-25
Acct. # 1-320-57200-62000

Site Savvy Inc

36287 Acom P1
Hilliard, FL 32046 US
(904) 652-5362
contact@sitesavvyinc.com



INVOICE

BILL TO
Amelia Walk CDD
5385 North Nob Hill Rd
Sunrise, Florida 33351

INVOICE 1076
DATE 02/02/2025
TERMS NET 10
DUE DATE 02/12/2025

DATE	ACTIVITY	QTY	DUE	RATE	AMOUNT
01/30/2025	Sidewalk Replacement: Demo Sidewalk/Hauling Fee Demo 4' x 5' Sidewalk	20	475.00 of 475.00	23.75	475.00
01/30/2025	Sidewalk Replacement: Sidewalk Installation Form/Pour/Finish 4' x 5' Sidewalk	20	500.00 of 500.00	25.00	500.00

Thank you for your business! Please make Checks payable to Site Savvy Inc

SUBTOTAL	975.00
TAX	0.00
TOTAL	975.00

Approved
Kelly Mullins, Amenity & Operations Manager
Governmental Management Services for Amelia Walk CDD
Date: 2-3-25
Acct. # 1-320-57200-62000

BALANCE DUE **\$975.00**

Pay invoice



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: PSI140959
 Invoice Date: 2/1/2025

Bill
 To: Amelia Walk CDD
 Amenity & Operations Manager
 85287 Majestic Walk Boulevard
 Amelia Island, FL 32034

Ship
 To: Amelia Walk CDD
 Amenity & Operations Manager
 85287 Majestic Walk Boulevard
 Fernandina Beach, FL 32034

Ship Via
 Ship Date 2/1/2025
 Due Date 3/3/2025
 Terms Net 30

Customer ID 12909
 P.O. Number
 P.O. Date 2/1/2025
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance February Billing 2/1/2025 - 2/28/2025		1	1	2,418.00	2,418.00
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 (replaced)					
Fountain 5 - Pond 14					

Approved
 Kelly Mullins, Amenity & Operations Manager
 Governmental Management Services for Amelia Walk CDD
 Date: 2-3-25
 Acct. # 1-320-51300-60200

Amount Subject to Sales Tax 0.00
 Amount Exempt from Sales Tax 2,418.00

Subtotal: 2,418.00
 Invoice Discount: 0.00
 Total Sales Tax: 0.00
 Payment Amount: 0.00
Total: 2,418.00

FOURTH ORDER OF BUSINESS

E.

2/18/2025

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
February 18, 2025

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:
 - Mommy and me classes
- Upcoming Events:
 - Food Trucks – Every Tuesday Night 5-8pm
 - Zumba- MWF 9am
 - Yoga- T, Th 8:45am, T 4pm, W 6pm
- 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 and also posted to the website.
 - A monthly newsletter is being published each month

Amenity Usage – January

Total Monthly Usage* (Based on Door and Gate Entrances) –
1,404 patrons

Average Daily Usage - 45 patrons

Total Gym Usage – 1,030 patrons

Total Social Room Usage – 319 patrons

Tennis/Pickleball Courts – 146 patrons

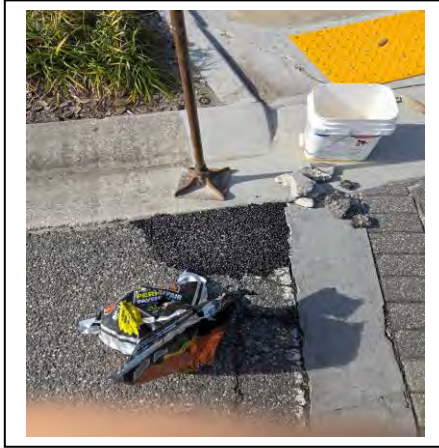
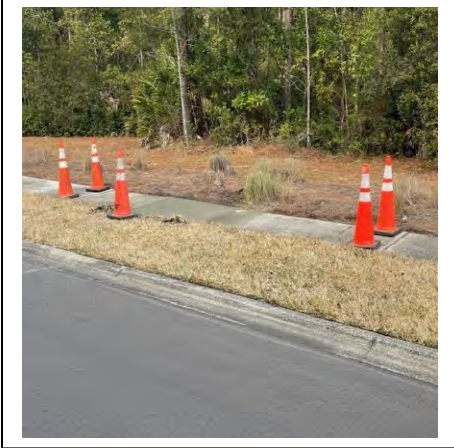
Social Room Rentals – 5

Field Rentals - 1

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

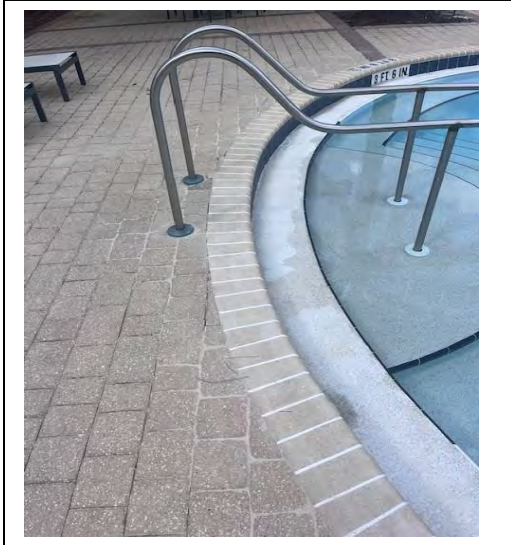


Completed Projects - Maintenance



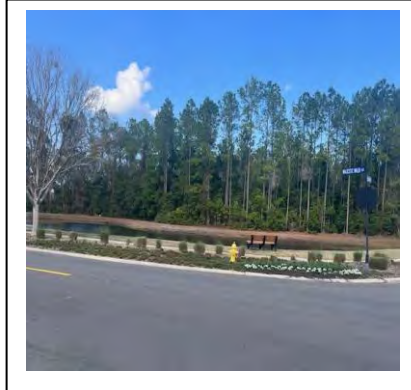
- A broken sidewalk panel was replaced on Cherry Creek Drive.
- A pothole near the roundabout was patched.

Completed Projects – Pool



- The coping/pavers around the entire perimeter of the pool have been cleaned and reset.
- The pool furniture has been pressure washed.

Completed Projects – Landscaping



- New flowers have been installed at the main entrance, entrance to clubhouse and Majestic Walk Circle.
- Plant grasses are continuing to be trimmed throughout the community.

Action Items – Mailbox Keys



- The CDD was informed by the postmaster that the local post office will no longer issue replacement mailbox lock/keys and it will be the responsibility of the CDD. CDD staff requested the post office provide confirmation of the box number and location for each address but have not received a response.
- The CDD needs confirmation of the box number and location for each address.
- A process for replacing lock/keys needs to be established.
- A contract is needed with a local locksmith who can be available to install new locks for the mailboxes.
- A letter has been sent to the postmaster by district counsel requesting information necessary for the CDD to take over the lock replacement process.
- To date, no response has been received.

In Progress Projects/Action Items

- **Haul Road Improvements** -- PVC pipe needs removed along road. Black landscape fabric fencing behind phases 2 and 4 needs removed.
- **Landscaping improvements in pool area** – Need to obtain proposals for lawn curbing to hold in existing pine bark/mulch, possibly replace pine bark with brown mulch. Met with BrightView about swapping out the pine bark to brown mulch. Awaiting proposal.
- **Phase 5 Road** – Road dips around JEA manhole covers. The one near 84983 and 84986 Stonehurst Pkwy. needs inspected.
- **Pool Chairs** – Several pool chairs need repaired. The seat fabric needs replaced.
- **Potholes in phases 4 and 5** – Potholes at 84807, 84946 and 85523 Fall River Parkway have been inspected by our engineer. Proposals are being obtained to inspect the areas.
- **Tower at Main Entrance** – Need to obtain proposals for painting and repairs to the tower.
- **Pond 2 Fountain** – Fountain 2 was removed by Solitude after it stopped working. It has been sent to the manufacturer, Otterbine, for repair.
- **Pond 15 Fountain** - Fountain 15 was scheduled to be inspected by Sitex Aquatics on October 24, 2024 but got delayed. Fountain was inspected on January 17, 2025. Sitex found a burnt wire but has since refused to service this fountain or any of our other Otterbine fountains.

Conclusion

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

Respectfully,

Kelly Mullins





Work Order	00750238	Account	Amelia Walk CDD
Work Order	00750238	Contact	Kelly Mullins
Number		Address	85287 Majestic Walk Blvd Fernandina Beach, FL 32034 United States
Created Date	1/31/2025		

Work Details

Specialist: Hardball Prepared By: Julian Smith

Comments to Customer: I treated ponds 10 for bladder wart and penny wart. Treated pond 16 for cattail. Treated pond 17 for algae. Pond 15 fountain was off. Water levels are up at this time of service. Thank you for your business, have a good day!

Work Order Assets

Asset	Status	Product Work Type
Pond 10	Inspected	
Pond 11	Inspected	
Pond 8	Inspected	
Pond 9	Inspected	
Lake 12	Inspected	
Pond 2	Inspected	
Pond 3	Inspected	
Pond 15	Inspected	
Pond 13	Inspected	
Pond 6	Inspected	
Pond 7	Inspected	
Pond 4	Inspected	
Pond 5	Inspected	
Pond 17	Inspected	
Pond 14	Inspected	
Pond 16	Inspected	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Pond 17	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 16	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 15	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 14	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 13	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Lake 12	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 11	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Pond 10	TRASH / DEBRIS COLLECTION (IN HOUSE)	



Work Order	00750238	Account	Amelia Walk CDD
Work Order	00750238	Contact	Kelly Mullins
Number		Address	85287 Majestic Walk Blvd Fernandina Beach, FL 32034 United States
Created Date	1/31/2025		
Pond 9	TRASH / DEBRIS COLLECTION (IN HOUSE)		
Pond 8	TRASH / DEBRIS COLLECTION (IN HOUSE)		
Pond 7	TRASH / DEBRIS COLLECTION (IN HOUSE)		
Pond 6	TRASH / DEBRIS COLLECTION (IN HOUSE)		
Pond 5	TRASH / DEBRIS COLLECTION (IN HOUSE)		
Pond 4	TRASH / DEBRIS COLLECTION (IN HOUSE)		
Pond 3	TRASH / DEBRIS COLLECTION (IN HOUSE)		
Pond 2	TRASH / DEBRIS COLLECTION (IN HOUSE)		
Pond 17	SHORELINE WEED CONTROL		
Pond 17	LAKE WEED CONTROL		
Pond 17	ALGAE CONTROL		
Pond 17	MONITORING		
Pond 16	SHORELINE WEED CONTROL		
Pond 16	LAKE WEED CONTROL		
Pond 16	ALGAE CONTROL		
Pond 16	MONITORING		
Pond 15	SHORELINE WEED CONTROL		
Pond 15	LAKE WEED CONTROL		
Pond 15	ALGAE CONTROL		
Pond 15	MONITORING		
Pond 14	SHORELINE WEED CONTROL		
Pond 14	LAKE WEED CONTROL		
Pond 14	ALGAE CONTROL		
Pond 14	MONITORING		
Pond 13	SHORELINE WEED CONTROL		
Pond 13	LAKE WEED CONTROL		
Pond 13	ALGAE CONTROL		
Pond 13	MONITORING		
Lake 12	SHORELINE WEED CONTROL		
Lake 12	LAKE WEED CONTROL		
Lake 12	ALGAE CONTROL		
Lake 12	MONITORING		
Pond 11	SHORELINE WEED CONTROL		
Pond 11	LAKE WEED CONTROL		



Work Order	00750238	Account	Amelia Walk CDD
Work Order	00750238	Contact	Kelly Mullins
Number		Address	85287 Majestic Walk Blvd Fernandina Beach, FL 32034 United States
Created Date	1/31/2025		
Pond 11	ALGAE CONTROL		
Pond 11	MONITORING		
Pond 10	SHORELINE WEED CONTROL		
Pond 10	LAKE WEED CONTROL		
Pond 10	ALGAE CONTROL		
Pond 10	MONITORING		
Pond 9	SHORELINE WEED CONTROL		
Pond 9	LAKE WEED CONTROL		
Pond 9	ALGAE CONTROL		
Pond 9	MONITORING		
Pond 8	SHORELINE WEED CONTROL		
Pond 8	LAKE WEED CONTROL		
Pond 8	ALGAE CONTROL		
Pond 8	MONITORING		
Pond 7	SHORELINE WEED CONTROL		
Pond 7	LAKE WEED CONTROL		
Pond 7	ALGAE CONTROL		
Pond 7	MONITORING		
Pond 6	SHORELINE WEED CONTROL		
Pond 6	LAKE WEED CONTROL		
Pond 6	ALGAE CONTROL		
Pond 6	MONITORING		
Pond 5	SHORELINE WEED CONTROL		
Pond 5	LAKE WEED CONTROL		
Pond 5	ALGAE CONTROL		
Pond 5	MONITORING		
Pond 4	SHORELINE WEED CONTROL		
Pond 4	LAKE WEED CONTROL		
Pond 4	ALGAE CONTROL		
Pond 4	MONITORING		
Pond 3	SHORELINE WEED CONTROL		
Pond 3	LAKE WEED CONTROL		
Pond 3	ALGAE CONTROL		
Pond 3	MONITORING		



Work Order 00750238

Work Order 00750238
Number

Created Date 1/31/2025

Account

Amelia Walk CDD

Contact

Kelly Mullins

Address

85287 Majestic Walk Blvd
Fernandina Beach, FL 32034
United States

Pond 2	SHORELINE WEED CONTROL
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Pond 2	LAKE WEED CONTROL
--------	-------------------

Pond 2	ALGAE CONTROL
--------	---------------

Pond 2	MONITORING
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FIFTH ORDER OF BUSINESS

Amelia Walk CDD
Proposals for Board Consideration
February 18, 2025

Investigate and Locate Irrigation Mainline Path

BrightView	Investigate and locate irrigation mainline path on both sides of Majestic Walk Blvd., just past Majestic Walk Circle	\$	3,777.38
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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 - investigate and locate mainline path		
Project Description	Amelia Walk - investigate and locate mainline path		

Scope of Work

QTY	UoM/Size	Material/Description
40.00	HOUR	NOT TO EXCEED - Labor hours to investigate and locate mainline on both sides of Majestic Walk Blvd, right after Majestic walk Circle.
2.00	EACH	2" brass gate valve
1.00	LUMP SUM	Fittings such as nipples, couplings and elbows.
2.00	EACH	Valve box

Images

Amelia walk



For internal use only

SO#
JOB# 346108420
Service Line 150

Total Price \$3,777.38

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.
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 Arboricultural) 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	Date
Printed Name	January 06, 2025

BrightView Landscape Services, Inc. "Contractor"

Irrigation Manager

Signature	Title
	January 06, 2025
Gonzalo M. Castellon	Date
Printed Name	

Job #:	346108420	
SO #:		Proposed Price: \$3,777.38

SIXTH ORDER OF BUSINESS

Amelia Walk Water Drainage & Road Issues Corrective Action Report – Updated February 11, 2025

Summary of Changes

Updates from the January 14, 2025 Report

- Staff engineer requested to begin draft detail bid requirements for both road reconstruction and or UnderDrain at the February 18, 2025 CDD meeting. (Page 4)
- Shenandoah conducted a visual inspection of Pond 9 Storm drains and viewed it not necessary to spend dollars doing pipe videos. A Pond 8 resident asked Shenandoah to view a sinkhole forming in their front yard near the storm drain where the under street pipe was replaced last year. Duval & there subcontractor did not request a change order at the time as the area was out of scope of their project. The area was dug up as part of the in scope work and a visual inspection found nothing. Hole was backfilled and grass replaced. Operation manager and CDD Chair discussed redirecting the Pond 9 inspection to the Pond 8 sinkhole near storm drain. Schedule work to take place in February. (Page 6)
- Shenandoah fixed the sinkhole near 85184 / 85190 MWB storm drain on February 6, 2025. (Page 7)
- Shenandoah onsite February 5, 2025. Did visual inspection and felt a pipe video was not necessary. The felt the storm water outflow into Pond #11 was always underwater and it's the design of the system as the Pond #11 water will restrict outflow from the storm drains. After consulting with CDD Staff engineer and CDD chairman, operation manager instructed Shenandoah to conduct the inspections as planned. Additionally Operations will have a visual inspection done of the Pond 11 & Pond 12 outflow to the wetlands to ensure all is working as designed. Pond 11 outflows to Pond 12 and Pond 12 outflows to the wetlands behind 85423/85437 Berryessa Way. If issues observed contract CritterPro for corrective action. (Page 8)
- West Side of Poplar Breeze Way drainage swale, has standing ground water. Supervisor Cook and Operations manager will investigate with contractor and determine corrective actions required. (Page 9)
- Haul Road/Trail berm will required some sort of ground cover to limit erosion from rain. Operations to get quotes, approval and schedule work.
- Poplar Breeze Way drainage swale will need to be Sod or hydro seeded with Bahia grass in the March/April 2025 timeframe. Operations to get proposals.
- CDD Board at January 2025 meeting decided to have staff just monitor the Fall River Parkway potholes as recommended by one of the vendors. CDD Board did not approve the other two vendor proposals. (Page 11)

Note: This will be the final report in this series. Corrective Actions that are still a work in progress will be transferred to the Operation Manager report and or separate agenda items on future CDD meetings.

Amelia Walk Water Drainage & Road Issues Corrective Action Report – Updated February 11, 2025

Background

- 2006 - 2007 Phase 1 roads and Infrastructure were constructed.
- 2008 - 2017 Phase 1 road repairs in places resurfaced a number of times; very little documentation existed and or was presented as why repairs were done. A number of residents at times did provide comments regarding resurfacing at meetings and on social media and opinions as to causes.
- June 15, 2021 CDD Staff engineer (Daniel I. McCranie, P.E) annual report recommendation that the Phase 1 roadway has rideability issues (bumpiness) and the concrete portions of the roundabout pedestrian cross-walk are cracking. Recommendation is to mill and resurface the phase 1 road in the next few years and repair the concrete at the roundabout. Overall Ponds have been well maintained
- June 28, 2022 CDD Staff engineer annual report, repeats same recommendation provided in the 2021 annual report regarding roundabout and resurfacing Phase 1 roads. Phase 1 Roads were constructed in 2007 with a +/- 17 year life span. Phase 1 roads need to be milled and resurfaced in the next few years.
- July 13, 2023 CDD Staff engineer annual report repeats same recommendation regarding roundabout concrete repairs and Phase 1 road milling and resurfacing. There is a large pothole in front of 85175 Majestic Walk Blvd which appears to be caused by a leaking pipe or structure and needs to be repaired.
- November 14, 2023 after over a year of CDD meeting discussions regarding Phase 1 road repairs resurfacing a public hearing is held and the financing of special assessment is approved with the 1st year having capitalized interest so the funds would be available shortly after closing. During the public meeting a homeowner asked if the project scope for the resurfacing contract included “repairing the base structure and earth below rather than just milling and resurfacing” The CDD Staff Engineer responded “That there is no problem with the subbase in areas where there is no drainage or underground utilities, so the overall subbase is in good condition and has already settled as much as it is expected to for the life of the asphalt.” Approved minutes from the meeting are available on the CDD website.
- Contract to mill, resurface road and roundabout concrete repairs is executed in January 2024 between Amelia Walk CDD and Duval Asphalt. Contract value \$850,547.08.
- January to April 2024 the Phase 1 roads were milled and resurfaced. Some items like painting needed to be completed in the next few months.
- May and June 2024 Amelia Walk received very little rain fall.
- June 18th CDD meeting, CDD Staff Engineer Daniel I. McCranie, P.E resigns. Mike J. Yuro is hired and placed under contract as the new CDD Staff Engineer.

Amelia Walk Water Drainage & Road Issues Corrective Action Report – Updated February 11, 2025

- July 10, 2024 CDD Staff Engineer annual report is published. Recommendations there were five pond outflow structures that have poor access due to overgrowth and need to be cleaned for future maintenance access.
- July and August 2024 Amelia Walk received above normal amounts of rainfall. Hurricane Debby hit Florida on August 5th bringing significant amount of rainfall to Amelia Walk. All Phase 1 Storm Water Ponds and drainage systems were above normal water levels and stressed.
- August & September CDD meetings had multiple topics regarding Phase 1 road pavement distress caused by water drainage and underground water levels rising, impacting the road foundation and asphalt surface. Observation from inspections done by staff and CDD Chairman were documented in Meeting Packages available on the CDD website. CDD Staff Engineer was requested to also conduct his own inspections which he did and was documented in an August 9th email to staff and CDD chair. Staff after review shared with the other CDD supervisors.
- August CDD Operations Manager obtained key Amelia Walk engineering drainage documents from Nassau County and provided to other Staff and CDD chairman. CDD Chairman did a substantial amount of research to understand what some of the issues may be and summary documents for Operations Manager to use working with contractors for possible corrective actions proposals for CDD Supervisor to evaluate.
- September 2024 additional abnormal rains over a 10 day period plus Hurricane Helene adding more water to the already taxed stormwater system.
- During CDD Staff inspections and CDD Supervisor inspections and observation there are 3 areas of Majestic Walk Blvd roads that have damage due to water issues, 1 area behind homes on Champlain from the neighboring wetlands breaching onto haul road/trail and draining onto private lots, and a drainage swale erosion issue on Poplar Breeze causing a wetland to not properly drain and encroaching on private property. On MWB near 85184/85190 a pothole is forming in the grass strip near a Storm Drain (Curb Inlet), which needs inspection and necessary corrective actions taken as approved by the CDD board of supervisors.

All options for consideration are on the table for review, discussion, approved options and how to fund corrective action projects. What follows is a list of the issues, discussion items and recommendations steps/action toward final resolutions.

Amelia Walk Water Drainage & Road Issues Corrective Action Report – Updated February 11, 2025

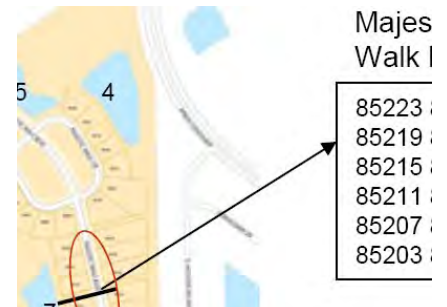
Water Drainage/Underground Water Level on MWB near Village Walk/Village Walk Commercial.

Actions being taken and or investigate for consideration:

- MWB road issues require a Geotech Study required (Sept 17 2024 CDD approved UES Study). This will cover all three areas of concern on MWB. UES study contract needed to be modified to include AEA Village Walk Commercial. Board approved increase in contract amount during the October 15, 2024 CDD meeting. November 4 2024, road markings completed for upcoming core sample drillings. Core Samples were taken on December 11th. UES Report received December 30th, and distributed to all CDD supervisors January 2nd. The reports confirmed CDD Staff engineer theory that the road failure is likely due to high groundwater conditions and the recommendation is to add UnderDrain and Reconstruct the roadway. CDD Staff Engineer is planning to discuss/explain anything in the report to the Board at the January 21 2025 CDD meeting. *Staff engineer requested to begin draft detail bid requirements for both road reconstruction and or UnderDrain at the February 18, 2025 CDD meeting.*
- Surface water draining from AEA Village Walk Commercial over Village Walk HOA property onto MWB possibly root cause road pavement distress. UES core sampling report to provide data shed light on root cause.

Water Drainage/Underground Water Level on MWB Pond 7 area

MWB has rideability issues, pot holes forming due to surface water drainage and high ground water underneath homes on both sides of the street on MWB. It was observed that the west side home lots have 15-20 feet of standing water draining towards the street and staining sidewalks and curbs. When Pond structure is at normal level as observed in June 2024 during very little rain fall, there was no standing or draining/rising water in this area.

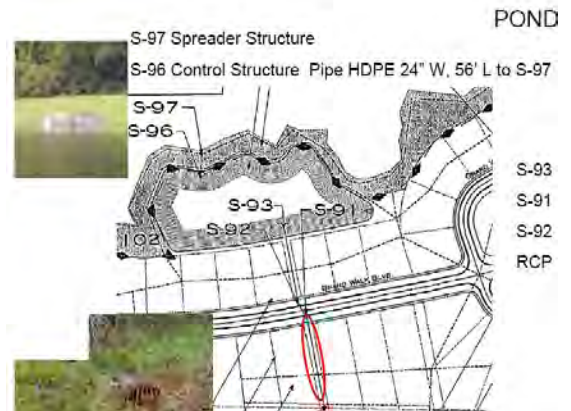


Actions being taken and or investigate for consideration

- Pond 7 being above normal levels – Pond Control structure and Control Spreaders need to be cleaned to get pond drainage into wetlands faster
- Pond 7 Control Structure and Control spreader cleaned by CritterPro, completed work inspected by CDD on 9-25-2024. All Phase 1 Ponds control and spreader structures cleaned.

Amelia Walk Water Drainage & Road Issues Corrective Action Report – Updated February 11, 2025

- Storm water drains (Curb inlets) need to be inspected and possibly cleaned.
- Storm water pipe under MWB need to be inspected. This requires pipe to be free of water which it presently is not. Shenandoah completed Pond 7 pipe and storm drain inspection and video the week of November 11-15-2024. CDD staff engineer has reviewed the video. Inspections showed normal condition for pipe age.
- S-90 Grate Inlet needs to be cleaned and maintained in backyards between 85212/85216 MWB.
- Storm Water inlets, Grate Inlet and Stormwater pipe inspection/cleaning proposal from Shenandoah approved at the October 15, 2024 CDD meeting.
- CDD Staff Engineer road/ground water corrective action options:
 - Black Base – rebuild the section of the road using full depth asphalt instead of lime rock for the base. Helps the road not the home lots.
 - Stormwater Pump System – install under drains on both sides of MWB gravity flow to a holding tank, then pumped out to a pond or wetland. Helps both the road and home lots.
 - Depending on which Option CDD Board elects to go with the Road in this area will need to be resurfaced.



UnderDrain Stormwater Pump System

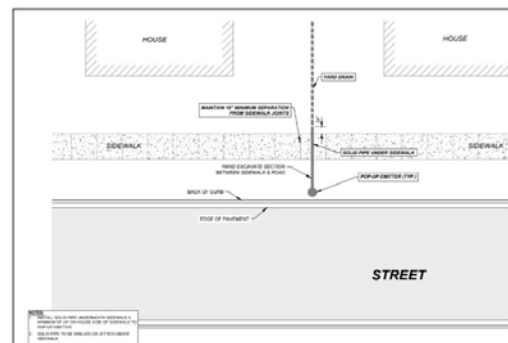


UnderDrain Stormwater Pump System for both Pond 7 and Pond 9 MWB areas. Estimated cost for this project is \$230K. CDD Staff and Board Chairman are having discussions for how to fund this project.

Amelia Walk Water Drainage & Road Issues Corrective Action Report – Updated February 11, 2025

Water Drainage/Underground Water Level on MWB Pond 9 area

- Pond 9 being above normal levels – Pond Control structure and Control Spreaders need to be cleaned to get pond drainage into wetlands.
- Pond 9 Control Structure and Control spreader cleaned by CritterPro, completed work inspected by CDD on 9-25-2024.
- Storm water drains (Curb inlets) need to be inspected and possibly cleaned
- Storm water pipes under MWB need to be inspected.
- Storm Water curb inlets and Stormwater pipe inspection/cleaning proposal from Shenandoah approved at the October 15, 2024 CDD meeting. Shenandoah unable to complete work in 1 day, another 1 day inspection/cleaning board approved at December 17, 2024 CDD meeting. Contract signed on 1/7/25 for second inspection day with Shenandoah. Work to be scheduled by Operations manager.
- *Shenandoah conducted a visual inspection of Pond 9 Storm drains and viewed it not necessary to spend dollars doing pipe videos. A Pond 8 resident asked Shenandoah to view a sinkhole forming in their front yard near the storm drain where the under street pipe was replaced last year. Duval & there subcontractor did not request a change order at the time as the area was out of scope of their project. The area was dug up as part of the in scope work and a visual inspection found nothing. Hole was backfilled and grass replaced. Operation manager and CDD Chair discussed redirecting the Pond 9 inspection to the Pond 8 sinkhole near storm drain. Schedule work to take place in February.*
- East side MWB properties are sloped Backyard to Front have and at the NWL with ongoing standing water. CDD Staff engineer has designed a pop-up emitter drainage solution that will allow a private property drainage solution to go underneath the CDD sidewalk with a solid PVC pipe to a pop up emitter to drain over the curb into the stormwater drainage system.
- CDD Staff Engineer road/ground water corrective action options
 - Black Base – rebuild the section of the road using full depth asphalt instead of lime rock for the base. Helps the road not the home lots.
 - Stormwater Pump System – install under drains on both sides of MWB gravity flow to a holding tank, then pumped out to a pond or



Amelia Walk Water Drainage & Road Issues Corrective Action Report – Updated February 11, 2025

wetland. Helps both the road and home lots. Estimated Cost using per linear foot from another CDD (non binding) \$230K. Reference September 2024 CDD agenda Package for details.

- Depending on which Option CDD Board elects to go with the Road in this area will need to be resurfaced. CDD Staff and Board Chairman are having discussions for how to fund this project.

Pothole Forming at 85184 / 85190 Majestic Walk Blvd

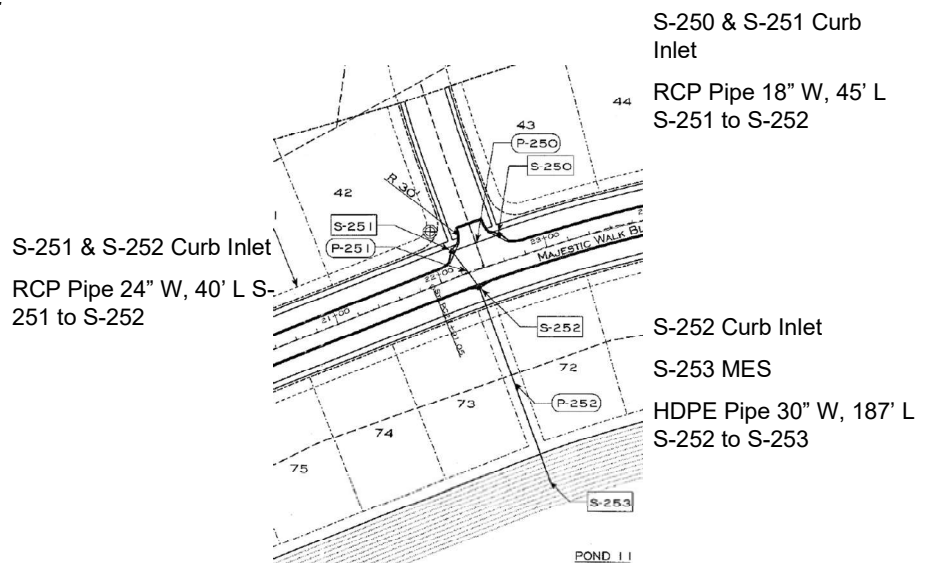
- The pothole needs to be inspected and a determination of the corrective action and cost.
- Inspection of pothole included in board approved proposal from Shenandoah on October 15, 2024. Inspection completed 11.15.24. Inspection of Pipe completed, Pipe appears to be OK. Inspection found storm drain damage and provided proposal on 12.3.24 to repair the storm drain. At the December 17 2024 CDD meeting the CDD Board of Supervisors approved Shenandoah \$5K proposal to repair storm drain damage (plug and pump down structure, grout and re-cement around pipe tie-in to seal infiltration. Fill in hole with sand and dirt. Operations and legal staff working on contract to schedule storm drain box repair. Shenandoah contract signed 1/7/25 to fix the storm drain.
- *Shenandoah fixed the storm drain on February 6, 2025.*
- Pond 8 area of MWB appears OK from water damage. Road was built 1-2 feet higher than NWL which is different (Higher) than MWB in the area of Pond 7 & 9.



Amelia Walk Water Drainage & Road Issues Corrective Action Report – Updated February 11, 2025

Majestic Walk Blvd / Fallen Leaf intersection Flooding

- First reported in September from Helene, believed to be a 1 time issue due to heavy rains. Flooding self corrected in about 12 hours. Adding to storm drain inspection/cleaning discussions. Now included in this report.
- Resident on corner of MWB/Fallen Leaf Dr, visited CDD Amenity Center office to report this is happening after every significant rain fall.
- This area added to the Shenandoah inspection/cleaning proposal approved at the October 15th CDD meeting. Clean storm drains and inspect pipes from curb inlets to MES in Pond 11. Now part of second day inspection recently approved at 12.17.24 CDD meeting. Contract with Shenandoah signed 1/7/25.
- October 31 CDD Staff Engineer and Chairman inspected area. CDD Staff Engineer observation document in his report contain later in this document. More investigating is required and ongoing observation inspection especially after Shenandoah work is completed.
- *Shenandoah onsite February 5, 2025. Did visual inspection and felt a pipe video was not necessary. The felt the storm water outflow into Pond #11 was always underwater and it's the design of the system as the Pond #11 water will restrict outflow from the storm drains. After consulting with CDD Staff engineer and CDD chairman, operation manager instructed Shenandoah to conduct the inspections as planned. Additionally Operations will have a visual inspection done of the Pond 11 & Pond 12 outflow to the wetlands to ensure all is working as designed. Pond 11 outflows to Pond 12 and Pond 12 outflows to the wetlands behind 85423/85437 Berryessa Way. If issues observed contract CritterPro for corrective action.*



**Amelia Walk Water Drainage & Road Issues Corrective Action Report –
Updated February 11, 2025**

Wetland Standing Water Encroaching on Private Property

- Drainage swale has blockage from erosion of slope behind Northfield Ct
- Rental pump to relieve wetland water encroaching on private lots and homes to prevent / limit damage. (Approved on emergency basis)
- Recommendation is to clean out MES to have near 100% of drainage pipe under Poplar Breeze Way. Currently there is 18” to 24” of blockage on MES and about 50% of the pipe is blocked. MES level should be 9.5 elevation per Amelia Walk drainage county plans.
- Obtain design and quotes to correct Poplar Breeze Way wetland drainage swale.
- Drainage Swale needs to be re-trenched (deeper to be at or below Wetland area on the both the East side of Poplar Breeze to the middle of 85249 Northfield Ct backyard and on the West side to the wetland buffer area.
- Coastal Greenery provided detail proposal accepted by CDD Chairman on October 21, 2024. Work targeted scheduled date is November 18, 2024. CDD Chairman was granted approval at the September 17th CDD meeting. Coastal Greenery contract approval is on hold pending verification of state license requirements. Briteview second proposal was \$10K higher than Coastal Greenery. Three other contractors have also been onsite to review requirements are two provided proposals. Soil excavated from this site to be relocated to form berms on Haul Road Trail where wetland breach occurred. Proposal from “The Greenery” was selected. November 27, 2024, signed contract with “The Greenery” to conduct work.
- East side retrenching work substantially completed by “The Greenery” December 17, 2024. Grass seeding was completed.
- West side retrenching work substantially completed per proposal specifications, but may need to be reworked
- *West Side of Poplar Breeze Way drainage swale, has standing ground water. Supervisor Cook and Operations manager will investigate with contractor and determine corrective actions required.*
- Received one report of FRP residents that back up to the wetland area may be extending their property into the wetland by removing trees/shrubs and resulting debris dumped into wetland. It’s possible this could be causing damming and disruptions to natural water flow to the drainage swale. Recommendation is for staff to investigate.



Amelia Walk Water Drainage & Road Issues Corrective Action Report – Updated February 11, 2025

Champlain Haul Road/Trail Drainage Swale and Neighboring Wetland Breaching

- Rental pump to relieve wetland water that encroached on private lots and home patios to prevent / limit damage. (Approved on emergency basis for 1 month and was removed October 14, 2024)
- Haul Road / Trail has some low spots
- Drainage swale needs to be deepened and or cleaned out better. Recently it was but looks like more growth and debris could be restricting water flow. Received proposal from Coastal Greenery on October 18th, will consider at a future CDD meeting once Coastal Greenery has confirmed they have been licensed for business in the state of Florida which will allow the district to contract with them if the board approves the proposal. CDD Chair November 30, 2024 inspection found southern end of drainage swale drained the Northern and has standing water and not draining properly. This needs to be addressed. Coastal Greenery confirmed on December 23, 2024 they are now certified to conduct business in Florida. GMS South has equipment and staff that could do this work and we have requested a proposal from them. Expecting GMS proposal in January. Awaiting a proposal from GMS to address and have the Coastal Greenery proposal and will review and decide on direction at the January 21, 2025 CDD meeting.

Champlain Haul Road/Trail Water coming adjacent Wetland (Amelia Concourse & H

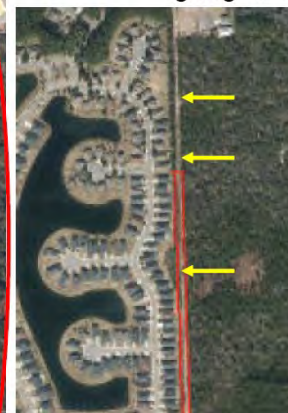


Video Taken 9.11.24



- Berms in place are low and could be raised in certain areas.
- Soil from Poplar Breeze Drainage Swale Re-trenching will be relocated here to build up berms on haul road as defined as a requirement of the Poplar Breeze drainage swale project. CDD Staff engineer recommendation is a 2-3 foot high x 3 foot wide berm be constructed in the low spot of the haul road trail. Selected contractor “The Greenery” to provide this service as part of the Poplar Breeze Drainage swale correction project. Contracted on November 27, 2024. Work Completed 12.17.2024.
- *Berm will required some sort of ground cover to limit erosion from rain.*

Haul Road / Trail Standing Water from Adjacent Wetland



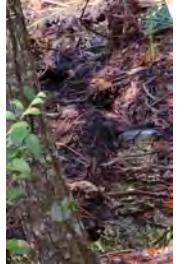
What can we do to the haul prevent the wetlands from going into residents proper



Amelia Walk Water Drainage & Road Issues Corrective Action Report – Updated February 11, 2025

Pond 6 Pond 10 Outflows

- Inspections of Control Spreaders area for both ponds confirmed prior inspection done by chairman that pounding of water is happening preventing the normal discharge of pond water into wetland.
- Recommended solution is to have maintenance staff with hand tools such as shovels find the high spots in the wetland to shovel out to allow the water to drain to other areas of the wetland where the water will eventually flow to the marsh. November 27 2024, staff with manual tools created a water pathway for the water pooling around the control spreader to disperse throughout the wetland for both Pond 6 & 10.
- Pond 6 & 10 control structure/spreader water flow are now working properly.
- **Pond 10 Side drain baffle needs repair. Intake pipe appears clear of debris. (What is the status of this????)**
- The cleanout is actually under the pipe. You have to go into the water to open it up to clean it out if necessary.



Potholes forming near Storm Drains on Fall River Parkway

- CDD Staff Engineer Inspections of Potholes at 84807, 84946 and 85523 Fall River Parkway found no obvious issues with Storm drain. Possible cause is lime rock compression. Recommendation is to cut open area by storm drains and inspect and take necessary action to address any problems found. Operation managers is working on getting multiple quotes from contractors for review at January 2025 CDD meeting.
- *CDD Board at January 2025 meeting decided to have staff just monitor the potholes as recommended by one of the vendors. CDD Board did not approve the other two vendor proposals.*

**Amelia Walk Water Drainage & Road Issues Corrective Action Report –
Updated February 11, 2025**

Spending Summary for Projects related to Water Drainage & Road issues

Proposals Approved by CDD: \$50,470.04

Spending Details

Vendor	Description	Amount
CritterPro Inc.	Clean out Pond Control Structures & Spreader Structures	\$ 4,500.00
UES	GeoTech 18 pavement cores and auger boring	\$ 8,000.00
Synergy Equipment	Emergency Pump Rental Champlain wetland Breach	\$ 5,832.49
Synergy Equipment	Emergency Pump Rental Wetland Encroachment FRP	\$ 11,679.33
Gate	Diesel fuel for Synergy Equipment	\$ 771.55
Shenandoah	Inspection Pipes Video, Clean out Storm Drains Day Rate #1	\$ 6,005.00
The Greenery	Re-trench Poplar Breeze Way Drainage Swale	\$ 4,971.67
Shenandoah	Repair Storm Drain Pothole at 85184/85190 MWB	\$ 5,000.00
Shenandoah	Inspection Pipes Video, Clean out Storm Drains Day Rate #2	\$ 3,710.00

**Amelia Walk Water Drainage & Road Issues Corrective Action Report –
Updated February 11, 2025**

**October 31, 2024 CDD Staff Engineer (Mike Yuro) Inspection focusing on
drainage issues.**

October 31, 2029 email report:

Daniel,

I met Jeff on site today to inspect the various items that were raised at the last CDD meeting. Here is a brief summary:

1. Pond 6 outfall – the outfall appeared to be functioning as designed and the water level was at the bottom of the orifice pipe indicating it was at NWL. This pond stages higher than NWL after heavy rains and stays like that for extended period of time. I believe this is because the water level in the wetlands where it is discharging is also elevated during heavy storms, thus hindering the pond draining. The only thing they can really do is keep the outfall structure clean and I also recommended having someone go into the wetlands and with a rake or shovel, (hand effort...no equipment), rake the discharge area some to remove elevated leaves & branches to allow the water do discharge away from the wetland structure.
2. Pond 10 Outfall – virtually the same issue as above. The water was above the orifice, but I believe that is due to high groundwater at the wetland discharge structure so the pond is draining very slowly. Same recommendation as above
3. Haul road low spot – Jeff indicated that they will have fill available after the ditch at Poplar Breeze Way is cleaned. We discussed bringing this fill to the low spot in the haul road and I would recommend using it to construct a berm on the wetland side of the haul road to try and keep the wetland from overtopping the haul road during heavy storms...this will hopefully keep that water from flooding the rear yards of the adjacent homes
4. Potholes along Fall River Pkwy – we reviewed several potholes along Fall River Pkwy...#84807, 84946 & 85523, among others. All of these depressions are adjacent to storm inlets, however I looked in each inlet and didn't see any obvious signs of pipe or structure failure. I suspect these depressions might be due to compaction issues that have shown up over years of cars driving above. My recommendation is to cut out each area and repave and then keep an eye on them to see if the depression comes back. If it does, then further investigation by a contractor would likely be recommended to check for pipe and/or structure damage
5. Flooding at the intersection of Majestic Walk & Fallen Leaf – I've checked the design plans and the water level in the curb inlets should be a little over 2' below the grate...but our inspection showed it was only 6" – 12". We also checked the outfall structure which appeared to be functioning correctly and the water level was very close to the invert of the orifice (within a couple inches of NWL). This issue requires further investigation to check the as-built plans in order to confirm if the structures were installed correctly. I'll follow up after I complete some additional investigation.

Just keeping you in the loop for the record.

Michael J. Yuro, P.E.

President

Yuro & Associates, LLC

(904) 343-0929

myuro@mjyuro.com

145 Hilden Road, Unit 108

Ponte Vedra, FL 32081

Amelia Walk Water Drainage & Road Issues Corrective Action Report – Updated February 11, 2025

August 8, 2024 CDD Staff Engineer (Mike Yuro) Inspection focusing on drainage issues.

August 9, 2029 email report:

I was on site for the better part of the day yesterday, primarily focusing on the drainage issues that have recently been raised. Here is a very brief summary of what I found and my thoughts, and I can elaborate further and provide more context at the meeting on the 20th.

- General recommendation.....ALL stormwater inlets, pond outfall structures and “spreader structures” (in the wetlands) should be cleaned on a regular basis
 - All ponds were staged up about 1’ above NWL (which is to be expected with the recent heavy rains), but pond 9 was staged up about 1.5’ because the weir was completely blocked with grass clippings. I removed some of them to help, but this will greatly delay the pond recovery time
- Other than the clogged weir, pond 7, 8 & 9 appeared to be generally functioning as designed. They were all staged up about a foot, but water was discharging through the orifice and into the structure and ultimately into the wetlands
- There DOES appear to be groundwater issues near the inlets leading to pond 7 & pond 9. There is evidence of limerock base seeping up through the asphalt and in several areas the road is already soft and cracking. In my experience, this is what happens to a road when the limerock base is saturated due to high groundwater levels.
- The Normal Water Level (NWL) of all 3 ponds is 17...and while the low point of the road adjacent to pond 8 is around elev. 21, the low point in front of pond 7 & 9 is only around elev. 19. With 1.5” of asphalt and 8” of limerock, that puts the bottom of the road base very close to the NWL. (The NWL is typically set close to the groundwater level). This would explain why the road in front of pond 8 isn’t having the same issues as in front of pond 7 & 9.
- Review of the geotechnical report shows groundwater levels before development were around elev. 18 on the east side of the road and decreased with the general slope of the ground to around elev 15 closer to the wetlands...so my estimation would be that the groundwater near the road is around elev. 17.5...but the estimated seasonal high ground water could be higher than this
- Houses on the east side of Majestic Walk Blvd. appeared to have the bigger issues with standing water. I think there could be a couple reasons for this
 - 1) these lots were designed for the stormwater runoff to go from the back of the lot all the way to the front. However, when homes are built, they typically have a finished floor elevation a foot higher than the lot elevation, which will create a high point around the middle of the lot and could account for water holding in the back yards
 - These lots are where the geotech showed the highest groundwater elevations (+/- 18), which is only about a foot below design grade for some of these lots
- I didn’t see any evidence of runoff from Amelia Concourse contributing to these flooding issues
 - I witnessed the outflow along the haul road, but this is connecting the wetland in Amelia Concourse to the wetland in Amelia Walk. That water runs through the wetland that crosses Majestic Walk Blvd. just north of Cherry Creek Drive. I don’t believe any of this water from Amelia Concourse is getting into any of the Amelia Walk ponds (all the water getting into the Amelia Walk Ponds are through the roadway inlets & pipes)
- What can be done about the road/groundwater issue?
 - Underdrain is typically the solution...however, our pond NWL is too high for traditional underdrain to work (the underdrain would need to be installed below the NWL...which doesn’t work for gravity flow). We could install a stormwater pump system that could receive the flow from underdrain and then pump the water into the ponds (or

Amelia Walk Water Drainage & Road Issues Corrective Action Report – Updated February 11, 2025

- wetlands). I believe this would resolve the road issue as well as the standing water issue in some of the yards
- Another option could be to install “black base”. Basically re-build the section of road and use full depth asphalt instead of limerock for the base course (but this wouldn’t help the standing water in the yards).
 - I also don’t believe the water from the yards is due to a JEA water main...these water mains are constantly under pressure and if one was cracked the result would be a large hole in the ground, which I didn’t see any evidence of
 - It’s possible that individual lot irrigation systems could be contributing to the yard saturation.
 - I did inspect 84807 Fall River Parkway and saw the water encroaching into the yard from the wetland. This wetland has a pop-off that to the north that goes under Poplar Breeze Way and over time the water should recede. The only thing I can think of here that might help would be to install an inlet near this backyard, in CDD property and out of the wetland limits that could collect water when it gets to a certain height and discharge it into the roadway stormwater system. We would have to coordinate with the SJRWMD on this to make sure it is a viable option.
 - I did see the erosion behind the inlet at 85190 Majestic Walk Blvd. There is also cracking of the gutter apron on both sides, all of which suggest there is an issue with the inlet (likely where the pipes come in) that is causing erosion. I did see an underdrain stub on one side of the inlet and this is often times the issue. I would recommend a contractor do an exploratory dig to uncover the cause & make repairs as needed.

Michael J. Yuro, P.E.

President

Yuro & Associates, LLC

EIGHTH ORDER OF BUSINESS

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT ADOPTING POLICIES FOR PERSONAL TRAINING; 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 for personal trainers providing services to Patrons, 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 *Personal Training 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 19th day of February 2025.

ATTEST:

**AMELIA WALK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Personal Training Policies

PROPOSED PERSONAL TRAINING POLICIES

Personal Training. Personal training or solicitation of personal training services, for fees or otherwise, is only permitted when written approval has been granted by the District. For purposes of this section, “personal training” shall mean provision of one-on-one fitness or exercise instruction by a person (1) who does not have an established place of business for the primary purpose of conducting physical exercise and (2) who holds a license or certification attesting that they are capable of providing such instruction. The following procedures apply to personal training at CDD facilities:

- a. Patrons may request permission to bring a personal trainer to the gym to conduct a personal training session by submitting a written request to the Amenity Manager. In order to obtain approval, the personal trainer must provide proof of required insurance and certification/licensing;
- b. Each approved personal trainer shall train only one Patron at a time;
- c. All personal training schedules must be approved by the Amenity Manager; and
- d. No personal training shall be permitted until permission has been granted and the personal trainer has signed any required agreement and waiver, and has provided proof of required insurance and certification/licensing.

AMELIA WALK COMMUNITY DEVELOPMENT DISTRICT
Personal Training Request Form

Applicant Information:

Name of Applicant: _____ Today's Date: _____

Street Address: _____

Contact Phone: _____ Email: _____

Type of Training Requested (check one):

Gym – personal training (one-on-one only); Name of trainee: _____

Swimming (one household at a time); Name(s) of trainee(s): _____

Tennis/Basketball (group or one-on-one): Name(s) of trainee(s): _____

Other: _____; Name(s) of trainee(s): _____

Trainer Information:

Name of Trainer: _____ Business Name (if applicable): _____

Street Address: _____

Contact Phone: _____ Email: _____

Licenses Held: _____
(Please attach copies)

Acknowledgements:

By submitting this form, I acknowledge and agree as follows:

1. I and my trainer must comply at all times with the District's rules and policies, including the Amenity Rules and Policies. I hereby certify that I have read and understand the Amenity Rules and Policies.
2. All training sessions MUST be approved in advance by District staff. Any trainer conducting unauthorized training will be asked to leave immediately.
3. Only the individual(s) specified on this form may participate in training.
4. By authorizing this training request, the District is in no way approving of my trainer or the suitability of my training program. I understand that I am solely responsible for the selection of my trainer and verification that I am sufficiently physically fit for my training program, and the District is in no way responsible for any injury I may suffer as a result of my training program.
5. The following additional documents are required:
 - a. Signed Waiver Agreement (from all trainees and trainer)
 - b. Proof of insurance from trainer
6. Authorization for training may be revoked by the District at any time, for any reason.

Signatures:

Applicant: _____ Date: _____

Trainer: _____ Date: _____

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.

WAIVER AGREEMENT

In consideration for being allowed to participate in and/or conduct a training program (the “**Training**”) on the premises of the Amelia Walk Community Development District (the “**District**”), I agree to indemnify, defend and hold harmless the District and its affiliates, supervisors, officers, managers, attorneys, engineers, agents, employees, volunteers, organizers, officials or contractors (collectively, the “**Indemnitees**”) from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments, damage or loss of any kind, whether monetary or otherwise, arising out of, in whole or in part, the use of the Amenities and/or participation in the Training. I further acknowledge and agree that I shall be bound at all times by the terms and conditions of the District’s Rules (the terms of which are incorporated herein by this reference), as currently in effect and as may be amended from time to time. Additionally, I acknowledge that the District is not responsible for supervising the Amenities and will not in any way sponsor, endorse, supervise or oversee the activities occurring on the District’s property in connection with the Training.

In the event of an illness, injury or medical emergency arising during the Training I hereby authorize and give my consent to District Staff to secure from any accredited hospital, clinic and/ or physician any treatment deemed necessary for my immediate care. I acknowledge that I am solely responsible for my own well-being, and the District is under no obligation to monitor the Training or secure medical care or treatment. I agree that I will be fully responsible for payment of any and all medical services and treatment rendered to me including but not limited to medical transport, medications, treatment and hospitalization. I understand that I should consult a doctor before beginning any exercise program and certify that I am in appropriate physical condition for the activities performed.

I expressly acknowledge that I assume all risk for any and all injuries and illness that may result from my, my child’s and my guests’ participation in the Training, including, but not limited to any injuries sustained by me, my children, and my guests. This Waiver and Release is binding upon me, my children, my guests, my heirs, executors, legal representatives, and successors. The provisions of this Waiver and Release will continue in full force and effect even after the conclusion of my use of the District’s property and participation in the Training. The provisions of this Waiver and Release may be waived, altered or amended or repealed, in whole or in part, only upon the prior written consent of the District.

I understand that this document is intended to be as broad and inclusive as permitted by the laws of the State of Florida. I further understand that nothing in this waiver and release shall constitute or be construed as a waiver of the District’s limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute or law. I agree that if any portion of this waiver and release is deemed invalid, that the remainder will remain in full force and effect.

I CERTIFY THAT I (OR A PARENT OR ADULT GUARDIAN FOR ALL CHILDREN UNDER 18 YEARS) HAVE READ THIS DOCUMENT, AND I FULLY UNDERSTAND ITS CONTENT AND FURTHER UNDERSTAND THAT BY SIGNING THIS DOCUMENT THAT I AM WAIVING CERTAIN LEGAL RIGHTS AND REMEDIES. I AM AWARE THAT THIS IS A RELEASE OF LIABILITY AND A CONTRACT AND I SIGN IT OF MY OWN FREE WILL. I UNDERSTAND THAT BY SIGNING BELOW, SUCH WAIVER AND RELEASE, INCLUDING ALL OF THE TERMS IN THE PRECEDING PARAGRAPHS, SHALL APPLY TO MY PARTICIPATION IN THE TRAINING.

Printed Name: _____ Telephone: _____

Signature: _____

Parent/Guardian Signature: _____
(If Participant is under 18)

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.

DISTRICT APPROVAL OF TRAINING REQUEST

Instructions: Upon approval of a Training Request Form, District staff shall complete this form. The completed form shall be attached to the Training Request Form, and a copy shall be provided to the Applicant. Copies of this form, the Training Request form, and all supporting documents shall be maintained by the Amenities Manager.

Basic Information:

Applicant Name: _____
Trainer Name : _____
Request Date: _____
Additional Trainees (if any): _____

Documents Received (check when received and attach to this file):

- Training Request Form, signed by applicant and Trainer
- Waiver Agreement from all Participants
- Waiver Agreement from Trainer
- Proof of Insurance from Trainer

District Authorization (sign here only after all documents received):

Printed Name: _____ Date: _____
Signature: _____

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.

TENTH ORDER OF BUSINESS

85287 Majestic Walk Blvd – Amenity Center Area

1 JEA Water / Sewer Services

Meter Reading
(5/17/24) after
Backflow pipe
was broken



77677281

Amenity Center

By Pond # 3

- Zero Use
- Billed monthly @ \$18.90
- Verified Not Connected to anything
- **Decide to convert to Pool service use & Save \$3K to \$5K annually**
- Or Disconnect and Remove use elsewhere such as P5 JEA lift station

WATER SERVICE						
Billing Rate: Commercial Water Service						
Service Address: 85287 MAJESTIC WALK BLVD						
Service Period: 11/29/22 - 12/29/22 Reading Date: 12/29/2022						
Service Point: Commercial - Water						
Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)	
77677281	30	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: 03/26/24 - 04/24/24 Reading Date: 04/24/24					
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



Utilize JEA Meter number 77677281

WATER SERVICE

Billing Rate: Commercial Water Service
 Service Address: 85287 MAJESTIC WALK BLVD
 Service Period: 04/24/24 - 05/27/24 Reading Date: 05/27/24
 Service Point: Commercial - Water

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
77677281	33	5	Regular	3/4	5000 GAL

Basic Monthly Charge \$ 18.90
 Water Consumption Charge 9.30

Total Current Water Charges \$



Find end point by lift station & extend to Pool equipment area.

Connect service for pool use.

Disconnect Pool Water from Amenity Center Water/Sewer Meter & Save \$\$\$.

Annual Savings \$3K to \$5K in JEA water/SEWER billing